



Planning Applications Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: Nicola Marr Phone: 0141 287 6057

Item 1

20th August 2024

Application Type Full Planning Permission

Recommendation Grant Subject to Conditions/Section 75 Legal Agreement

Application	23/02910/FUL	Date Valid	28.11.2023
Site Address	Portcullis House 13 India Street Glasgow G2 4PH		
Proposal	Erection of purpose-built student accommodation (Sui Generis) with Ground Floor Class 1A, Class 3, Class 4, Class 11 and Sui Generis uses and/or Associated Works (Environmental Impact Assessment)		
Applicant	Watkin Jones Group Iain Smith 3 Llys Y Bont Parc Menai Bangor LL57 4BN	Agent	Montagu Evans LLP Rhiannon Moore 215 Bothwell Street Glasgow G2 7EZ
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_126, Blythswood & Broomielaw
Conservation Area	N/A	Listed	N/A
Advert Type	Bad Neighbour Development Environmental Assessment	Published	15 December 2023 and 28 June 2024
City Plan	Mixed Development		

Representations/Consultations

Representations

A total of 22 representations were received, consisting 5 objections (including comment from Cllr Millar), 16 letters of support (including Paul Sweeney MSP), and 1 neutral comment (Anderston Community Council).

In summary, the points of objection/concern include:

- The proposal is contrary to NPF4 including spatial strategy and Policy 26 and 27
- The proposal is contrary to City Development Plan policies including CDP1, CDP 3, and CDP 10
- A resulting over-concentration of student accommodation within the area;

- The use will be incompatible with the existing commercial/office activity and would be contrary to the development plan designation which would undermine the strength of the commercial economy here;
- The scale and massing of the proposal – with regard to the tower – are out of character with the surrounding context and character. This is inappropriate;
- There is a requirement for more low cost/social housing;
- The impact of increased residents on existing local services;
- Impact upon visual amenity of existing residents within the area;
- Impact of construction works – including noise, vibration and dust;
- Procedural concerns regarding expected decision level, advertisement of EIA, and submission of additional documents following expiry of the consultation period.

The supportive comments can be summarised as follows:

- The proposal will regenerate the brownfield site and act as a catalyst for further development and activation of this area at all times of day;
- The provision of student accommodation will assist in retaining skilled talent within the City in future;
- There is an under supply of student accommodation within Glasgow which requires to be addressed;
- The supply of PBSA will assist in relieving pressure on the private rental market;
- The provision of accommodation would assist in the desire to repopulate and densify the city centre;
- An increased population will support the local economy;
- The site is an appropriate location for a cluster of tall buildings;
- The designs have evidently been improved from initial concept;
- Opportunity to deliver improved public realm to the surrounds of the site;
- The location is highly accessible, therefore supporting active travel objectives;
- The occupation of a ground floor unit by Glasgow Social Enterprise Network will support social enterprises, students, entrepreneurs and environmental innovators.

Consultations

Coal Authority – No objection

Glasgow Airport – No objection subject to conditions

Historic Environment Scotland – No objection

Ministry of Defence – No objection

National Air Traffic Services – No objection subject to conditions

NatureScot – No objection

Network Rail – No objection subject to conditions

Scottish Environmental Protection Agency – No objection

Scottish Power (operational) – No response received as a statutory consultee (though objection received on basis of neighbouring Scottish Power headquarters)

Scottish Water – No objection

Strathclyde Partnership for Transport – No objection

Transport Scotland – No objection subject to conditions

West of Scotland Archaeology Service – No objection

Under the Terms of the Scheme of Delegation, the application requires to be determined by Planning Applications Committee.

Site and Description

The application site, measuring approx. 0.3 hectares, lies to the west of the city centre. The site is bounded by Elmbank Crescent to the north, India Street to the east, the Scottish Power Headquarters to the south, and Newton Street immediately adjacent to the M8 to the west. The site is outwith the boundary of the Central Conservation Area.

Portcullis House, originally developed in the 1970s, is currently being partially demolished. This building previously operated as an office use, with the most recent tenant being HMRC which vacated the building in 2020. The building has since sat vacant for a number of years, having failed to attract a tenant.

There are a broad mix of uses within the surrounding area including offices, retail, food and drink outlets, residential, leisure, hotel accommodation, social, cultural and health facilities and educational institutions. The site is in an area of High Public Transport Accessibility and is within easy walking

distance of Glasgow's public transport infrastructure including Queen Street Station, Central Station, Charing Cross Station, the subway network and Buchanan Bus Station.

The area is characterised by a variety of built forms. To the west of the M8, there is generally a lower scale of building, though to the east there is significant variation. Buildings of height in close proximity to the application property include the Scottish Power HQ immediately to the south, rising to a maximum of 13 storeys. Immediately to the south of the Scottish Power building is the 11 storey KPMG building, and 310 St Vincent Street rising to a similar maximum height to the east. Additionally, to the north of the application site is the 14 storey Britannia Inn hotel. To the east of the application site, buildings are typically of a lower scale with the traditional terrace on Elmbank Street and former Strathclyde House complex.

Immediately to the east of the application site is a vacant site, with Nye Bevan House having been demolished. There is currently a live planning application (24/00759/FUL) for the erection of a mixed use development on the site consisting purpose-built student accommodation (PBSA), flatted residential development, ground floor Class 1A and 3 uses, with associated landscaping, amenity, access and other ancillary works.

To the north of the application site, there is a live 'planning permission in principle' application to deliver a mixed use development by demolishing the existing buildings (Tay House at Sauchiehall Street/Newton Street/Bath Street, and the Venlaw at Newton Street/Bath Street) and erecting a mixed-use development with residential (houses, flats, build-to-rent, student accommodation), offices (Class 4) with ancillary facilities and services including commercial uses with potential for shops and financial, professional and other services (Class 1A), food and drink (class 3), business (Class 4), assembly / leisure (Class 11), landscaping/public realm, access and parking (cycle and cars), with all associated works.

Planning History

An application for demolition of the existing office building and erection of a mixed use development to include residential (Build to rent, co-living, sui-generis), Class 3 (food and drink) and associated uses and works was submitted in August 2021, though this was subsequently withdrawn.

Demolition of the existing building was confirmed as lawful in 2023, therefore demolition works are currently under way and do not form part of the proposal under assessment.

Pre-Application Process

Following withdrawal of the previous application, the applicant re-engaged in formal pre-application discussion consisting of a number of meetings with the Planning Service, including City Design. The applicant was encouraged to return to the Glasgow Urban Design Panel (GUDP) to present their revised proposal. This panel provides constructive advice to support the provision of appropriate design solutions for the City. Panel members are drawn from a range of organisations to provide expertise to the Design Review process.

In May 2023, the GUDP noted that the design team had made noticeable improvements to the scheme and had addressed issues previously highlighted by the panel, such as visually connecting with Charing Cross Station; improving the separation to the Scottish Power building; improving the massing ratio of vertical and horizontal elements of the building; and activating the India Street frontage.

Themes of people place and policy; urban context; townscape; architecture; and sustainability were discussed, with the panel expressing general support for the proposal.

Discussion has taken place with colleagues within Transport Planning and the City Deal Avenues Team as Elmbank Street and Elmbank Crescent had been included within Block B of the Avenues programme to deliver improvement works. Unfortunately, this location has been delayed as part of the wider programme of review. The applicant has therefore committed to undertaking improvement works to the footways, carriageway of India Street, carriageway to the north of the site on Elmbank Crescent, and including improvements to the northern footway at Charing Cross station.

Proposal

The proposal is for the erection of a mixed use development consisting of purpose-built student accommodation with ground floor commercial and office spaces.

The development proposal comprises a 784 bed PBSA development. Student accommodation will be introduced from first floor. Throughout the floors of accommodation, there is a mix of en-suite cluster

rooms and individual studios.

The proposal includes internal and external amenity spaces associated with the PBSA use. The range of internal amenity spaces includes games rooms, screen rooms, co-working spaces, lounge areas, yoga/spin studio, gym, social kitchen, private dining space, quiet study area, and art studio. Externally, residents have access to 7 amenity terraces. Amenity spaces are dispersed from basement to 35th floor.

The main PBSA entrance is located on India Street, though access is also provided from Newton Street. At ground floor, there will be additional uses incorporated, with a café use proposed to front Newton Street/Elmbank Crescent, and a social enterprise space activating Newton Street. Internal amenity spaces are also proposed that would activate the ground floor.

The proposal includes enhanced public realm/streetscape works. As part of this, the building will be developed with a wider gap between the adjacent Scottish Power building than currently exists. With an existing distance of just 2.5m between buildings, this will be enlarged to 8m at its narrowest, and widening to 15m. Additionally, improvements to the footway and carriageway will be secured.

As part of the current demolition works, a large element of the existing structural frame of Portcullis House is proposed to be retained - clearing only the section to the north of the site where the tower will be located. The retained frame would be incorporated into a 9/11 storey lower shoulder element of the development, with the addition of an adjoining 35 storey tower to the north of the site. The tower has been developed with a slipped plan floorplate, and incorporates a double height plinth and a series of double height elevational breaks.

The tower and 11 storey element is expressed with vertical framing that reduces in rhythm towards the top of the tower, assisting in creating distinct sections to the tower. The vertical fins culminate in a chamfered crown at the top of the tower. Reconstituted precast stone is proposed as the primary articulation to the landmark tower. Given the proposed height of the tower, a light tone is proposed in reference to the historic quarried stone of the City. Within the architectural framing, green profiled cladding will be incorporated. The remaining building has a rhythm of vertical green profiled cladding between a bronze aluminium window/spandrel system. The entrance to the building will be defined with a reconstituted precast stone plinth.

Servicing access is intended to be from India Street to the east due to vehicular accessibility here and the desire to avoid impacting upon vehicle movement on Newton Street. There are 3 bin stores at ground floor to allow convenient collection from Newton Street.

Common laundry facilities are provided at basement level. The proposal will also provide secure cycle storage for 390 cycles at basement level, accessed by lift from ground floor. Additional visitor cycle parking will be provided within the external public realm area. No on-site car parking is proposed.

Specified Matters

Planning legislation 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

An EIA report has been submitted which includes the following assessment topics: air quality; built heritage; noise and vibration; socio-economics; daylight and sunlight; townscape and views; and wind microclimate.

