



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: David Haney Phone:

Item 1

3 September 2024

Application Type Full Planning Permission
Recommendation Grant Subject to Conditions and a S69

Application	23/03111/FUL	Date Valid	17.01.2024
Site Address	Site at Sandyford Street / Kelvinhaugh Street, Glasgow		
Proposal	Erection of hotel with public bar, cafe, restaurant, co-working and health facilities (Sui generis), soft and hard landscaping including open space.		
Applicant	SWG3 / Hee Haugh Developments Ltd C/o North Planning And Development Ltd	Agent	North Planning And Development Ltd Per Graeme Laing Tay House, 2nd Floor 300 Bath Street GLASGOW G2 4JR
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_021, Yorkhill & Kelvingrove
Conservation Area	N/A	Listed	N/A
Advert Type	Bad Neighbour Development	Published	26 January 2024
City Plan			

REPRESENTATIONS/CONSULTATIONS

REPRESENTATIONS

Two representations were received. One from the Yorkhill & Kelvingrove Community Council and another from a local resident. These can be summarised as follows:

- The land is designated as public open space;
- There is no access to public transport;
- The impact of wind and downdraughts
- High quality landscaping required to compensate for loss of public open space – should be controlled by condition
- Sample panel of metal cladding should be provided
- Noise
- Traffic
- Litter
- No demand for hotel, site should be used for social housing

CONSULTATIONS

Network Rail advised that they have no issues with the principle of development; however, should the Council be minded to grant the application they recommend planning conditions relating to a

construction method statement, details of proposed piling works, and a lighting scheme are attached to the planning permission. Advisory notes will cover these matters.

SITE AND DESCRIPTION

SITING

The application site is 0.2ha and comprises an area of open space where Kelvinhaugh Street meets Sandyford Street in Ward 10 Anderston/City/Yorkhill.

The SWG3 campus is located west of the site along Eastvale Place. Between the site and SWG3 lies Maclay Residences, which are student halls operated by the University of Glasgow, and a warehouse/storage unit used by the Ministry of Defence. The railway viaduct containing the Helensburgh / Balloch line is to the south of the site. Yorkhill Community Fire Station is to the east.

The majority of the application site is designated as amenity greenspace by the Open Space Strategy. There are two areas of amenity greenspace within the site separated by a footpath. The northern area of amenity greenspace has been fenced off and is inaccessible to the public.

Sandyford Street is on the Core Path network. As part of the Council's Connecting Yorkhill and Kelvingrove project, there are plans to install a cycle route along the west side of Sandyford Street on land within the application site fronting the proposed hotel. In addition, proposed alterations to the junction at Kelvinhaugh Street/Sandyford Street would tighten the junction radii, introduce new crossings and public realm works.

The site is within 500 metres of the River Clyde and the proposal is for a Major commercial development. Therefore, in accordance with NPF4, the application is deemed to be a National development within the designated Clyde Mission area.

PROPOSAL

The proposal is to erect a 142 bedroom hotel with public bar, cafe, restaurant, co-working and health facilities, and landscaped open space.

The building would have a rectangular footprint and would be 13 storeys tall, 14 including plant level. At ground floor level the main entrance to the hotel would be from the east side off of Sandyford Street. To the south, there are further entrances to the bar and to the lifts to the rooftop bar from entrances on the south from a new public space. At first floor level there would be a canteen, kitchen and function suite with co-working and events spaces on the second floor.

Levels 3-7 would contain standard hotel rooms with suites and penthouses on 8-11. Level 12 would contain the top floor bar and restaurant with a plant storey located above.

The east elevation would be staggered by two step backs and a cantilever across its full width. These would correspond to the internal programme, with step backs occurring at levels 3 and 8 before cantilevering back out at level 12.

The façade of the building would be comprised of layered materials. It would incorporate a checkerboard pattern of perforated and chamfered aluminium panels and rainscreen cladding.

An area of public realm would be formed in front of the hotel entrance at the junction of Sandyford Street and Eastvale Place. This would include trees, seating and a public art work to encourage the public to use the space. The northern edge of the site could be used as outdoor seating associated with the hotel and it is envisaged that the majority of the space could be used for events, urban markets and outdoor cinema screenings.

The space would also incorporate works proposed by the Connecting Yorkhill and Kelvingrove project, a Council project that will improve accessibility and increase the use of active and sustainable travel modes throughout the Yorkhill and Kelvingrove area.

In addition the applicant is proposing to improve biodiversity within their existing site and a space within the Sandyford Lane that runs east off of Sandyford Street will be enhanced by the planting of 21 native trees and a small community garden that SWG will run in connection with the Propagate organisation.

Servicing, deliveries and refuse collection are proposed via Sandyford Street. With bins and cycle storage located on the north side of the ground floor plan. 26 cycle parking spaces are proposed.

PLANNING HISTORY

There is no planning history for the application site.

PRE-APPLICATION ADVICE

The applicant was given pre-application advice on the design of the proposed hotel. The height, scale and massing of the proposal was assessed via the VuCity model and a Townscape Analysis. The Council was broadly supportive of the principle of development and of a tall building at this location, subject to detailed design and other matters.

SPECIFIED MATTERS

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

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

i. An Environmental Statement.

Not applicable to this application.

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

A Preliminary Ecological Appraisal by Wild Surveys Ltd dated 30 November 2023 was submitted with the application. The report sets out the legislative context and methodologies for the study. It found that the survey area contains suitable habitat for foraging bats and nesting birds but that no field signs of protected species were found during the site visit.

iii. A Design Statement or a Design and Access Statement.

A Design and Access Statement by Stallan-Brand dated 15 December 2023 was submitted with the application. The Statement provides an analysis of the site and its surrounding context. It explains the design development of the project and sets out the vision for the hotel. It provides an analysis of the height, scale and massing of the building including Townscape and Visual Impact Assessments. It explains the strategy for the architectural approach, public realm and landscaping.

The Design and Access Statement has been supplemented by an Open Space Strategy dated 16 August 2024. This provides detail on the public realm proposals and off-site biodiversity enhancements.