Air Quality

The assessment concludes that subject to appropriate industry standard mitigation measures, the residual air quality effects of both the construction phase and operational phase are negligible and not significant.

Built Heritage

The significance of the effects of the proposed development are found to be negligible to moderate.

The effects identified as moderate or below are not considered to be significant within the context of the assessment as mitigation of impact is embedded within the design of the proposed development, such that no further mitigation is proposed.

Noise and Vibration

The assessment finds that mitigation measures shall be required to reduce impact of road traffic noise. Acoustic glazing will be required on the elevations most exposed to the M8/A804. Where acoustic glazing is required, high performance façade/window ventilators will be required. The glazing and ventilator recommendations will ensure that M8/A804 traffic noise levels are controlled not to exceed the applicable internal noise limits in all proposed dwellings.

No significant effect due to railway or road traffic vibration has been identified, therefore no mitigation measures are required.

Mitigation measures to minimise impact of construction noise on noise sensitive receptors are recommended to be adopted as part of a Construction Environmental Management Plan, to include a Noise Management Plan.

No mitigation measures are considered to be required with regard to construction traffic using the local road network.

Socio-economics

There is considered to be no residual effects. A cumulative effect would create additional demand for local social infrastructure such as GP surgeries, however a surplus in GP capacity has been identified therefore no mitigation measures are proposed.

Daylight and Sunlight

No requirement for mitigation during construction works has been identified. The operational impact on daylight to the surrounding properties is considered negligible, as is the impact on sunlight. No mitigation measures are deemed necessary.

Townscape and Views

The submitted TVIA sets out that upon completion of the development its architectural and urban design qualities would improve the appearance and function of the townscape. The proposed building provides an opportunity too form a new landmark at a key gateway of the city centre, playing a positive role in the regeneration of this corridor of the city by addressing the M8 with high quality landscape and public realm, and a building which shall activate this corridor. To the east of the site, improvements will be delivered including increased tree planting, widened footpaths and raised planting beds.

Wind Microclimate

Predicted effects during construction are considered to be negligible. The operational development would deliver major beneficial effect to safety on Newton Street; negligible impact to the west of Charing Cross Multistorey car park; major adverse effect to the south of Charing Cross station; and major adverse effect to the elevated roof terraces at level 9 and 32. Elsewhere generally, the impact is found to be negligible. Comfort levels are found to be generally tolerable, representing a negligible effect that is not significant.

Proposed mitigation measures include hard/soft landscaping and detailed architectural response of the building to address the impacts at both street level and on the external terraces. The proposed development has undergone further technical design development since submission to ensure mitigation of the impact of wind on Elmbank Crescent which addresses the above noted effects. This includes both CFD and wind tunnel testing. Investigations into the site context established that tree planting to the north of Elmbank Crescent adjacent to the entrance of Charing Cross station was not feasible due to lack of depth in the build-up of the station. For this reason, all proposed mitigation measures now sit within the development ownership boundary. Following the introduction of the proposed additional mitigation measures, wind conditions in and around the immediate vicinity of the site are predicted to meet comfort and safety criteria, with all exceedances designed out.

These additional mitigation measures are in the form of high level porous baffles integrated within an extended frame to the colonnade at the base of the tower along the western and northern elevations.

With the introduction of mitigation measures, the impact on safety is found to be 'major beneficial'. Thoroughfares, entrances and outdoor seating will be subject to negligible residual effects, whilst the surrounding area will benefit from moderate beneficial effects.

Summary

The submission concludes that the predicted effects of the development are likely to be 'overwhelmingly beneficial' or 'neutral', primarily in relation to its socio-economic, built heritage, daylight/sunlight and townscape/visual impacts.

Whilst some adverse effects are expected during construction (particularly in relation to dust and noise emissions), these can be mitigated through dust control measures and the adoption of best practicable means as part of the CEMP.

The risk that future residents may be exposed to high levels of background traffic noise would be mitigated through a combination of acoustic glazing and mechanical ventilation. Adverse residual effects on wind conditions, can be addressed through the further refinement of detailed design.

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 has been submitted with the proposal, covering public consultation; context; proposed uses; proposed building design; amenity; landscape; and sustainability.

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)

The following documents have been submitted in support of the application:

Environmental Report; Planning Statement; SG10 Policy Assessment; Pre-Application Consultation Report; Benefits Statement; Socio-Economic Statement; Glasgow Student Property Market Analysis; Design and Access Statement; Transport Statement; Framework Travel Plan; Flood Risk Assessment; Drainage Impact Assessment; Ground Investigation Report; Statement of Energy; Whole Life Carbon Report; Preliminary Ecological Assessment; Amenity Statement; Student Management Plan; Archaeological Desk-Based Assessment; Telecommunications Impact Assessment; Television and Radio Desk Based Report; Aviation Impact Assessment; Construction Management Plan; Townscape and Visual Impact Assessment; Heritage Statement; Air Quality Assessment; Assessment of Construction Noise; Noise and Vibration Impact Assessment; Wind and Microclimate Assessment

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

A Section 75 legal agreement is required to ensure that the future occupiers of the development are full-time students engaged in a course of study at an institution of higher or further education; and to ensure an effective management and maintenance regime.

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

Policies

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposed development, the following policies are considered relevant:

Policy 1	Tackling the Climate and Nature Crises
Policy 2	Climate Mitigation and Adaptation
Policy 3	Biodiversity
Policy 7	Historic Assets and 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	Heating and Cooling
Policy 20	Blue and Green Infrastructure
Policy 22	Flood Risk and Water Management
Policy 23	Health and Safety
Policy 25	Community Wealth Building
Policy 27	City, Town, Local and Commercial Centres

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

CDP 1 / SG 1	The Placemaking Principle
CDP 2 / SG 2	Sustainable Spatial Development
CDP 3 / IPG 3	Economic Development
CDP 4 / SG 4	Network of Centres
CDP 5 / SG 5	Resource Management
CDP 6 / IPG 6	Green Belt and Green Network
CDP 7 / SG 7	Natural Environment
CDP 8 / SG 8	Water Environment
CDP 9 / SG 9	Historic Environment
CDP 10 / SG 10	Meeting Housing Needs
CDP 11 / SG 11	Sustainable Transport
CDP 12 / IPG 12	Delivering Development

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. In dealing with an application, the Planning Authority shall have regard to the provisions of the Development Plan so far as material to the application and to any other considerations.

Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64 of the same act requires, with respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The principal Planning issues to be addressed with respect to this application are considered to be:

- a) Whether the proposal accords with the relevant provisions of the Development Plan;
- b) Whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act with respect to the proposed development

and its impact on listed buildings, their setting and the character and appearance of the Central Conservation Area;

- c) Whether any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February and the Glasgow City Development Plan adopted on the 29th March 2017.

National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

Policy 1 Tackling the Climate and Nature Crises is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

Policy 2 Climate Mitigation and Adaptation is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Developments should be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to adapt to current and future risks from climate change.

Comment: The proposal has been developed from an early stage to ensure energy efficiency and ensure carbon reduction targets will be met. The building has been designed to ensure it is capable of accommodating alternative uses to ensure the building is adaptable in future if required.

The application has been accompanied by an Energy Statement, which details an energy strategy for the site. A Gold Hybrid sustainability level is proposed by utilising high standards of fabric thermal performances, energy efficient systems and controls, as well as low carbon heating delivered via air source heat pumps. The proposed building will include energy metering and sub-metering via smart meters. Light controls and energy efficient plant and equipment are proposed. The measures proposed are calculated to provide a 32% reduction in carbon emissions due to the use of renewables.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

Major developments, and development that requires an Environmental Impact Assessment, will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i) the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii) wherever feasible, nature-based solutions have been integrated and made best use of;
- iii) an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
- iv) significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
- v) local community benefits of the biodiversity and/or nature networks have been considered.

Comment: The submitted Preliminary Ecological Assessment summarises the existing ecology on site and the proposed biodiversity enhancements. No ecological constraint has been identified on the site. The existing site is virtually all hard surfaced with a small area of semi-natural habitat which is considered to have low ecological value.

The proposal has been designed to accommodate new biodiversity opportunities and a number of biodiversity enhancement measures including an increased range of planting of primary nectar and pollen producing species. The inclusion of bird and bat boxes and the introduction of planting to attract insects and install features to offer cover and provide breeding opportunities will enhance the

biodiversity across the site.

Development would not impact negatively upon existing biodiversity levels. The submitted information identifies a potential 158% net increase in the ecological value of the site therefore providing significant biodiversity enhancements.

Policy 7 Historic Assets and Places aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Comment: A Townscape and Visual Impact Assessment and a Heritage Statement have been submitted with the application, concluding that the proposed development will have no physical impact on any designated built heritable. The supporting information finds that there shall not be a significant impact on the setting of the neighbouring conservation area.

The impact of the proposed development upon the historic environment is considered further within the report below.

Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, reducing the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings will be supported. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Comment: The proposal seeks to redevelop the site of a vacant office building which failed to attract a tenant over a number of years. Express consent is not required for the demolition of the vacant building, with works underway on site to demolish a sections of the building. Two-thirds of the building frame shall be retained for further investigation of options to retain and reuse this frame within the proposal. The detailed proposal will be informed by additional survey works following partial demolition. The carbon impact of demolition is expected to be significantly reduced by demolishing part of the building only (estimated to be around 900 tonnes of embodied carbon). Where demolition is undertaken, a high level of recycling of existing materials (steel, concrete, glass) will be undertaken to reduce the carbon impact. The submitted information identifies that the applicant has a target of diverting at least 95% of waste from landfill. In addition, the proposal has been designed to minimise operational and whole-life carbon.

As the proposal will redevelop the site of an existing vacant building, this meets the aspiration of Policy 9 to reduce the need for greenfield development. The impact of development on carbon cost has been mitigated through the recycling/retention of existing building materials and efficient building design.

Policy 12 Zero Waste aims to ensure that development is consistent with the waste hierarchy.

- a) Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy;
- b) Development proposals will be supported where they:
 - i) reuse existing buildings and infrastructure;
 - ii) minimise demolition and salvage materials for reuse;
 - iii) minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
 - iv) use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.

Comment: The proposal seeks to salvage a range of material from the demolished section of the building to enable re-use/re-cycling, with the applicant noting that at least 95% diversion of waste from landfill is targeted. Approximately two-thirds of the existing building is being retained for further investigation of re-use within the proposal. This approach assists in contributing towards a lifecycle strategy for the development which will follow the principles of a circular economy and reduce embodied carbon emissions. A suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse or recycling.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i) Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii) Will be accessible by public transport, ideally supporting the use of existing services;
- iii) Integrate transport modes;
- iv) Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v) Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi) Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii) Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii) Adequately mitigate any impact on local public access routes.

Comment: The proposal is well situated within a high accessibility area of the city centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the city centre, the development is car-free and will not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. The development provides an appropriate level of safe, secure cycle parking to meet the needs of occupants and staff.

Policy 14 Design, Quality and Place encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places.

Comment: The detailed design of the building is considered elsewhere within the report. The proposal is considered to deliver the six place making principles, has been designed to address both the opportunities and constraints of the site to deliver an active use on the site and a high quality building in terms of architecture, materiality and energy efficiency.

Policy 15 Local Living and 20 Minute Neighbourhoods promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

Comment: Due to the site location within an area of high accessibility of the city centre, the mixed-use development will benefit from being interconnected within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and open space.

Policy 16 Quality Homes encourages, promotes and facilitates 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. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. Policy notes that this could include homes for people undertaking further and higher education.

Comment: Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. The proposed building has been designed to ensure that the floor plates are adaptable to changing needs in future. As assessed within the report below, there is considered to be a fundamental requirement for the provision of new student accommodation within Glasgow.

Policy 19 Heating and Cooling aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals within or adjacent to a Heat Network Zone identified in a LDP

will only be supported where they are designed and constructed to connect to the existing heat network. Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: The Energy Statement that accompanies the submission explains that investigations were undertaken to determine the feasibility of connecting into a district heat network. There are no operational district heat networks located within a reasonable vicinity of the application site, nor are there any planned/future networks proposed. Of the heat generators near the site, these are gas-fired, incorporate gas-boiler technology and/or combined heat and power plant. As the energy source of these is gas, utilisation of these would be contrary to all-electric energy aspirations. Furthermore, the heat generating capacity of these boilers are not sufficiently sized to supply heat to both their developments and the proposed building. As such, connection to existing heat networks is not appropriate.

The submitted Energy Statement identifies the principal energy consumption of the proposed building would be space heating and domestic hot water consumption. In response to the need to deliver an all-electric building, the proposal incorporates a centralised heat network within the building to deliver space heating to each bedroom. This will be via a central heating system using centralised air source heat pump (ASHP) plant. Domestic hot water will also be generated via ASHPs that provide energy efficient/low carbon heat generation.

Policy 20 Blue and Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type, quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposal.

Comment: Surface water from the site will discharge to the public combined sewer, delivering a significant betterment on pre-development rates, therefore reducing the risk of flooding downstream. The surface water drainage system will use sustainable drainage attenuation techniques, such as tree pits, where possible to contribute to the sustainability of the development.

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure and seek to minimise the area of impermeable surface.

Comment: The flood risk and water management strategy is considered within the report below. The application is considered to have been adequately screened for flood risk, which finds there is no significant risk of flooding to the site. Proposed surface water discharge represents a significant betterment on pre-development rates. With regard to drainage and consequential flood risk, the site is considered suitable for the proposed use. The submitted report finds that subject to the implementation of the proposed drainage strategy and flood risk assessment, the development may be occupied safely and adequately drained while reducing flood risk overall. The proposed water management system is considered to be adequate.

Policy 23 Health and Safety protects people and places from environmental harm, mitigates risks arising from safety hazards and encourages development that improves health and wellbeing. Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals that are likely to raise unacceptable noise issues will not be supported. In addition, proposals should be designed to take into account suicide risk.

Comment: The proposal is not considered to raise health and safety issues. The proposal is accompanied by an Air Quality Assessment and Noise Impact Assessment, considered fully within the report below, which conclude that there will be no significant impact upon existing residents nor future student residents.

Policy 25 Community Wealth Building aims to deliver a strategic approach to economic

development that also delivers a practical model for building a wellbeing economy at local, regional and national levels. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could, for example, include improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; and local job creation.

Comment: The proposal will deliver an active use on the site and therefore will bring residents, activity and increased footfall to the area whilst delivering investment and employment opportunity to the community. The proposal will assist in delivering economic development and therefore meets the objectives of this policy.

The application has been accompanied by a Socio-Economic Statement detailing how the proposed development will deliver substantial economic benefits for Glasgow and the wider region, both directly and indirectly. The statement identifies that:

- The new resident population will lead to an estimated £3.3m per annum in retail and leisure expenditure - representing an increase of 2.3% on existing resident expenditure within the City Centre;
- The development would deliver an additional 784 residents within Glasgow City Centre;
- An estimated 21 new full time equivalent jobs would be created as part of the operation of the completed development;
- It will require an estimated 611 person years of labour to complete the development – equivalent to 204 people being employed full time for the entire anticipated 3 year construction programme;
- The proposed development could generate an estimated £32.4m in GVA for the Greater Glasgow economy during construction;
- A ground floor unit of the proposed development will be occupied on a rent free basis by Glasgow Social Enterprise Network (GSEN) – a company and charity that brings together over 270 social enterprises with a vision to make Glasgow the most innovative and successful centre of social enterprise in the world. GSEN will provide outreach support to students exploring or pursuing social entrepreneurship.

Policy 27 City, Town, Local and Commercial Centres encourages development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

Comment: The proposal would deliver economic development benefits within the city centre through investment in the built fabric, increased population, and the creation of employment opportunities. This would also assist in delivering alternative uses within the area – being a strategic priority to ensure the vitality of the city centre. The proposed use is appropriate to the city centre environment and will encourage footfall and activity within the neighbourhood.

Having assessed the development against the aims of NPF4, the proposal is considered to be in accordance with NPF4 policies and their objectives.

Glasgow City Development Plan

With regards to the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance are listed below.

The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

The following policies are considered particularly relevant to the application assessment:

Policy CDP 1 The Placemaking Principle and SG 1 The Placemaking Principle

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

In order to be successful, new development should be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage.

SG 1 'Placemaking' supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts - Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

Sustainable Development

SG 1 Part 2, Section 1 '*Sustainable Development – Energy Efficient Buildings*' identifies that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

Comment: A range of measures to achieve energy efficiency aims are proposed and are further elaborated on in reference to policy CDP5 and SG5.

Residential Development

Whilst Section 2 'Residential Development' relates to mainstream residential development rather than purpose-built student accommodation, SG 10 Meeting Housing Needs (expanded upon within the report below) directs applicants to the guidance on flatted development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – with regard to design, privacy, sunlight and daylight.

In order to meet placemaking principles the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

Guidance for residential layouts includes the following relevant requirements. Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines

and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that space for amenity areas is limited in the city centre. Proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.

Comment: Each application site will present specific opportunities and challenges, with new development requiring to be responsive to its context. Proposals must be compatible with existing uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

The majority of cluster flats proposed will have access to a dual aspect living room, dining, kitchen space and 24% of the studios are dual aspect. Residents will also have access to a range of amenity spaces throughout the building which provide varying aspects at different heights, therefore increasing the available aspect of residents.

The layout has been informed by a Daylight and Sunlight analysis, using methods set out within the Building Research Establishment Handbook (2022). With regard to daylight, 95% of habitable student rooms will fully comply with the daylight criteria set out within BRE and the UK national annex. The majority of the remaining rooms have been designed to ensure that layouts maximise the available light. In terms of sunlight, 88% of the proposed rooms will fully comply with the identified criteria. Those that do not meet the criteria are served by windows orientated due north, for which it is acknowledged by guidance that these rooms will receive less sunlight given their orientation. Therefore, considering the city centre location of this proposal, it is considered to perform well for both daylight and sunlight compliance.

In consideration of the impact of the development on neighbouring properties, the submitted analysis concludes that this is negligible.

Waste and recycling shall be stored within ground floor bin stores for regular collection from India Street.

The proposal shall result in the loss of two existing trees on the site, though these are recorded as being in poor quality. Betterment will be delivered on site, with 19 new trees planted at street level and 3 trees on the level 9 terrace.

The site is within a single block therefore there are no new roads proposed, however enhancements to the adjacent road network and public realm would be delivered as part of the development. The scale and configuration of the site limits the potential to provide new pathways within the site, however betterment will be delivered by increasing the width of the existing lane to the south to make it a more pedestrian friendly walkway.

The proposed development incorporates a surface water management strategy.

In considering privacy of occupants of the proposed building and protecting that of adjacent property existing conditions, the proposal is considered to be acceptable and has been designed with suitable terrace screening and setbacks included where appropriate.

A variety of internal and external amenity areas have been provided. These are considered further within the report below.

Residential Density

The guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. The appropriate density of residential development will vary according to location; context and setting; the scale and massing of adjacent buildings; and public transport accessibility and active travel routes. Higher densities will, generally, be appropriate in the city centre where density will be determined by design, heritage and townscape considerations along with the City Centre SDF and Local Development Framework Guidance once it emerges.

Comment: There is no upper limit for development density identified, whilst the City Centre SDF and

Blythswood DRF encourage high density residential developments. The heritage and townscape considerations are detailed within the report below.

Amenity

SG, Part 2, Section 4 'Amenity' addresses issues of 'Air Quality', 'Noise' and 'Community Safety'.

With regard to air quality, guidance states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA's).

In relation to noise, SG1 encourages consultation with the Council's Environmental Health Service to help applicants understand the impact not only of noise but also vibration on the community and realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

Comment: The proposal has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during operation. The development may also lead to the exposure of future occupants to any existing air quality issues at the site. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions and consider potential effects as a result of the scheme.

The assessment concludes that whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place. Due to the low number of anticipated vehicle trips associated with the proposal, the operational phase is considered to have air quality impacts that are 'not significant'.

Considers the site suitability for residents, as the proposal has the potential to expose future occupants to elevated pollution levels, modelling was undertaken in order to predict concentrations as a result of emissions from the M8 motorway. The results of the modelling were also verified using local monitoring data. The results indicate that the predicted annual mean concentrations of identified pollutants were below the Air Quality Objectives across the development. Therefore, the site is considered suitable for the proposed use.

Based on the assessment results, air quality factors are not considered a constraint to the proposed development and no mitigation measures (such as mechanical ventilation) are deemed necessary.