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 reports were submitted with the application:

- Draft Hotel Management Plan by the Applicant dated December 2023
- Drainage Strategy Report by Civic Engineers dated February 2024
- Energy and Sustainability Statement by RSP Consulting Engineers dated 15 December 2023
- Flood Risk Assessment by Civic Engineers dated 26 January 2024
- Noise Impact Assessment by KSG Acoustics dated 05 December 2023
- Planning Statement by North Planning & Development dated 06 December 2023
- Pre-Application Consultation Report by North Planning & Development dated 01 December 2023
- Site Investigation Report (Phase 1 Desk Study) by Civic Earth dated 13 December 2023

- Transport Statement by Civic Engineers dated 20 December 2023

B. Summary of the terms of any Section 75 Planning Agreement

Due to its proximity to the proposed Fastlink Route, a contribution of £19,000 is required under policy IPG12.

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 to this application.
- ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31).
No direction has been made by Scottish Ministers/Not applicable.
2. Restricting the grant of planning permission.
No direction has been made by Scottish Ministers/Not applicable.
- iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers
Not applicable to this application.
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 to this application.

POLICIES

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4 (NPF4) was adopted on 13 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. The following policies from NPF4 are considered to be relevant to the application assessment:

Policy 1 Tackling the Climate and Nature Crises
 Policy 2 Climate Mitigation and Adaptation
 Policy 3 Biodiversity
 Policy 12 Zero Waste
 Policy 13 Sustainable transport
 Policy 14 Design, Quality and Place
 Policy 15 Local Living and 20 Minute Neighbourhoods
 Policy 18 Infrastructure first
 Policy 19 Heating and cooling
 Policy 20 Blue and green infrastructure
 Policy 22 Flood Risk and Water Management
 Policy 23 Health and Safety
 Policy 27 City, Town, Local and Commercial Centres
 Policy 30 Tourism
 Policy 31 Culture and creativity

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 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 Strategy
CDP 3 & IPG 3 Economic Development
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 10 & SG 10 Meeting Housing Needs
CDP 11 & SG 11 Sustainable Transport
CDP 12 & IPG 12 Delivering Development

The relevant parts of the policies and guidance outlined above are detailed in the assessment below.

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 Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The two main issues to consider in the assessment of this application are:

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

A) DEVELOPMENT PLAN

National Planning Framework 4

National Planning Framework 4 (NPF4) is comprised of the National Spatial Strategy for Scotland 2045 and National Planning Policy.

NPF4 identifies 18 national developments that will deliver sustainable places, liveable places and productive places to support the delivery of the spatial strategy. The Clyde Mission is identified as a national development that will deliver productive places. The application site is within the boundary of the Clyde Mission.

The development proposal is classified as a 'major' development by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. In accordance with NPF4, the development proposal is designated as a 'national development' that would contribute to the Clyde Mission.

The Clyde Mission seeks to make the Clyde an engine of economic success for Glasgow, the city region and Scotland. Across this area significant land assets are under-utilised, and longstanding inequality, in relation to poor environment and health outcomes require to be tackled as a national priority. NPF4 states that Clyde Mission will repurpose and reinvigorate brownfield and supporting local living as well as adapting the area to the impacts of climate change, where nature-based solutions would be particularly supported. It goes on to state that this will support the delivery of the spatial strategy by attracting investment and reuse of brownfield land in west central Scotland where there is a particular need to improve quality of place, generate employment and support disadvantaged communities. It will also support adaptation to climate risks.

Comment: The proposal will contribute to delivering the Clyde Mission as an engine of economic success by supporting the expansion and growth of an indigenous Glaswegian cultural and entertainment business.

Policy 1. Tackling the climate and nature crises

The policy intent is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

When considering all development proposals significant weight will be given to the global climate and nature crises.

Comment: The proposal has been assessed against the relevant NPF4 and CDP policies below. This includes specific policies on energy, biodiversity, transport and nature. Overall, it is considered the proposal accords with Policy 1 on Tackling the climate and nature crises.

Policy 2. Climate mitigation and adaptation

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Comment: A Statement on Energy Checklist has been submitted which confirms that the building would achieve a Gold sustainability level. This has been assessed in more detail under CDP 5 and SG 5 below. Overall, it is considered that the proposal would provide energy efficient accommodation. The proposal accords with Policy 2 on Climate mitigation and adaptation.

Policy 3. Biodiversity

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.

Development proposals for national or major development, or for 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. This will include future management. 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 longterm 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 applicant has submitted an Ecological Survey in support of the application. This assesses the characteristics of the site and the ecological context of the surrounding area. The site contains no irreplaceable habitats.

The proposed public realm incorporates planting and trees that could provide some opportunities for biodiversity. The site is tightly constrained and there are limited opportunities to provide significant biodiversity enhancements within the red line boundary. To ensure that the development results in a significant biodiversity enhancement, the applicant has identified improvements to Sandyford Lane to the north of the application site.

The lane is identified by the Council as a Green Corridor by the Council's Open Space Map however is mainly used for back of house functions by SWG3 and as a Network Rail access. The applicant has submitted an indicative landscape drawing indicating that 21 native trees would be planted along the part of the lane used for back of house storage. It is considered that the proposed planting would significantly enhance biodiversity relative to the existing condition of the lane. Final details of the lane improvements should be subject to condition to ensure that they maximise biodiversity enhancements.

SWG3 in association with Propagate (a worker led collective specialising in local, community and sustainable food projects) have established an existing community gardens group, in association with local residents, business and staff. This group lead on the management of the existing SWG3 Community Gardens. Access to the lane would be directly from Sandyford Street, and while this would be a controlled access, the community gardens group would be provided with the required gate entry code.

It is considered that the public realm would retain some opportunities for biodiversity whilst the improvements to Sandyford Lane would significantly enhance biodiversity with some community access where there was none previously. The proposal accords with Policy 3.

Policy 12. Zero waste

Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and*
- ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.*

Comment: The site is currently open space meaning the proposal does not involve demolition of any existing buildings. The Planning Statement indicates that waste collection would be carried out by a private provider. A planning condition will require the submission of final servicing and refuse details for approval. The proposal accords with Policy 12 on Zero waste.

Policy 13. Sustainable transport

b) 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 appropriate 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.*

d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.

e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

Comment: The Council is delivering the Connecting Yorkhill & Kelvingrove project on the streets adjacent to the proposal. This will provide segregated cycle infrastructure to the site into the West End and junction improvements for pedestrians. The development would provide 26 cycle parking spaces within the building. The development could be safely and conveniently accessed by active travel. Furthermore, no car parking spaces are proposed and the site is within Yorkhill Restricted Parking Zone. This would limit the number of guests travelling to the building by private car.