A Noise and Vibration Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including suitable glazing and ventilation. Measurements of vibration from the nearest underground railway tunnel have been completed and indicates that in terms of vibration magnitude transferred into the building, complaints from future residents would not be expected. Suitable conditions shall ensure that the proposed development will not have a significant impact upon existing surrounding amenity levels.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating increased footfall and activation at ground floor level.

Detailed Design

SG 1, Part 2, Section 5 'Detailed Design' – 'Building Materials' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in

comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
- b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and
- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

Comment: The proposal has been developed to deliver high quality architecture and materiality. Final specifications and samples will be assessed on site prior to approval for use, as suggested within the recommended conditions.

Tall Buildings

Section 5 '*Detailed Design*' also provides guidance on 'Tall Buildings'. The application proposal is for a "tall building" – being defined within SG 1 Part 2 as a building that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.

In response to increasing demand for development of taller buildings, a draft Tall Building Design Guide is currently under public consultation (until 30 September). This guidance is intended to assist in directing tall buildings to appropriate locations of the city centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the draft guidance identifies the area in which the application site is located as being a positive theoretical area for a tall building.

Existing adopted general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- (a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;
- (b) to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;
- (c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;
- (d) In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;
- (e) In a manner that is not detrimental to local microclimate, public realm and local views;
- (f) In areas which are financially viable for long term adaptability of alternative uses.

In addition to the general Placemaking design principles outlined in SG1, Part 1, the design of tall buildings should take specific cognisance of:

- a) the urban morphology of their context, in terms of height, datums, urban grain, roofscapes, scale and massing;
- b) the design of the building 'in the round' creating articulated elevations that respond to wider as well as local views. Generally avoiding large, blank or inactive gables;
- c) how a building's design responds to and enhances the character of the skyline, as well as avoiding slab-like forms that over-dominate, and carefully designing and controlling any rooftop plant;
- d) the creation of a lively, engaging and activated public realm, that specifically considers and mitigates a building's impacts in terms of wind, overshadowing, and servicing requirements at ground floor;
- e) the townscape character of the specific street(s) that they are located on (especially in relation to datums, urban grain and massing);
- f) creating an appropriately scaled 'base' in relation to the building's height;
- g) the use of robust materials, carefully considered to ensure that the constraints of tall building construction are appropriate within the local context;
- h) adaptability to future uses, particularly given the servicing and structural constraints of tall buildings;
- i) issues of microclimate, with wind studies informing massing and design mitigation measures; and
- j) the potential to offer something of additional and unique benefit to the city, such as rooftop access to the public (with a clearly defined public entrance), enhanced public realm as well as

outstanding, and distinctive architectural character that imaginatively responds to its Glasgow context.

Comment: Being a city centre location, specifically to the western fringe as noted, the application site is a highly sustainable area and having excellent public transport connections available. The site itself is not within any designated Conservation Areas nor subject to sensitive designation, though it is acknowledged that the proposal will be visible from within surrounding Conservation Areas. The applicant has submitted a thorough Heritage, Townscape and Visual Impact Assessment to consider any potential impact upon designated heritage assets and sensitive views through verified analysis. Local and wider viewpoints have been the subject of extensive discussion, including with HES. The proposal is not considered to have an unacceptable impact upon the existing heritage context.

The proposed scheme has been designed to respond to the existing street context, whilst delivering a modern 'landmark' where it is felt that height can be accommodated on the site. It is considered that in this circumstance, the proposal can be successfully integrated and provide a positive contribution to the built environment as it has been designed to respond to this.

The application is accompanied by a number of assessments which include consideration of daylighting and wind analysis. The development is not considered to raise significant impact upon daylighting received to sensitive neighbouring buildings, nor unacceptably increase wind speeds in the surrounding streets due to appropriate wind mitigation measured designed into the proposal. The proposal will improve the quality and design of the public realm surrounding the site.

The building has been designed and tested on the basis of future adaptability to accommodate alternative uses.

The townscape analysis undertaken by the applicant considers the site history, surroundings, urban context, topography, transport and movement, and with the Townscape and Visual Impact Assessment (TVIA) assisting in understanding the impact that the development may have on strategic and local views – concluding that the architectural and urban design qualities of the proposed development would improve the appearance and function of the townscape. The proposed building would form a new landmark at a key gateway of the city centre, playing a positive role in the regeneration of this fragmented corridor of the city by addressing the M8 with high quality landscape and public realm, and a building which shall activate this corridor. To the east of the site, improvements will be delivered including increased tree planting, widened footpaths and raised planting beds.

Waste Storage, Recycling & Collection

Part 2, Section 7 '*Waste Storage, Recycling and Collection*' stipulates that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

Comment: The proposal includes dedicated internal space for waste and recycling storage at ground floor which is accessible internally, and from India Street for collection. Arrangements will be put in place to ensure regular collection from this area.

The proposal for the development of a vacant site is welcomed, subject to safeguarding conditions. The proposal is in accordance with CDP 1 and SG 1.

Policy CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites, and prioritises the remediation and reuse of vacant and derelict land.

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock

activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors. Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.

Comment: The proposal relates to a vacant brownfield site. The proposed mixed use development will return an active use to the high accessibility location, therefore helping to attract and retain investment into the area and encouraging sustainable development. The proposal would assist in increasing the population within the city centre and support the economy through increased spending. It shall assist in delivering activity to the area outwith office hours, contributing to the development of vibrant accessible neighbourhoods. The proposal meets the aspirations of the City Centre SDF.

The proposal is in accordance with CDP 2 and SG 2.

Policy CDP 3 Economic Development and IPG 3 Economic Development

CDP 3 aims to promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth. This policy promotes economic growth by directing commercial uses to the city's Economic Development Areas and safeguarding the City's Strategic Economic Investment Areas (SEILs) – with the application site being within the City Centre SEIL. The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas. It shall ensure Glasgow's vibrancy by reinforcing the role of the city centre as a primary location for retail, employment, leisure, tourism and evening economy uses. Policy CDP 3 identifies the importance of the higher and further education sector and the importance of expanding the sector's role as a major employer within the City by attracting more students from outwith Scotland. Supporting the expansion ambitions of the city's universities is of critical importance since they produce the skilled workforce upon which the City's economic success is based.

IPG 3 identifies the key sectors of the City Centre SEIL as business and financial services; green technologies; higher and further education; and the visitor economy. Whilst the city centre is identified as a SEIL, it also has important sub-districts. The city centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is within the Principal Office Area.

The city centre is a key location for a wealth of retail, commercial, leisure and higher educational uses. All of these sectors and uses create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering. In order to protect and enhance the city centre's role and status, the Council will assess proposals in accordance with the Strategic Development Framework for the city centre, as considered above.

Specifically within the Principal Office Area, the Council will seek to maintain and improve the quality of this Area by:

- i) encouraging the redevelopment and refurbishment of obsolete office floorspace for uses that are consistent with the appropriate spatial guidance;
- ii) supporting proposals that improve accessibility and maximise employment opportunities, subject to other policies of the CDP; and
- iii) generally encouraging uses that complement the office function and extend activity outwith office hours, where these accord with local circumstances and other relevant policy and supplementary guidance.

Comment: The principle of mixed use development in this location is considered to be appropriate and to meet the aims of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy. The proposal will result in the redevelopment of a brownfield site, previously the location of a vacant office building. The mixed use development shall complement the office function and extend activity outwith office hours.

The proposal is in accordance with CDP 3 and IPG 3.

Policy CDP 4 Network of Centres and SG 4 Network of Centres

CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by:

- maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;
- protecting and revitalising all Town Centres within the Network;
- supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres;
- supporting the role that Town Centres play as integrated transport hubs and encouraging travel

- by sustainable means to and between Centres; and
- embracing the principles of placemaking and building on the strengths of each Centre.

The city centre is the primary location for retail, office, commercial, leisure, tourism and civic uses servicing the city region as well as a national transport hub. Accordingly, the Council will favour proposals that support the primary retail, office and leisure functions of the city centre.

Associated SG 4 details that the city centre sits at the top of the Town Centre hierarchy by virtue of the scale and diversity of its retail, employment, commercial leisure, education, and tourism functions. SG 4 aims to support the primary retail function of the city centre by promoting development opportunities for retail and commercial development and supporting a diversity of land uses and distinctive character areas.

Comment: The vacancy of the previous office building on the site indicates a lack of appetite for the continued use of the site as office space. It is therefore considered appropriate than an alternative use is delivered on the site, providing mixed-use sustainable development. The mixed use development will deliver an increased variety of uses within the location, whilst delivering the vibrant community sought be strategic Council ambitions. The diversity of function within the location will support the ambitions of directing appropriate footfall generating uses to the City Centre and contribute to creating attractive, vibrant development which supports the city centre economy.

The principle of the development in this sustainable city centre location is considered to be appropriate and to meet the intentions of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

Policy CDP 5 Resource Management and SG 5 Resource Management

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies 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 is required to support all applications to which this policy applies.

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met. A Gold Hybrid sustainability level is proposed by utilising high standards of fabric thermal performances, energy efficient systems and controls, as well as low carbon heating delivered via air source heat pumps. The proposed building will include energy metering and sub-metering via smart meters. Light controls and energy efficient plant and equipment are proposed. The measures proposed are calculated to provide a 32% reduction in carbon emissions due to the use of renewables.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal shall accord with CDP 5 and SG 5.

Policy CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by protecting and extending that Green Network and linking habitat networks. It seeks to provide for the delivery of multifunctional open space to support new development and supports development proposals that safeguard and enhance the Green Network and Green Belt.

The Green Network is a multi-functional network of open spaces, green infrastructure, linking paths and corridors that allow people and species to move easily in the urban environment. IPG 6 provides a common structure within which a number of City Development Plan policy aims can be delivered. In designing new development, cognisance should be taken of the need to:

- Provide a setting and an enhanced sense of place for urban environments;
- Provide public open spaces and on-site green infrastructure/amenity space;
- Protect and enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services;
- Incorporate sustainable drainage solutions; and
- Deliver opportunities for movement on foot and by bike, both within a site and to destinations outwith it.

The Council expects that development proposals will not have an adverse effect on the Green

Network, including fragmentation. New development should, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SUDS solutions) as an integral part of their design. Otherwise, new development should contribute to the delivery of green infrastructure off-site where appropriate.