The proposal accords with Policy 13 on Sustainable transport.

Policy 14. Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Comment: The design of the proposal has evolved following discussions with the Council's design team at pre-application stage and is considered appropriate for the site and surrounding area. Design and amenity are considered in more detail under CDP 1 and SG 1 below. Overall, it is considered that the proposal is consistent with the six qualities of successful places and accords with Policy 14 on Design, quality and place.

Policy 15. Local living and 20 minute neighbourhoods

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;

- *childcare, schools and lifelong learning opportunities;*
- *playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;*
- *publicly accessible toilets;*
- *affordable and accessible housing options, ability to age in place and housing diversity.*

Comment: The application site is within ten minutes walking distance of Crastonhill/Yorkhill Town Centre. It would be highly accessible by active travel following the completion of the Connecting Yorkhill & Kelvingrove project. It would diversify the mix of uses in the area and provide meeting spaces for the local community with its café, bar, restaurant and meeting room facilities. The building would be an employment generating use and would complement the existing offer at the SWG3 campus.

The proposal accords with Policy 15 on Local living and 20 minute neighbourhoods.

Policy 18. Infrastructure first

b) The impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Comment: A Fastlink Contribution of £19,000 is required under Development Plan policy IPG12.

Advisory notes will be attached to any decision notice to ensure that the development does not adversely impact Network Rail infrastructure.

The proposal accords with Policy 18 on Infrastructure first.

Policy 19. Heating and cooling

c) 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.

f) 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 and Sustainability Statement confirms that the proposal will comply with Gold Sustainability Level Aspect 1 and a minimum 20% carbon dioxide abatement by using low and zero carbon generating technologies. The statement also refers to heat network being developed by the Peel Group ('Clyde Heat'). Should this network come forward, the building has been designed to include an additional plant room on the ground floor with plate heat exchanger and pump to allow future connection into the network. The proposal accords with Policy 19 on Heating and cooling.

Policy 20. Blue and green infrastructure

a) Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The Planning Authority's Open Space Strategy should inform this.

Comment: Most of the site is identified as open space by the Council's Open Space Strategy. The impact of the proposal on the open space network has been assessed in more detail under CDP 6 and IP|G 6 below and as such would not adversely impact the integrity of the open space network in this part of the City.

The proposal accords with Policy 20 on Blue and green infrastructure.

Policy 22. Flood risk and water management

c) *Development proposals will:*

- i. *not increase the risk of surface water flooding to others, or itself be at risk.*
- ii. *manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;*
- iii. *seek to minimise the area of impermeable surface.*

d) *Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.*

Comment: GCC Flood Risk Management have confirmed that the Drainage Strategy Report is satisfactory. Scottish Water have confirmed that there is sufficient capacity in the network to accommodate discharge from the proposed development. It is recommended that final details of the drainage arrangement, SUDS, finished floor levels and surface water discharge should be controlled by condition. The proposal accords with Policy 22 on Flood risk and water management.

Policy 23. Health and safety

a) *Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.*

e) *Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.*

f) *Development proposals will be designed to take into account suicide risk.*

Comment: A gym would be provided on the second floor of the building for use by guests.

The site is near two railway lines and the Clyde Expressway, and is therefore in an area with elevated noise levels. Given the nature of the proposed use, it is not considered that the development would significantly increase noise levels in the area. In order to protect the amenity of the occupiers, noise from plant and machinery will be controlled by planning condition.

The development would have to meet the requirements of the Scottish Building Regulations as part of the Building Warrant process. Consequently, it will be designed to ensure suicide risk is minimised.

The proposal accords with Policy 23 on Health and safety.

Policy 27. City, Town, Local and Commercial Centres

b) *Development proposals will be consistent with the town centre first approach. Proposals for uses which will generate significant footfall, including commercial, leisure, offices, community, sport and cultural facilities, public buildings such as libraries, education and healthcare facilities, and public spaces:*

i. *will be supported in existing city, town and local centres, and*

ii. *will not be supported outwith those centres unless a town centre first assessment demonstrates that:*

- *all centre and edge of centre options have been sequentially assessed and discounted as unsuitable or unavailable;*
- *the scale of development cannot reasonably be altered or reduced in scale to allow it to be accommodated in a centre; and*
- *the impacts on existing centres have been thoroughly assessed and there will be no significant adverse effect on the vitality and viability of the centres.*

Comment: It is acknowledged that the site is not in a designated city, town, local or commercial centre. SWG3 is an existing cultural and entertainment offer which complements rather than competes against the uses within the Finnieston or Yorkhill areas. SWG3 already generates significant footfall which helps to connect the West End of the city to the River Clyde. The proposal will help to grow and diversify the existing offer. If the development were to be located elsewhere then it would be unlikely to have the intended benefit to SWG3 or to assist in encouraging people from the West End to the Clyde.

Policy 30. Tourism

b) Proposals for tourism related development will take into account:

i. The contribution made to the local economy;

ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;

iii. Impacts on communities, for example by hindering the provision of homes and services for local people;

iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;

v. Accessibility for disabled people;

vi. Measures taken to minimise carbon emissions;

vii. Opportunities to provide access to the natural environment.

Comment: The mix of uses in the proposed building would complement and enhance the existing offer at SWG3. Furthermore, the site is in the West End and within walking and wheeling distance of other major attractions such as the Hydro, SEC, Transport Museum and Kelvingrove Art Gallery. The proposal would not result in the loss of homes and the building and its external spaces would contain facilities that could be used by local people. The building would be fully accessible to disabled people. Energy and sustainability have been addressed in the application submission and are assessed in detail under CDP & SG 5 below. The proposal accords with Policy 30 on Tourism.

Policy 31. Culture and creativity

a) Development proposals that involve a significant change to existing, or the creation of new, public open spaces will make provision for public art. Public art proposals which reflect diversity, culture and creativity will be supported.

Comment: SWG3 is a major cultural attraction in Glasgow that makes a significant contribution to the creative industries. The proposed development would diversify the offer at SWG3 and increase its sustainability as a cultural venue.

The proposal will incorporate a public art installation as part of the public realm at the junction of Sandyford Street and Eastvale Place. Public art can make a significant contribution to the character of an area and the proposal for this key junction is therefore supported in principle. Further details of the proposed public art would be secured by condition to ensure it makes a positive contribution to the character of the public realm and surrounding area.

The proposal accords with Policy 31 on culture and creativity.

City Development Plan

CDP 1 – The Placemaking Principle & SG 1 – Placemaking

Policy CDP 1 aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will 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.

In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy and reinforced by Creating Places and Designing Streets. These are:

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

SG 1 takes forward the aims of CDP1 and provides the necessary detail to explain how these policy aims will be achieved. SG 1 is comprised of two parts of which Part 1 provides the fundamental Placemaking principles and Part 2 provides the supporting detail.

In line with the six qualities of place as defined in Scottish Planning Policy, SG 1 Part 1 sets out general placemaking principles on character and identity; ease of movement; successful open space; legibility and safety; vibrancy and diversity; and character and identity.

SG 1 Part 2 provides detailed guidance on new development including tall buildings; layouts; design; amenity; materials; lighting; public realm; and waste storage and collection.

Comment: The application site is a key node where a safe pedestrian and cycle route crosses the Clydeside Expressway, connecting the West End to the River Clyde. It connects the local neighbourhoods of Yorkhill and Finnieston to the River and is the main entrance to the SWG3 campus. Given the importance of the site a landmark building can be justified to help signpost this. The ground floor and top floors of the building would have publicly accessible commercial uses. The ground floor plan would include a public space in front of the south elevation of the building which has been designed to integrate into the local access improvements via the Connect Yorkhill and Kelvingrove project that the Council are carrying out. The building envelope will be of the highest design quality and technical standards complying with the Council's policies to reduce carbon in new developments. The hotel floorplates are flexible and could in the future, if required, be converted to other residential or commercial uses. As such the proposal complies with the Placemaking Principles of the Plan.

Tall Buildings

In accordance with SG 1, the proposal constitutes a tall building as it would exceed general building heights in the immediate vicinity and alter the skyline. SG 1 contains specific locational criteria for tall buildings.

The site is considered to be in a sustainable area for tall buildings as described by SG 1. The area benefits from good transport and pedestrian accessibility. The site is adjacent to a stretch of the River Clyde frontage where SG 1 supports taller buildings.

The surrounding area is relatively flat. It is not covered by a conservation area and the site has no direct relationship with any listed buildings. The surrounding built form is characterised by a variety of buildings of different ages, architectural styles, heights, datums, scales and uses as well as heavy road and rail infrastructure. Consequently, the site is not considered to be in an area of sensitive urban character.

Extensive analysis of key views has been carried out using virtual modelling. The analysis demonstrates that the proposal would not interrupt strategic views of established landmarks or other significant buildings due to the topography and built form of the surrounding area.

The proposal would be a landmark building and significantly taller than neighbouring buildings. Notwithstanding, there are other buildings of scale in the area and it is noted that the scale of recent developments has increased along the western end of Kelvinhaugh Street towards the site. There is no overriding consistency to the surrounding built form in terms of building datums. Furthermore, surrounding buildings each have a different relationship to the street in terms of architectural expression, accesses and building lines.

For the above reasons, it is considered that the suitability of the site to accommodate a tall building accords with SG 1 subject to design of the proposal being of outstanding quality. SG 1 also contains specific criteria for the design of tall buildings.

Detailed analysis using virtual modelling was carried out to demonstrate that the building has been designed in the round. The form and façade treatment have been assessed in more detail under 'Layout, Design and Materials' below. The stepped and cantilevered sections on the east elevation would create unique forms when viewed obliquely and from the east, north and south.

Virtual modelling using VuCity's Zone of Theoretical Visibility shows that there are few places in which the west elevation could be viewed head on. Regardless, it is considered that the architectural approach which utilises a textured and layered façade with articulated crown would ensure that the west elevation is not perceived as the 'back' of the building from afar. Overall, it is considered that the building would be a distinctive landmark with a unique character that would enhance the city skyline.

At ground level, the double height main entrance would open onto an area of public realm. There would be a clear and direct relationship between the internal programme of the building, which would contain a café/bar at ground floor level, and this external space. From afar, the building would act as a landmark for SWG3. At ground level, the relationship between the building and public realm would improve

legibility in the area by acting as a node at the entrance to the wider campus. It is considered that the design of the building has been successful in responding to the local townscape character at varying scales.

The proposed public realm design incorporates tree planting which will limit wind at the base of the building.

A publicly accessible bar and restaurant would be provided on the top floor of the building. It would have a dedicated external entrance and could function as an independent attraction as opposed to an ancillary function of the hotel. Internally, it would have a double height ceiling, a winter garden/terrace and offer expansive views across the city in all directions. It is considered that this would be a unique attraction for the city and in particular the West End and River Clyde corridor.

Overall, it is considered that the design of the building, internal offer and relationship with the public realm would be of outstanding quality and therefore in accordance with SG 1.

Layout, Design and Materials

The developable area of the site is tightly constrained and this has dictated the footprint and layout of the proposed building. It would introduce a strong building line with some active frontage to Sandyford Street. This would alter the character of the street to a more urban typology by providing definition and enclosure along the street edge. It is considered that this is an appropriate urban design response for a mixed-use inner urban area.

The building would have a monolithic quality influenced by the industrial heritage of the area. The Design & Access Statement makes specific reference to the former Meadowside Granary, which for many years had a strong visual presence in the area. It is considered that the form of the proposed building with its stepped and cantilevered sections would be a high-quality, contemporary nod to the area's industrial heritage. The building would be a new landmark and has the potential to set a new standard for tall buildings in Glasgow subject to agreement of details including materials and lighting.

The façade would be clad in perforated and profiled aluminium cladding. It has been designed so that the character and appearance of the building would change in different light and weather conditions. To achieve this, the layering, perforation and profile of the cladding would be applied in a variety of conditions across the façade. This would provide definition to a series of 'façade zones' that respond to the internal programme of the building. These zones are: Levels 1-2 containing the bar, café, co-working and events spaces; Levels 3-7 containing standard hotel rooms; Levels 8-11 containing suites and penthouses on 8-11; and Level 12 containing the top floor bar and restaurant. A façade overrun using a perforated screen would form an enhanced crown to the building. Each zone would have unique grid pattern and façade treatment.