There is a strong presumption in favour of the retention of various categories of open space, including amenity space. However, there may be some circumstances in which the Council will permit development on open space, including where:

- a) The open space has little open space value when considered against open space values within IPG3. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space;
- b) The proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or
- c) The proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. The replacement space should be in an acceptable location which would better serve local needs; or
- d) It is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with IPG6 and that provides equivalent or enhanced functionality.

Comment: The application site features designated strips of “amenity greenspace” to the western boundary. The western-most area, measuring approx. 280sqm, is an unmaintained grassed area, whilst the other space further south has failed to be maintained as greenspace and presents a predominantly gravelled strip of very low quality. Whilst there is a presumption against the loss of designated greenspace, the existing provision on site is of low quality and low value.

The proposal seeks to improve the landscape value across the site and includes high-quality landscaping and public realm. The scheme of landscaping incorporates mixed species planting to assist in developing an increased quality of place and to continue to contribute to the green network of the city. This landscaping has been carefully designed as part of the public realm improvements to create areas for public recreation, increase biodiversity, and improvements to surface water drainage with street level rain gardens collecting and filtering runoff from the footways.

There are 2no trees on site, with the proposal incorporating 22 new trees that will assist in mitigating noise, particulate pollution, and regulate temperatures to contribute towards the creation of healthy streets and spaces.

On considering the wider landscaping and habitat gains across the wider site, it is considered that the development represents an enhanced urban environment with an appropriate level of on-site amenity space and therefore will not have an adverse effect on the Green Network.

The required level of on-site amenity provision is addressed below within CDP 12.

The development is considered to generally enhance the Green Network and therefore the proposal is in accordance with CDP 6 and IPG 6.

Policy CDP 7 Natural Environment and SG 7 Natural Environment

CDP 7 aims to ensure that Glasgow’s natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG 7, though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

New development should not have an unacceptable effect, either directly, indirectly or cumulatively on biodiversity.

Comment: Given the city centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. The proposed development includes a number of biodiversity enhancement measures including an increased range of planting which incorporates nectar and pollen producers, others which produce berries and seed heads, and many that will provide cover for nesting and resting. The plant species selection will almost entirely include species noted for their value to wildlife. An area of over 300sqm of new flower rich planting will help to

address the decline in pollinator species in line with Scotland's Pollinator Strategy and Glasgow's Pollinator Plan 2017-2027.

The multilevel terrace planting scheme comprises a mix of extensive and intensive roof planting that will maximise the building's biodiversity potential as well as slow water runoff, moderate building temperature, and absorb air pollutants.

The proposal also incorporates bird/bat nesting ledges and boxes – creating additional nesting opportunities that will provide shelter and habitats for a range of species.

The submitted information identifies that the development has the potential to offer a 158% net increase to the ecological value of the site. The redevelopment of the site would therefore have a beneficial impact as it incorporates a number of external landscaped areas with a range of planting and nesting opportunities.

An appropriate condition has been suggested to ensure biodiversity gains are implemented. The development is considered to have a positive impact upon biodiversity and therefore the proposal is in accordance with CDP 7 and SG 7.

Policy CDP 8 Water Environment and SG 8 Water Environment

Policy CDP 8 Water Environment aims to aid adaption to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment: The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore the proposal is in accordance with SG 8.

Policy CDP 9 Historic Environment and SG 9 Historic Environment

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed development and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

SG 9 supports CDP 9 by providing detailed design guidance. With regard to development affecting the

setting of Listed Buildings and the character and setting of the Conservation Areas, guidance notes that the desirability of preserving and enhancing the setting of these will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape

Comment: Whilst the site itself is outwith any designated conservation areas, the proposed building will be visible from vantage points of these areas therefore the visual impact of the proposal upon the heritage context of the locale has been considered as part of the assessment of the application.

An analysis of the impact on heritage assets has been submitted with the application. The Heritage Statement is primarily focused on the potential impact of the proposed development on the setting, character and appearance of the immediately adjacent Business District and Blythswood Character Area of the Glasgow Central Conservation Area and the Park Conservation Area. Additionally, the impact on the setting of listed buildings located in direct sight to the application site has been assessed. It also considers the potential impact of glimpsed views towards the tower element and upper levels of the proposed development on the setting and character and appearance of the wider designated built heritage.

The Statement concludes that the proposed development will have no physical impact on any designated built heritage nor the wider setting. With regard to visual impact, listed buildings in direct sight of the application site are those to the west of Elmbank Street and west of North Street. In each instance, the essential setting of these buildings is considered to be defined by the interrelationship between the principal façade of each property and the immediate street frontage onto which it faces. The impact of change upon these buildings is considered to be readily accommodated within the urban context of the environment.

The proposal is found to have no significant impact on the essential setting of the Central Conservation Area as it is consistent with the historical development of the Business District and Blythswood Character Area, particularly with regards to the late 20th and early 21st century redevelopment of the western end of the east-west streets south of Sauchiehall Street (described within the Glasgow Central Conservation Area Appraisal). Whilst the slender tower will be visible from glimpsed views from within the heart of the character area, in these instances it will act as a landmark element at the edge of the city grid.

Considering the impact upon the Park Conservation Area, the analysis finds that the character and appearance of the eastern edge of the M8 corridor in views from the south-eastern edge of the Area will change substantially, though the impact of this will be filtered by the M8 buffer. It is concluded that the development will not have a negative impact upon the Park Conservation Area.

The Statement also concludes that there will be no adverse impact upon Woodlands Conservation Area nor St Vincent Crescent Conservation Area, being well removed.

Following submission of the application, there has been continued dialogue regarding the visibility of the tower from key points of the City. A Heritage Statement Addendum was subsequently submitted in response to comments raised by Historic Environment Scotland. Considering further the impact of the proposal on the Kings Theatre, the intrinsic character is considered to be its elevational architecture and interior detailing rather than its roofscape, therefore the building is not considered to impact significant upon the setting of the Theatre. Similarly, the potential impact upon Charing Cross Mansions is considered, though determined to be negligible.

Considering the visibility of the tower behind the spire silhouette of St George's Tron Church of Scotland on Buchanan Street, and the impact of the tower on the legibility of the church spire, this is acknowledged to be visible and most impacted at considerable distance (approx. 2km). Detailed discussion on this view was undertaken to fully understand the impact and any potential mitigation measures. Potential mitigation measures investigated include relocation of the tower, alteration to tower height/massing, form/profile, or materiality and colour palette. However, these considerations impacted negatively upon economic viability, visibility of the tower, its architectural design quality, microclimate performance, and operation of the building. The view of the tower behind the church steeple, considered fully within the context of the site opportunities and constraints, and the limited visual points of impact, is considered to be acceptable in this instance. Though the tower will be visible in the distance behind the spire, it is considered that the character and general legibility of the church and its historic importance remains.

The proposal has been developed as a high quality modern addition to the city centre, forming a landmark building. Following full assessment of the impact of the proposal on the designated heritage assets within the city centre, the proposal is not considered to have a detrimental impact upon the City's Conservation Areas nor nearby listed buildings and their settings.

The proposal is considered to be in accordance with CDP 9 and SG 9

Policy CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects purpose-built student accommodation to provide students with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

High-quality purpose-built student accommodation that is appropriately located can make a positive contribution to the local environment; supporting regeneration objectives through the renewal of vacant and derelict sites and boosting local populations to sustain facilities and amenities. However, the potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.

Successful places rely on a strong relationship between the community and its locality. This relationship is strengthened as residents invest in their community and local facilities and services become a point of focus and contact over time. In contrast, because academic study is time-limited, students living in bespoke accommodation are less likely to establish strong relationships with a location. While Student Accommodation often brings positive impacts as described above, there is a risk that an increased concentration of student accommodation in a locality will lead to the erosion of the established community, harming the relationship between the community and place.

There is no single threshold or methodology to establish whether a concentration of student accommodation is too high and will be harmful to maintaining a sustainable community. However, there are factors that can be considered in assessing a community's capacity to absorb student accommodation without undermining its relationship with place. An area that has a high density residential population and a broad range of supporting uses, facilities and services is likely to generate a stronger relationship between community with a place as there are far more opportunities for social interaction and common points of interest that help define a shared community relationship. On this basis such an area is likely to have a greater capacity to absorb student accommodation without harming the community's cohesion.

Based upon this relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. This information will serve to inform the assessment of whether the proposal will have a harmful impact upon the maintenance of a sustainable community. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration.

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact.

Along with the assessment of concentration, the Council expects applications for purpose-built student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:

- a) Will not undermine the character and amenity of the surrounding area;
- b) Has good access to shops, services, healthcare, leisure and community facilities; and
- c) Will not place unsustainable pressure on local amenities and facilities due to the density of

accommodation proposed.

Proposals will also be encouraged where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework or Local Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities.

Comment:

Being within the city centre, the site benefits from access to a range of services and amenities. The application site is within walking distance of a number of higher and further education campuses within the city centre, including the Glasgow School of Art, Royal Conservatoire of Scotland, University of Strathclyde, Glasgow Caledonian University and City of Glasgow College. Though outwith the city centre, the site also provides convenient access to the University of Glasgow whilst the site is also in close proximity to a range of key transport links.

In analysing the pattern of density of residential population within the locality, the submitted SG10 analysis identifies a mix of uses within the 400 metre zone of analysis – including residential, office uses, hotels, shops, food and drink uses, higher education campus (Dental Hospital), and community facilities.

There are five sites identified as offering student accommodation within the zone of analysis:

- Newton House, 457 Sauchiehall Street - 80 units;
- 359 Sauchiehall Street – 81 units
- Hello Student, 333 Bath Street - 69 units;
- iQ Student, 240 Bath Street - 330 units;
- Blythswood House, 200 West Regent Street - 224 units;

In addition, there are currently 550 bed spaces under construction at 225 Bath Street. On completion of Bath Street, this would result in 1,334 student bedspaces within the zone of analysis. Consent has also been granted for 321 bedspaces at 298 St Vincent Street taking the potential total to 1,655 student bed spaces if that scheme is implemented.

The majority of residential uses within the zone of analysis are to the west of the M8, and north towards Sauchiehall Street. There is no residential population indicated within the immediate surrounds of the application site therefore the proposal would assist in increasing the resident population of this city centre area and supporting economic development within the city centre and wider community. The 400 metre analysis indicates that potential residents would have access to a variety of services and facilities.