The textured façade treatment will act as a counterbalance to the monolithic form of the building by lightening its appearance. More detail is required on the façade treatment and this could be secured by condition.

Lighting

The proposal is for a contemporary piece of architecture. SG 1 encourages innovative lighting approaches for modern buildings such as using colour, fibre optics or neon to create character where no distinctive character exists. It states that a lighting scheme may incorporate, or itself constitute, public art.

The building façade would incorporate lighting to emphasise the layers and perforations of each façade zone during non-daylight hours. Visual art could be incorporated into the façade by overlaying colour and light, which could positively enhance the character of the building. The applicant has indicated that they wish to develop a lighting scheme that contributes and accentuates the building's layered and perforated façade. A planning condition will ensure that it forms an integral part of the design of the building with further details submitted for the Planning Authority's approval.

Public Realm and Landscaping

Public realm would be provided at the base of the building at the junction of Sandyford Street and Eastvale Place. The space would function as a key node in the area given its position at the base of a new landmark building that would act as an entrance marker to the wider SWG3 campus. According to the indicative landscape plan the materials would be granite setts, raked concrete and polished granite band. These materials are durable and in-keeping with the industrial character of the proposed building and wider SWG3 campus. Public art would be provided in the south-east corner of the public realm. The design of the public art is yet to be finalised however the landscape plan indicates that it would provide seating and sculptures inspired by DJ turntables.

The space proposed in front of the hotel accords with SG 1 guidance on public realm insofar as it would provide an overlooked space with good permeability and opportunities for lingering and seating. The proposed materials are considered to be high quality and sufficiently durable to cope with periods of high footfall. It would receive a good amount of daylight and sunlight due to its position and orientation relative to existing and proposed buildings. The proposed building would have a large active frontage that would activate the space and enable spill out from the ground floor café/bar. The applicant public art would contribute to the character and appearance of the space and surrounding area. The space has been designed with flexibility in mind so that it could potentially host events such as a market or outdoor cinema.

The final design, layout and materials of the public realm (including public art) should be subject to condition to ensure that a high-quality space is delivered. Additionally, the management and maintenance of the space should be controlled by condition to ensure its longevity, usability and attractiveness.

Amenity

The position and orientation of the proposed building relative to Maclay Residences means there would be no direct window-to-window relationships between habitable rooms. As such, the proposal would not result in a loss of privacy to residents of the student accommodation or hotel guests.

SG 1 requires that daylight is assessed in accordance with the BRE Document: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. Its methodology for assessing daylight impact relies on three sequential tests, the first of which is the 25 degree angle test. This assesses whether the proposed building would fall within a 25 degree angle of habitable rooms of adjacent buildings as drawn on a plane perpendicular from the centre of the window. Due to its position and orientation, the proposed building would not be within a perpendicular plane of any habitable rooms of adjacent student accommodation blocks. Consequently, the proposal would not adversely affect daylight to the student accommodation.

There may be some additional overshadowing and loss of sunlight of rooms to the rear of the southernmost block of Maclay Residences in the morning. It is not considered that this increase would be significant enough to adversely affect the amenity of these rooms as they would continue to receive the same level of sunlight in the afternoon and evening.

Ventilation cowls and flues would be located on the roof of the building and therefore well above neighbouring residential properties. Consequently, fumes from the development would not have an adverse impact on residential amenity.

Noise and light levels will be controlled by condition to protect the residential amenity of the adjacent student accommodation.

Waste Storage and Collection

An internal refuse store is located on the ground floor of the building on its northern side. It would have an access onto the lane which runs around the north and west elevations of the building. The Planning Statement indicates that waste collection would be carried out by a private provider. In principle, these

arrangements are acceptable and a planning condition will require the submission of final servicing and refuse details for approval.

CDP 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. It supports the regeneration of the River Clyde Development Corridor.

Comment: SWG3 is a major cultural attraction located within the Clyde Mission and the proposed development would help diversify and support its existing offer. It would provide high quality tourist accommodation in a unique landmark building. It would represent a significant investment by a local organisation that already makes a major contribution to Glasgow's economy and cultural offer. The building would incorporate a range of LZCGT and contributes to meeting the challenges of a changing climate. Overall, it is considered that the proposal is consistent with the aims of CDP 2.

CDP 3 and IPG 3 Economic Development

Policy CDP 3 supports development proposals that promote economic growth by supporting and encouraging existing employment-generating business and industry.

Tourism and the short-stay economy are extremely important for Glasgow's local economy, and contribute positively to the strategic aims nationally as well as the city. The delivery and availability of a wide range of short-stay accommodation is important, however it is recognised that such activities need to be located in appropriate locations where the existing amenity of a particularly area, especially residential areas, are not negatively impacted. The council will continue to support this important part of the economy, and proposals will be assessed to ensure:

- i. that the location, scale, design and demand are adequately considered and appropriate to the area;
- ii. that negative impacts on the surrounding area are minimised, especially predominantly residential areas;
- iii. any car parking is of a scale, design and incorporates
- iv. landscaping appropriate to the area. It should not negatively impact the amenity of the area. Car parking standards are set out in CDP 11 Sustainable Transport Supplementary Guidance; and
- v. proximity to public transport.

Comment: The hotel would enhance the existing offer at SWG3 which, as well as being a employment generator in its own right, provides workspaces for small businesses and encourages economic activity by attracting visitors from across Glasgow and beyond. The hotel proposal is part of the applicant's masterplan for the wider SWG3 campus and would contribute to its viability and continued success.

Design and amenity have been considered in greater detail under CDP 1 and SG 1 above and the location, scale and design of the proposal are considered to be acceptable. Whilst the site and broader SWG3 campus are located on the edge of an existing residential area, the immediate surrounding uses are student residences and a fire station and as such the creation of a hotel at this location will not detrimentally impact the amenity of surrounding residential properties.

No car parking is proposed and the Draft Hotel Management Plan states that a Street Management Policy would be put in place to manage vehicle drop-offs. A planning condition will require the submission of a detailed management plan.

Despite being in an area of base accessibility, the site is within walking distance of buses, trains and the Subway. SWG3 frequently hosts large scale events and copes with high volumes of visitors arriving/departing at once. Visitor numbers and flows to the hotel would not be as intensive as events. Transport is assessed in greater detail under CDP 11 and SG 11 below.