Using up to date census information the total population within the 400m zone is 5,890. This relates to current population and therefore does not account for any developments under construction or consented but not yet implemented (PBSA or mainstream residential). Currently, therefore, there are 784 operational PBSA bedspaces within a population of 5,890. If those consented PBSA schemes and the application proposal under consideration become operational this would result in a total of 2,439 student bed (1,665 consented and 784 proposed) in the zone.

In order to be proportionate, it is reasonable to include other mainstream residential schemes under construction in the assessment in order to provide a more accurate future picture of overall population. Therefore, in addition to emerging PBSA schemes, it is appropriate to take account of the BTR scheme at Pitt Street, which will introduce 433 mainstream residential properties once occupied. A conservative estimate is that this would add a further 550 residents to the zone. Taking all of this activity into account, assuming Pitt Street and the consented PBSA schemes are eventually operational and occupied, the population within the zone will increase from 5,890 to around 8,095. Of this total there would be 2,439 PBSA bed spaces which equates to 30.1% of the total population.

The Supplementary Guidance does not establish a basic formula for establishing whether a concentration of student accommodation is too high, nor a specific population threshold. Instead local circumstances should be considered in making a judgement on the capacity to absorb new PBSA. In this case, as the existing residential population is concentrated to the north and west of the zone of analysis, with little residential use within the immediate surrounds of the application site, it is considered that the proposed use would not form a cumulative effect on the existing community. Furthermore, given the overall proportions of PBSA population relative to mainstream population within the 400 m range, it is considered that the proposal will not result in an over concentration of purpose built student accommodation.

The proposed development will include two ground floor publicly accessible units to support

community integration which satisfies the policy requirement.

In consideration of the presented figures in the context of the application site, the dispersal of mainstream residential units, the mix of existing uses and services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA on the application site would not have a detrimental impact upon the wider community. It is considered that the student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community. The proposal would have a positive impact by delivering an active use to the brownfield site, increasing footfall and vibrancy of the area. The proposal is therefore considered to make a positive contribution to the local environment and shall support regeneration objectives.

Design Criteria

The design of purpose-built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should also enhance the character of the area. Proposals shall incorporate:

- a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;
- b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;
- c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
- d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;
- e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

Applicants are directed to additional guidance on flatted residential development, contained within SG 1: Placemaking which will be applied to all proposed student accommodation developments, in terms of design, privacy, sunlight and daylight.

In addition to the City-Wide criteria, applicants in Areas of Change (Strategic Development Frameworks and Local Development Frameworks) as set out in City Development Plan Policy CDP2 Sustainable Spatial Strategy will be required to consider additional design opportunities. It is the Council's aspiration to reconnect and repopulate these areas of the city. In order to facilitate this growth, the Council invites applications for purpose-built student accommodation which offer innovative solutions that can achieve the following outcomes:

- a) Upper floor conversions of vacant property in the City Centre;
- b) Vertical mix of accommodation;
- c) Affordable and key user accommodation;
- d) Improvements to public spaces;
- e) Providing new open space;
- f) Supports and facilitates the long-term regeneration of an area

Comment: The design criteria within SG 10 are considered to be met by the proposed scheme. It includes a publicly accessible ground floor use (café) which will generate footfall to the area. In addition, a commercial unit is intended to be occupied by Glasgow Social Enterprise Network which will also increase activity within the location and encourage public engagement with the facility. Externally, the proposal increases and enhances the provision of public realm. The built form is considered elsewhere – with the proposal being considered an appropriate contextual response to the site. To ensure a sustainable future, the proposal has been designed to offer flexibility with regard to internal layout and alternative uses.

Being within the city centre, the City Centre SDF is of relevance in the assessment of the application. This proposal is in line with the desire to increase the population of the city centre, diversify the mix of uses, and improve the quality of the public realm. The proposal results in the redevelopment of a vacant site to deliver an offer of varying accommodation types and sizes at differing price points to offer variety to students and meet a range of individual needs.

Mixed Tenure Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over specified thresholds will be required to deliver a proportion of mainstream residential accommodation as set out within guidance. Within the City Centre, a purpose-built student residence development of over 2000sqm building footprint requires to provide an element of mainstream residential floor space within the development.

Comment: The building footprint is less than 2000sqm therefore in this case there is no requirement to provide a mixed tenure scheme incorporating mainstream housing.

Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;
- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.

Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments. The requirement of student accommodation is 5 sqm of amenity space per bedspace.

In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority. Circulation and reception spaces will not be accepted as contributing to the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority.

On-site communal facilities may include laundry, utility and mail facilities. On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

Comment: The proposed development has an amenity space requirement of 3920sqm. The development will deliver a range of internal amenity spaces totalling 2484sqm, and a range of external amenity areas totalling 1446sqm, as detailed below. This results in an amenity space provision of 3931sqm, therefore meeting the amenity area required by policy.

The amenity is summarised within the table below

Level	Internal Amenity (sqm)	External Amenity (sqm)	Amenity Total (sqm)		
Basement	Games Room	46	256		
	Laundry Room	71			
	Screen Room	61			
	Console and Gaming	78			
Ground Floor	Co-working space	99	Terrace	318	844
	Lobby	114			
	Games Area	81			
	Lounge	103			
	Co-working space	129			
First Floor	Yoga/Spin Studio	89		269	
	Gym	136			
	Lounge	44			
Ninth Floor	Co-working space	103	Terrace Garden	70	1260
	Lounge 1	119			
	Lounge 2	133			
	Communal Kitchen	101			
	Private Dining	68			
Tenth Floor	Study Space	181		283	
	Games Area	102			
Nineteenth Floor	Quiet study	73	Terrace 1	70	413
	Library	64			
	Lounge	102			
	Gaming	34			
Twentieth Floor	Lounge	102		204	
	Art Studio	102			
Thirtieth Floor			Roof Terrace	192	192
Thirty-fifth Floor	Sky Lounge	148	Terrace	62	210
Total	2484sqm	1446sqm			3931sqm

Space Standards

The Council recognises that Purpose Built Student Accommodation is delivered primarily by private

sector commercial developers. Market competition in this sector has resulted in an increasing variety of room types available to students that range in size and amenity. In supporting this range of options, the Council aims to ensure that developers provide a reasonable standard of amenity with respect to minimum room sizes. To achieve this, it is expected that no accommodation will fall below the following space standards:

- a) Study bedroom without ensuite: 10sqm
- b) Study bedroom with ensuite: 13sqm
- c) Studio room for one student with ensuite bathroom and kitchen: 18sqm

Comment: The proposed development includes studios (272 rooms / 35% provision) and ensuite cluster rooms (512 / 65% provision) of varying sizes. The varied size of room will offer a range of price points within the development to meet a range of individual needs. The accommodation offered meets the above minimum space standards, with studio rooms ranging from 18 – 20sqm, and cluster rooms being 13 – 16sqm.

Management & Security Criteria

Effective security measures and an operational management plan will help to deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details:

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

Comment: A Residence Management Plan has been submitted with the application covering service delivery, third party services, a travel plan, waste and recycling plan and fire safety management. The information submitted is considered to be appropriate for effective security and operation of the property.

Statement of Need

It is important that new student accommodation proposals do not lead to an oversupply which could lead to under-performing or vacant accommodation. Therefore, applicants will be required to provide a Statement of Need covering the following aspects:

- a) Evidence of the specific need for PBSA being addressed locally and at city-wide scale;
- b) Information about prospective occupiers including academic status, any specific household requirements or accommodation needs and where appropriate the type of existing accommodation the potential student occupiers are likely to be drawn from;
- c) A recorded increase in student numbers;
- d) Institutional funding available to deliver the proposal; and
- e) University or College support for the proposal.

Comment: The Glasgow Student Property Market Analysis submitted with the application identifies that the application site is within a 1.5 mile radius of five main universities in Glasgow. These universities had a total of 90,761 enrolled students as of the 2021/22 academic year. Of those students, 26,939 full-time students were living within the 1.5 mile radius from the site. The total number of full-time students living within a 1.5 mile radius of the application site is found to have increased by 21.2% in the period since the 2017/18 academic cycle.

Higher Education Providers in Glasgow have expressed a desire to grow their student numbers – with the report stating that Glasgow could see a combined 17.7% growth in full-time students within the next five years. This represents a potential net gain of 18,000 full time students across Glasgow.

With regard to academic year 2021/22, the report notes that there is an estimated 20,514 PBSA bed spaces across Glasgow – representing only 27% of total full-time students studying in Glasgow having access to a student bed. This represents a gross ratio of just under 3.7 students per bed space (0.27 bed spaces per student). It is estimated that approx. 40% of total full-time students live in HMO/private rented stock of varying quality. These figures are indicative of the under supply of student accommodation being experienced.

The report finds a PBSA development pipeline of 2,851 rooms within Glasgow (consisting 578 beds under construction; 1,462 consented beds not yet under construction; and 811 beds pending determination). The proposed scheme would deliver an additional 784 rooms to the Glasgow student accommodation offer. It is considered, within the submitted report, that it is highly unlikely that the supply of new PBSA will keep pace with the projected growth in demand. The shortfall in PBSA housing against demand is expected to increase and as a result will continue to place further pressure on the local and private rented market.

To bring Glasgow in line with the current UK wide PBSA provision rate of 35%, an additional 6,000 bed spaces would be required (assuming no change in full time student numbers). The current development pipeline, considering all schemes outlined as student accommodation, at all stages of the planning process, totals just 2,851 bed spaces. On the basis of student demand, the proposed new development would satisfy part of the undisputed shortfall.

Therefore, given the demand for accommodation, the proposal will not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market, and relieving pressure on the general housing market. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential.

The proposal is considered to be in accordance with the intentions of CDP10 and SG 10.

Policy CDP 11 Sustainable Transport and SG 11 Sustainable Transport

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

Parking provision for a student accommodation requires to be assessed against the standards set out in SG 11. Student accommodation within the city centre has no minimum vehicle parking requirement. With regard to cycle parking, there is a minimum requirement of 1 space per 2 staff and residents.

Cycle parking should always be safe, sheltered and secure.

Comment: The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for student accommodation within the city centre, with none being proposed on site. The proposal includes 390 cycle parking spaces. These spaces shall be within the confines of the building and comprise 344 double stands, 38 sheffield stands and 8 oversized cycle storage spaces. The level of cycle provision is considered to be appropriate. In addition, there are 26 visitor cycle parking spaces proposed within the surrounding public realm.