CDP 5 & SG 5 Resource Management

Policy CDP 5 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 (LZCGT) 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 will be required to support all applications to which this policy applies.

The proposal is required to comply with the Gold level in each of the 8 aspects in the Technical Handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

Comment: The applicant has submitted an Energy and Sustainability Statement. The energy strategy for the building has been designed in accordance with an energy hierarchy that will reduce energy demand, increase energy efficiency and utilise renewable energy.

A completed SG 5 Statement on Energy form is included as an appendix. In accordance with SG 5, the document confirms that the proposal will comply with Gold Sustainability Level Aspect 1 and a minimum 20% carbon dioxide abatement by using LZCGT.

In terms of LZCGT, the development would include air source heat pumps (ASHP) and photovoltaic (PV) panels. The document indicates that the percentage reduction in emissions using ASHP will be 73%. PV panels were not included in the calculation as they would make a very small further improvement to the percentage reduction, which is already well in excess of SG 5 requirement of 20%.

The Energy and Sustainability Statement refers to a heat network that is under development by the Peel Group ('Clyde Heat'). A small additional plant room has been included at ground floor level with plate heat exchanger and pump set. This will ensure that the building could connect into the heat network should it be delivered.

An updated Energy Report will be submitted at Building Warrant stage and a planning condition should require that this is also submitted to the Planning Authority for approval. Subject to this condition, the proposal accords with CDP 5 and SG 5.

CDP 6 & IPG 6 (SG 6) Green Belt and Green Network

CDP 6 seeks to ensure the development and enhancement of Glasgow's Green Network. Development that is likely to adversely impact on open spaces identified on the Council's Open Space Map and/or on the existing Green Network will not be supported unless it includes appropriate mitigation.

There is a strong presumption in favour of the retention of publicly usable open space. There may be some circumstances in which the Council will permit development on open space, including where the open space has little open space value (when considered against criteria listed below) or 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.

In order to determine the open space value, it is necessary to consider whether it does, or could, have value:

- a) in providing good access to open space for local people? or
- b) in contributing positively to the setting, character or appearance of the area? or
- c) for nature conservation/biodiversity, landscape or geodiversity (see SG7: Natural Environment)?
or
- d) in terms of the connectivity and/or functionality of the Green Network? or
- e) in terms of other important green infrastructure functions – particularly flood management? or
- f) as a means of accessing other open spaces or other facilities for management and maintenance?
or
- g) as a site that meets, or could be brought into functional use to help meet demand for outdoor sports or allotments/community growing space) or another need identified in the open space strategy or other Council strategy (eg Local Biodiversity Action Plan, City Centre Strategy or Strategic Plan for Cycling)? or
- h) as civic space, particularly in the city centre or town centres? or
- i) as an important open space to the local community?

Where the answer to any of the above is yes, use of the site for non-open space use is unlikely to be acceptable unless:

- a) the site lies within an area that is to be developed in accordance with an approved masterplan or similar planning strategy that provides for the loss of the open space as part of a wider redistribution of open space that will be delivered in line with agreed standards and without detriment to current open space value; or
- b) the proposal would provide for a replacement open space, in the local area, that better serves the local community/enhances the current function/value of the space; or
- c) the proposal would be directly related to the current use(s) of the open space or would not adversely impact on its functions/value.

Comment: Part of the site is identified as amenity greenspace on the Council's Open Space Map. IPG 6 categorises amenity space as 'publicly usable' open space and there is a strong presumption in favour of its retention. The circumstances in which the Council may permit development on publicly usable open space are outlined above. The site also includes a grassy area that is adjacent to the Maclay Residences development but that is not designated as open space on the Open Space Map.

The northern section of the designated open space contains grass and self-seeded trees and is considered to have some value in terms of landscape, biodiversity and carbon sequestration. In recent years part of the site has been fenced off which has adversely impacted its public accessibility and landscape benefit.

The proposed development would significantly change the character of this space from an open landscape space to a highly urban space. The new space would be predominantly hard surfaced with some seating, tree planting and a public art installation. In principle, it is considered that this is an appropriate design response in this location given the size, scale and character of the hotel proposal. Furthermore, SWG3 generates high levels of footfall during events and the proposed public realm would provide a more durable surface for people to pass through.

In terms of accessibility and potential for civic and recreational uses the space is an improvement on the existing situation offered by the open space. The space would have a strong relationship to the main entrance of the building and there is potential for spill out from the ground floor café/bar. The public realm would complement the active travel improvements being delivered by the Council's Connecting Yorkhill & Kelvingrove project. The seating and public artwork would encourage passers-by into the space. The applicant has indicated it could host activities such as markets and outdoor cinemas.

Tree planting would provide shade and ensure that the open space retains some benefit in terms of biodiversity and carbon sequestration. It is however acknowledged that the site is tightly constrained and there are limited opportunities to provide significant biodiversity enhancements within the red line site boundary. To fully address open space and biodiversity requirements (see also NPF4 Policy 3 and CDP 7 & SG 7), the applicant is proposing off-site biodiversity improvements and planting along Sandyford Lane to the north. This includes planting 21 new native trees and introducing growing beds. The measures to improve biodiversity have been assessed in more detail under the relevant policies. Overall, it is considered that the proposal would result in significant biodiversity enhancements as a result of improvements to the lane.

Sandyford Lane is identified as a Green Corridor by the Open Space Map. It is currently used as a functional back of house space for SWG3 and is surfaced in loose gravel with trees and shrubs along its edges. Network Rail have an access track along the lane however there is currently no public access.

SWG3 in association with Propagate (a worker led collective) have established an existing community gardens group comprising local residents, business and staff. The group leads on the management of the existing SWG3 community garden and it is envisaged that they would also be responsible for the improvements to Sandyford Lane. The group would be provided with the entry code for the gate on Sandyford Street. Despite access to the public being controlled, the proposed management arrangement represents an improvement in terms of access and community engagement relative to the existing use of the lane.

Overall, the public realm would provide a high-quality civic space that would improve upon the accessibility and recreational value of the existing open space and that, together with the planned improvements to Sandyford Lane, would help maintain the functionality of the existing open space in terms of biodiversity and carbon sequestration. It is considered that the final design, management and maintenance of the public realm and Sandyford Lane improvements should be controlled by condition. Subject to conditions, the proposal accords with CDP 6 and SG 6.