The proposal is in accordance with CDP 11 and SG 11.

Policy CDP 12 Delivering Development and IPG 12 Delivering Development

Policy CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

Under IPG 12, where developers are unable to make full provision for the open space requirements for the development on land within their control, in accordance with the open space standards, they will be required to enter into a legal agreement with the Council to make a financial contribution towards the enhancement of existing Council open spaces or towards the provision and maintenance of such facilities on Council land.

Comment: The applicant is proposing to meet the full amenity provision on site, therefore no financial contribution is required.

The proposal is in accordance with CDP 12 and IPG 12.

Conclusions of Policy Assessment

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan. With regard to b), as assessed within the report above, the proposal is considered to be appropriate with respect to its impact on the character and appearance of the Central Conservation Area.

Material Considerations

In respect of Material Considerations, 5 objections have been received. These representations can be summarised and addressed as follows:

- The proposal is contrary to NPF4 and the City Development Plan.

Comment: The relevant policies and strategies have been considered fully within the detailed report above. The principles and detailed design of the proposal are considered to meet the aims of adopted policies, and of strategic objectives to diversify and increase the population of the City Centre.

- The proposal would result in an over-concentration of student accommodation within the area.

Comment: As per the assessment of policy CDP 10 above, it is not considered that the proposed development shall result in an over concentration of student accommodation in the locale. The proposal would be considered to assist with the regeneration and diversification of the western boundary of the City Centre.

- The use will be incompatible with the existing commercial/office activity and would be contrary to the development plan designation which would undermine the strength of the commercial economy here.

Comment: The relevant policies are considered with the report above. In consideration of policy objectives, the existing land uses within the locale, and the long-term vacancy of the application site, the proposal would be considered to be of benefit to the city centre. The proposal is not anticipated to raise any negative impact upon existing amenity levels, and will deliver an active ground floor use to encourage increased footfall and engagement with the site – to the benefit of the city centre.

- The scale and massing of the proposal – with regard to the tower – are out of character with the surrounding context and character and is inappropriate;
- Impact upon visual amenity.

Comment: The visual impact of the proposal has been considered and addressed within the report above. The scale and height of the building has been subject to extensive pre-application discussion. The proposed shoulder element is considered to sit comfortably within the context of the existing urban environment, whilst the proposed tower will form a high quality landmark feature within the City Centre of Glasgow.

- There is a requirement for more low cost/social housing within the City.

Comment: There is no policy requirement within the City Development Plan to deliver mainstream housing within the development/site. NPF4 (policy 16) introduces a requirement for market housing developments to include 25% affordable housing, subject to need in the local area informed by the local development plan. Though related to market housing rather than purpose-built student accommodation, for information - at the moment, the local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. This context precludes any argument about promoting the site for affordable housing rather than the current proposal.

- The impact of increased residents on existing local services.

Comment: There are a wide variety of services and facilities available within the City Centre. It is considered that the increase in population numbers could be successfully absorbed into the city centre community.

- Impact of construction works – including noise, vibration and dust.

Comment: Demolition/Construction works are temporary in nature and are not a material planning consideration. Nevertheless, as detailed within the report above, suitable mitigation measures are proposed to reduce potential impacts.

- Procedural concerns regarding expected decision level, advertisement of EIA, and submission of additional documents following expiry of the consultation period.

Comment:, The Planning Authority undertook full re-advertisement of the application to ensure that all EIA documents were available for public comment and all parties had the opportunity to participate with complete submissions publicly available. The Council's Scheme of Delegation has been followed in bringing the case to Planning Applications Committee for determination

The content of the 16 letters of support can be summarised as follows:

- The proposal will regenerate the vacant/brownfield site and act as a catalyst for further development and activation of this area at all times of day;
- The provision of student accommodation will assist in retaining skilled talent within the City in future;
- There is an evidenced under supply of student accommodation within Glasgow which requires to be addressed;
- The supply of PBSA will assist in relieving pressure on the private rental market;
- The provision of accommodation would assist in the desire to repopulate and densify the city centre;
- An increased population will support the local economy;
- The site is an appropriate location for tall building;
- The designs have been improved from initial concept;
- Opportunity to deliver improved public realm to the surrounds of the site;
- The location is highly accessible, therefore supporting active travel objectives;
- The occupation of a ground floor unit by Glasgow Social Enterprise Network will support social enterprises, students, entrepreneurs and environmental innovators.

Conclusion

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses, have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to a Section 75 Agreement.

Drawings

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

Location Plan PHIL-HBA-SW-ZZ-DR-A-08-0000 P01 received 28.11.23
Site plan as proposed PHIL-HBA-ZZ-RF-DR-A-08-0002 P01 received 28.11.23
North and East Elevations Proposed PHIL-HBA-SW-ZZ-DR-A-08-0201 P02 received 23.02.24
South and West Elevations Proposed PHIL-HBA-SW-ZZ-DR-A-08-0202 P02 received 23.02.24
North Elevation Proposed PHIL-HBA-SW-ZZ-DR-A-08-0211 P02 received 23.02.24
East Elevation as Proposed PHIL-HBA-SW-ZZ-DR-A-08-0212 P02 received 23.02.24
South Elevation Proposed PHIL-HBA-SW-ZZ-DR-A-08-0213 P02 received 23.02.24
West Elevation Proposed PHIL-HBA-SW-ZZ-DR-A-08-0214 P02 received 23.02.24
B1 Floor GA Plan Proposed PHIL-HBA-ZZ-B1-DR-A-08-0100 P01 received 29.11.23
GF GA Plan Proposed PHIL-HBA-ZZ-GF-DR-A-08-0101 P02 received 23.02.24
1F GA Plan Proposed PHIL-HBA-ZZ-01-DR-A-08-0102 P02 received 23.02.24
2F GA Plan Proposed PHIL-HBA-ZZ-02-DR-A-08-0103 P02 received 23.02.24
3F to 8F GA Plan Proposed PHIL-HBA-ZZ-03-DR-A-08-0104 received 23.02.24
9F GA Plan Proposed PHIL-HBA-ZZ-09-DR-A-08-0105 P02 received 23.02.24
10F GA Plan Proposed PHIL-HBA-ZZ-10-DR-A-08-0106 P02 received 23.02.24
11F to 18F GA Plan Proposed PHIL-HBA-ZZ-11-DR-A-08-0107 P02 received 23.02.24
19F GA Plan Proposed PHIL-HBA-ZZ-19-DR-A-08-0108 P02 received 23.02.24
20F GA Plan Proposed PHIL-HBA-ZZ-20-DR-A-08-0109 P02 received 23.02.24
21F to 32F GA Plan Proposed PHIL-HBA-ZZ-21-DR-A-08-0110 P02 received 23.02.24
33F GA Plan Proposed PHIL-HBA-ZZ-33-DR-A-08-0111 P02 received 23.02.24
34F GA Plan Proposed PHIL-HBA-ZZ-34-DR-A-08-0112P02 received 23.02.24
35F GA Plan Proposed PHIL-HBA-ZZ-35-DR-A-08-0113 P02 received 23.02.24
RF GA Plan Proposed PHIL-HBA-ZZ-RF-DR-A-08-0114 P02 received 23.02.24
Section AA Proposed PHIL-HBA-ZZ-XX-DR-A-08-0301 P02 received 23.02.24
Section BB CC DD Proposed PHIL-HBA-ZZ-XX-DR-A-08-0302 P02 received 23.02.24
Typical Bay Study Lower Tower Section PHIL-HBA-SW-ZZ-DR-A-08-0401 P02 received 23.02.24
Typical Bay Study Upper Tower Section PHIL-HBA-SW-ZZ-DR-A-08-0402 P01 received 01.12.23
Typical Bay Study Shoulder Section PHIL-HBA-SW-ZZ-DR-A-08-0403 P01 received 28.11.23

Levels and Grades 20039_LG_200 3.0 received 23.02.24
Section AA north 20039_L_400B 3.0 received 28.11.23
Section AA south 20039_L_400A 3.0 received 28.11.23
Section BB east 20039_L_401B 3.0 received 28.11.23
Section BB west 20039_L_401A 3.0 received 28.11.23
Section CC east 20039_L_402B 3.0 received 28.11.23
Section CC west 20039_L_402A 3.0 received 28.11.23
Section DD east 20039_L_403B 3.0 received 28.11.23
Section DD west 20039_L_403A received 28.11.23
Ground Level Landscape Materials 20039_LM_200 3.0 received 23.02.24
Ground Level Landscape Elements 20039_LE_200 3.0 received 23.02.24
Terrace Gardens Landscape Elements 20039_LE_202 3.0 received 23.02.24
Terrace Gardens Landscape Materials 20039_LM_202 3.0 received 23.02.24
Roof Terrace Landscape Elements 20039_LE_201 3.0 received 23.02.24
Roof Terrace Landscape Materials 20039_LM_201 3.0 received 23.02.24
Tree Removals 20039_L_101 3.0 received 23.02.24

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. Prior to the commencement of construction works on site, a construction method statement detailing the anticipated programming and agreed methodology for the erection of the new building and including information relating to:

- a. measures for the control and mitigation of noise, dust and vibration;
- b. areas for the delivery and storage of equipment and materials;
- c. traffic management plan;
- d. proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic;
- e. plant details, locations and lifting plans ,
- f. shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk roads authority) and Network Rail's Asset Protection Engineers.

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

Reason: To minimise interference with the safety and free flow of traffic on the trunk road and surrounds.

Reason: To ensure construction can be carried out without adversely affecting the safety of, or encroaching upon, the operational railway.

03. Prior to commencement of construction works on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

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

04. Prior to development works commencing on site, a comprehensive contaminated land assessment shall be 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 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.

05. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA 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.

06. 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.

07. 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 demonstrates 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.

08. Prior to commencement of construction works on site, all structural designs and geotechnical investigations shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk roads authority). Thereafter, the scheme shall be implemented in the approved manner.

Reason: To maintain safety for both the trunk road traffic, and the traffic moving to and from the development.

09. Prior to the commencement of any piling or basement excavation within 20 metres of the M8 motorway anchor wall adjacent to the site, the applicant shall undertake a joint dilapidation survey with Transport Scotland. A system and program of monitoring shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk roads authority). Thereafter, the program shall be implemented in the approved manner.