CDP 7 & SG 7 Natural Environment

CDP 7 seeks to protect and enhance the natural environment including habitats, protected species, biodiversity and trees. Where development, which may have an impact on such assets, is permitted, it should be designed to minimise adverse impacts and, where these cannot be avoided, suitable mitigation should be provided.

SG 7 supports CDP 7 by providing guidance on the natural environment, including protected sites and species and the enhancement of biodiversity.

Where relevant, the Council will require surveys to be submitted with the application which demonstrate the proposal would not have an adverse impact on the natural environment. SG 7 provides detail on what is expected from ecological surveys.

Comment: The open space within the site is predominantly amenity grassland with a number of self-seeded trees. The applicant has submitted an Ecological Survey in support of the application. This assesses the characteristics of the site and the ecological context of the surrounding area. The site contains no irreplaceable habitats.

The proposed public realm incorporates planting and trees that could provide some opportunities for biodiversity. The site is tightly constrained and there are limited opportunities to provide significant biodiversity enhancements within the red line boundary. To ensure that the development results in a significant biodiversity enhancement, the applicant has identified improvements to Sandyford Lane to the north of the application site.

The lane is identified by the Council as a Green Corridor by the Council's Open Space Map however is mainly used for back of house functions by SWG3 and as a Network Rail access. The applicant has submitted an indicative landscape drawing indicating that 21 native trees would be planted along the part of the lane used for back of house storage. It is considered that the proposed planting would significantly enhance biodiversity relative to the existing condition of the lane. Final details of the lane improvements should be subject to condition to ensure that they maximise biodiversity enhancements.

It is considered that the public realm would retain some opportunities for biodiversity whilst the improvements to Sandyford Lane would significantly enhance biodiversity with some community access where there was none previously. Overall, it is considered that suitable mitigation would be provided and that the development would result in a biodiversity enhancement in the area. The proposal accords with CDP 7 & SG 7 subject to conditions.

CDP 8 & SG 8 Water Environment

CDP 8 requires applicants to demonstrate that development proposals will contribute to minimising and reducing flood risk; avoid increased risk of flooding from any source either within the development site or outwith the site as a consequence of the development; and avoid any increase in the quantity and rate of surface water run-off from the site. Proposals must make satisfactory provision for Sustainable Urban Drainage Systems (SUDS). SG 8 provides more detailed guidance.

Comment: The Drainage Strategy Report (February 2024) concludes that the site is not at risk of flooding. There is however flood risk posed to the adopted road network in the surrounding area. The design and finished floor levels of the proposed development would ensure that this risk is not exacerbated. Site levels and landscaping will ensure that surface water flows away from the building. Surface water and foul water would discharge into existing Scottish Water sewers. Scottish Water have confirmed that there is sufficient capacity in the network to accommodate discharge from the proposed development.

GCC Flood Risk Management have confirmed that the Drainage Strategy Report is satisfactory. It is recommended that final details of the drainage arrangement, SUDS, finished floor levels and surface water discharge should be controlled by condition. The proposal accords with CDP 8 and SG 8 subject to conditions.

CDP 10 & SG 10 Meeting Housing Needs

While the Council supports the promotion of tourist accommodation, there is a need to preserve the character and amenity of established residential areas. Due to the diverse range of tourist

accommodation on offer, careful consideration must be given to the site, location and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.

SG 10 provides key criteria for tourism accommodation covering location; design and amenity space; and supporting information.

The Council will generally support tourist accommodation:

- a) in locations with active travel routes and a frequent public transport service and with high accessibility;
- b) in locations with good access to shops and services, where these are not provided on site;
- c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
- d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
- e) that can demonstrate there will be no adverse impact on traffic congestion and parking;

Key Criteria – Design and Amenity Space

Proposals for tourist accommodation will generally be supported where:

- a) it is of a size and scale in keeping with the surrounding environment;
- b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;
- c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
- d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority

Comment: The building would be operated as part of the wider SWG3 campus. SWG3 is already a major visitor attraction, and the proposed hotel accommodation would support and diversify its existing offer.

The application site is approximately 10 minutes' walking and wheeling distance from retail and amenities on Argyle Street. The new use will support local facilities as hotel guests look for places to eat, drink, shop or visit. In addition to its direct relationship to SWG3, the hotel will be near to other major attractions such as the Hydro, SEC, Transport Museum and Kelvingrove Art Gallery.

The site is on the edge of the residential neighbourhoods of Yorkhill and Finnieston, but not within them. It is within the SWG3 and as such will not be detrimental to the character of neighbouring residential areas.

Active travel and transport have been assessed in more detail under CDP 11 and SG 11 below. The area is in Yorkhill Restricted Parking Zone which would limit the number of guests arriving by car. For these reasons, the proposal would not adversely impact traffic congestion or parking.

Design and residential amenity have been assessed in more detail under CDP 1 and SG 1 above. A high quality landmark building is proposed that would help orientate local people to a safe crossing over the Clydeside Expressway. In order to protect design quality and amenity, it is considered that the use of the building should be controlled by condition to ensure that it cannot be transferred to another Class 7 use or other Use Class without the consent of the Planning Authority.

The building would contain a café/bar on the ground floor; a restaurant/bar on the top floor; a canteen; gym with sauna and steam room; co-working spaces; meeting rooms; and a function suite. The wider SWG3 campus contains a range of facilities including bars/cafes and a community garden. It is considered that there would be sufficient amenities to support the hotel accommodation.

A Draft Hotel Management Plan has been submitted in support of the application. It confirms that the hotel would be operated by an experienced management company which has developed and operated both independent and branded hotels. A management team and security coverage would be on-site 24 hours a day, 7 days a week. The main entrances to the hotel would be on the ground floor and a Street Management Policy would be put in place to manage vehicle drop-offs. Servicing would take place using a delivery and servicing area accessed off Sandyford Street. It is considered that an updated Hotel Management Plan should be subject to condition to ensure that operations do not adversely affect the residential amenity of the area.

The proposal accords with CDP 10 and SG 10 in respect of tourist accommodation.

CDP 11 & SG 11 Sustainable Transport

CDP 11 policy aims to ensure that the city is characterised by sustainable and active travel. It supports the development of car-free housing on suitable sites. New developments are required to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

SG 11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on the provision of parking in new development.