Reason: To maintain safety for both the trunk road traffic, and the traffic moving to and from the development.

10. Prior to the commencement of any piling or basement excavation, details of these works shall be submitted to and approved in writing by the Planning Authority, in consultation with Network Rail's Asset Protection Engineers. Thereafter, the works, and any required mitigation measures, shall be implemented as approved.

Reason: To protect the stability of the adjacent railway lines and the safety of the rail network.

11. Prior to the commencement of construction works on site, final construction drawings of all drainage and SUDS for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage and SUDS shall be implemented in the approved manner, prior to occupation of the building.

Reason: In order to minimise the impact of the building on the existing public drainage system.

12. Prior to the commencement of construction works on site, details of the design and siting of vehicle wheel cleansing facilities or other suitable facilities shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk road authority). Thereafter, the cleansing facilities shall be installed and operation for the entirety of the construction period.

Reason: To ensure that material from the site is not deposited on the trunk road, to the detriment of

road safety.

13. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of above ground construction works for the new building on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas; roof areas, roof surfaces and roof mounted plant rooms, and wind mitigation screens, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

14. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of above ground construction works for the new building on site, a sample panel of the materials to be used on the external elevations of the building shall be erected for the inspection by and written approval of the Planning Authority. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

15. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

16. Prior to the commencement of above ground construction works for the new building on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street and/or public realm shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

17. Prior to above ground construction works for the new building on site, commercial ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on the external elevations without the prior written agreement of the planning authority.

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

18. Prior to the commencement of above ground construction works for the new building on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

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

19. Prior to commencement of above ground construction works for the new building on site, a Radar Mitigation Scheme (RMS) shall be submitted to and approved in writing by the Planning Authority, in consultation with NATS En-Route PLC. The RMS shall include a timetable for its implementation during construction, and written evidence that the scheme has been agreed with NATS En-Route PLC (or other such licensed organisation). Thereafter, the mitigation scheme shall be implemented in accordance with the approved details.

Reason: In the interests of aircraft safety and the operation of NATS En-route PLC.

20. No construction work shall be carried out above 30 metres Above Ground Level prior to the implementation of the approved Radar Mitigation Scheme (RMS). The RMS shall thereafter be implemented in full accordance with the approved scheme.

Reason: In the interests of aircraft safety and the operation of NATS En-route PLC.

21. Prior to commencement of above ground construction works for the new building on site, a Secondary Radar Mitigation Scheme setting out measures to be taken to prevent the impairment of the performance of aerodrome navigation aids and the efficiency of air traffic control services at Glasgow Airport must be submitted to and approved in writing by the Planning Authority, in consultation with Glasgow Airport Limited. Thereafter, the Secondary Radar Mitigation Scheme shall be implemented in accordance with the approval.

Reason: In the interests of aviation safety.

22. Prior to the commencement of landscaping and public realm works to the Elmbank Crescent carriageway and the northern pavement/public realm of Elmbank Crescent, full details of any tree works at this location shall be submitted for the written approval of the Planning Authority, including the submission of an Arboricultural Impact Assessment, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees on/adjacent to this area and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work within this area and a meeting shall be held on site for the inspection of the Planning Authority to ensure all measures are as approved. The protection measures shall thereafter 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.

23. Prior to works commencing on this aspect, drawings at 1:20 scale illustrating the safety guarding treatment on the external terraces shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

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

24. Prior to works commencing on this aspect, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk road authority). Submitted detail shall include unit types, heights and spillage zones. Thereafter the architectural lighting scheme shall be implemented in the approved manner prior to occupation of the building.

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

Reason: To ensure that there will be no distraction or dazzle on the trunk road and that the safety of traffic on the trunk road will not be diminished.

25. Prior to works commencing on this aspect, details of positions and types of external public realm lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the Planning Authority, in consultation with Transport Scotland (being the trunk road authority). Submitted detail shall include unit types, heights and spillage zones. Thereafter, the approved lighting shall be installed prior to occupation of the building and maintained by the developer/operator of the building.

Reason: To enhance safety and security during hours of darkness.

Reason: To ensure that there will be no distraction or dazzle on the trunk road and that the safety of traffic on the trunk road will not be diminished.

26. Prior to the commencement of the public realm improvement works, a detailed public realm scheme which includes the details of the proposed design, materials, and layout of public realm shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the public realm improvements shall incorporate, as a minimum, the areas of Elmbank Crescent and India Street included within approved Site Plan PHIL-HBA-ZZ-RF-DR-A-08-0002 P01 – to include footways and carriageways, or as otherwise agreed in writing by the Planning Authority. Thereafter, the works

shall be completed in accordance with the approved details.

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

27. Prior to installation, details of mitigation measures to prevent an adverse impact of noise on occupiers of the building shall be submitted for the written approval of the planning authority. The approved mitigation measures shall be completed before the use of the development commences.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

28. Prior to commencement of this aspect of the works, detail of biodiversity improvement measures shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: To ensure that the development contributes to the biodiversity of the area.

29. Prior to commencement of this aspect of the works, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, details of planting and any other features, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

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

30. Prior to commencement of this aspect of the works, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in the approved manner prior to occupation of the building.

Reason: To ensure a consistent approach to the display of signage on the building.

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

31. Prior to installation, details of external security features proposed for use on the premises, in respect of design, colour and location, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be installed in the approved manner prior to occupation of the building.

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

32. Prior to the commencement of this aspect of the works for the new building on site, details of refuse and recycling storage areas and bins for both the accommodation and commercial uses shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to the occupation of the element of the building to which they relate.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

33. Prior to the installation of any associated external apparatus and occupation of the development, a maintenance and cleaning strategy for the external glazed facades of the building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

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

34. 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.

35. Prior to the use commencing, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the building shall be submitted for the written approval of the Planning Authority. Thereafter, the servicing strategy shall be implemented in the approved

manner, unless otherwise approved in writing by the Planning Authority.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

36. Prior to occupation of the first unit, a Residential Travel Plan including maps detailing public transport stops, timetables and 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 Plan shall be issued to the new occupiers of each unit prior to their occupation.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

37. Prior to the occupation of the first unit of student accommodation, a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted for the written approval of the Planning Authority, in consultation with Transport Scotland (being the trunk road authority). The Plan shall identify measures to be implemented, the system of management, monitoring, review, reporting and duration of the plan. Thereafter, the Travel Plan shall be implemented in the approved manner.

Reason: To be consistent with national planning policy and PAN 75 Planning for Transport.

38. Prior to the occupation of the first unit of student accommodation, a statement outlining the access and management strategy for the external terraces, including hours of access, shall be submitted for the written approval of the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

39. Intended use and hours of operation for the ground floor commercial units shall be submitted for the inspection and written approval of the Planning Authority prior to the use of the unit commencing.

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

40. 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, unless otherwise agreed in writing by the Planning Authority. 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.

41. 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.

42. The development must be constructed, commissioned and operated at all times fully in accordance with the approved Radar Mitigation Schemes.

Reason: In the interests of aviation safety.

43. For the avoidance of doubt, there shall be no means of direct pedestrian or vehicular access to the Trunk Road.

Reason: To ensure no adverse impact on the operation of the trunk road.

44. For the avoidance of doubt, there shall be no drainage connections to the Trunk Road drainage system.

Reason: To ensure that the efficiency of the existing drainage network is not affected.

45. For the avoidance of doubt, this consent does not permit the display of advertisement features

on the site. There shall be no advertising signage visible from the Trunk Road Network.

Reason: To ensure no adverse impact on operation of the trunk road.

46. The final finished floor level of the development shall be constructed in accordance with the criteria outlined within the submitted 'Flood Risk Assessment – Portcullis House, Glasgow (01/11/23)' document, unless otherwise agreed in writing by the Planning Authority.

Reason: In order to provide appropriate flood protection.

47. Disposal of Cooking Odours/Fumes from Commercial Equipment

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

(b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:

(i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.

(ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

(iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.

(iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

(c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.

(d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

48. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

49. The hours of operation of the ground floor commercial units shall not exceed 0800 - 2200 hours daily, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

50. No acoustic/amplified music shall be played on external terraces, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

51. All external doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian safety.

52. Door and access threshold levels shall be compatible with existing footway.

Reason: In the interest of the safety of the users of the premises.

53. Unless otherwise agreed in writing by the Planning Authority, cycle parking within the site shall comply with SG11 requirements and shall be safe, sheltered and secure.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

54. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new development as appropriate and to the approval of Neighbourhoods Regeneration and Sustainability.

Reason: In the interests of pedestrian and vehicular safety.

55. A heel kerb is required to clearly delineate between private and adopted areas.

Reason: In the interests of pedestrian and vehicular safety.

56. Public street lighting shall be retained and in operation during all phases of the development, unless otherwise approved in writing by the Planning Authority.

Reason: To enhance safety and security during hours of darkness.

57. All vehicles transporting construction material to and from the proposed development shall be sheeted and/or covered to prevent cargo spillage.

Reason: To ensure that site material is not deposited on the trunk road, to the detriment of road safety.

58. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

59. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

60. Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.

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

Advisory Notes to Applicant

01. All servicing is subject to the existing waiting and loading restrictions and to any future amendments.

02. The Traffic Regulation Order requires to be amended to facilitate the servicing on India Street.

03. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

04. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

05. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.

06. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.

07. Any advertisement, other than that deemed within the terms of the Town and Country

Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

08. The applicant is advised that a S56 order is required for any works encroaching on the footway.
09. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
10. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
11. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works.
12. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
13. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
14. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
15. The applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.
16. Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures. The demolition of buildings or other structures near to operational railway infrastructure must be carried out in accordance with an agreed method statement. Approval of the method statement must be obtained from Network Rail's Asset Protection Engineer before development can commence.
17. There must be no additional loading/surcharge on Finnieston and Charing Cross Tunnels (including sidewalls) by the proposed development. All proposed works close to the tunnels must be subject to further discussions and agreement with Network Rail.
18. Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.
19. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.
20. The developer must contact Network Rail's Asset Protection Engineers regarding the above matters, contact details: Network Rail Asset Protection Engineer, 151 St. Vincent Street, GLASGOW, G2 5NW. E-mail: AssetProtectionScotland@networkrail.co.uk
21. The applicant should be aware of the requirements within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' .

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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