Comment: No car parking is proposed and the site is in Yorkhill Restricted Parking Zone. Therefore, guests are not expected to arrive by private car. Instead, most guests will arrive by foot having taken public transport to the nearest bus stop/subway stop/train station. Cycle parking provision is included within the scheme.

The Council is progressing the Connecting Yorkhill & Kelvingrove active travel scheme. The scheme aims to make it easier for people of all ages and abilities to walk, wheel and cycle in the area as well as seeking to improve the quality of public spaces. As part of the scheme, a cycle route will be constructed along Sandyford Street which would terminate at the north-eastern corner of the site before leading onto a shared pavement down to Eastvale Place. This will promote and facilitate walking and cycling to the new development in accordance with CDP 11 and SG 11.

CDP 12 & IPG 12 (SG 12) Delivering Development

CDP 12 sets out the policy context for development contributions. It 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.

IPG 12 supports CDP 12 by providing guidance on the contributions that developers will be expected to make to ensure that the City's infrastructure can accommodate new development.

Comment: The site is within Clyde Fast Link Contribution Zone 2 and a financial contribution of £19,000 will be required. This sum shall be secured via Section 69 Agreement. Subject to the completion of this agreement, the proposal accords with CDP 12 and IPG 12.

B) MATERIAL CONSIDERATIONS

Other material considerations that must be addressed are the comments from consultees and the contents of the representations. Consultee comments have been addressed in the policy assessment above. The grounds of objection and matters raised in the letters of representation are summarised, with appropriate comment, as follows:

- The land is designated as public open space

Comment: this has been previously addressed in the SG6 section of the report.

- There is no direct access to public transport

Comment: it is true that there are no public transport links run immediately past the site. However, it is within easy walking distance to links on Argyle Street and elsewhere. The Connect Yorkhill project will improve pedestrian and cycle routes immediately adjacent to the application site.

- Tall buildings can create downdraughts and windy conditions

Comment: the building has been orientated and designed to ensure that there will be no impact on pedestrians or cyclists using the footpaths around the site. Tree planting in the public space will help mitigate any down drafts that could affect pedestrians walking round the building.

- High quality landscaping is required to compensate for the loss of public open space

Comment: as compensation the application proposes a mix of high quality publicly accessible open space in front of the hotel and enhanced biodiversity planting within the site. A planning condition will ensure submission of final details for approval.

- A sample panel of the metal cladding should be provided

Comment: a planning condition will ensure submission of final details for approval.

- The proposal will bring more people, traffic, noise and litter into the residential area

Comment: earlier sections of this report indicated that guests at the hotel are most likely not to arrive by car and so there should not be a major increase in vehicle movements as a result of the proposal. Planning conditions will cover noise levels on the site. Anti social behaviour is not a material planning consideration.

- SWG3 should go back to being an arts centre.

Comment: the proposal under consideration is for a hotel, that would be complementary to the SWG3 offer. It has been assessed against and found to comply with the policies of the Development Plan.

- The site should be used for social housing

Comment: the proposal under consideration is for a hotel, that would be complementary to the SWG3 offer. It has been assessed against and found to comply with the policies of the Development Plan.

CONCLUSION

In conclusion the conversion of the former industrial buildings along Eastvale Place over recent years into an indigenous arts, entertainment and leisure complex has been a Glaswegian success story. The hotel is the next chapter in this development and will complement and support the existing uses on the SWG3 campus ensuring its ongoing success.

As a bold visual statement of the aspirations of SWG3 it will be a landmark building that helps to connect The Clyde to West End and SWG3 to Finnieston. Along with the Connect Yorkhill works due to be undertaken by the Council, the new gateway building and its public square will bring life and vitality, enhancing movement and improving accessibility in the area.

The proposed development has been assessed against and found to comply with the policies of NPF4 and the Development Plan and the concerns of the objector have been addressed. It is therefore recommended that planning permission is granted subject to condition and the successful conclusion of a Section 69 legal agreement to secure the Fastlink contribution.

CONDITIONS AND REASONS

1. 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.

2. Prior to the commencement of works on site a Construction Management Plan & Strategy shall be developed and submitted for the written approval of the Planning Authority. This shall include:
 - a) measures for the control of noise dust and vibration,
 - b) areas for the delivery and storage of equipment and materials
 - c) management of site traffic

in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the planning authority. Thereafter, the approved measures shall be implemented in full for the duration of the construction works.

3. Prior to the commencement of works on site proposals for contractors' storage and compound areas and construction of vehicle access shall be submitted for the written approval of the Planning Authority.

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

4. Prior to the commencement of works on site details of temporary barricades, which shall be erected around the construction site and which should be fitted with wooden fillets to prevent flyposting, shall be submitted to the Planning Authority for written approval. The barricades shall be implemented as approved and shall be painted and maintained in good condition and kept free of advertisements

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

5. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

6. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

7. 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.

8. 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.

9. 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.

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

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

11. Prior to the commencement of construction works on site, final details of the proposed drainage design (with supporting calculations), SUDS (Sustainable Urban Drainage Systems) features, outfall structures and connection points to the Scottish Water sewers shall be submitted and for the written approval of the planning authority and thereafter shall be implemented in the approved manner prior to the occupation of each building. Unless otherwise agreed in writing by the Planning Authority surface water discharge shall be attenuated to 3l/s, as outlined in the self certified and independently checked, 'Sandyford Street – SWG3 Hotel – Drainage Strategy Report (01/02/2024)' document and the final finished floor level should be constructed in accordance with the range outlined in the self certified 'Sandyford Street – Level 1 Flood Risk Assessment (26/01/2024),' document.

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

12. When submitting the required Building Warrant application for this development, an updated Statement on Energy (SoE) 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.

13. Prior to the commencement of above ground construction works on site, elevational and sectional drawing(s) at 1:20 scale illustrating a typical front elevation bay and typical part elevation for the side and rear elevations, 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 associated building.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area.

14. Prior to the commencement of above ground construction works on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street, at the front, side and rear elevations shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to the occupation the associated building.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area.

15. Prior to the commencement of above ground construction works on site, elevational and sectional drawings, details at an appropriate scale of all roof treatments including plant, screening and any associated green roof technology level shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the agreed manner prior to occupation of the associated building.

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

16. Prior to commencement of above ground construction works on site, 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 prior to occupation.

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

17. Prior to the commencement of above ground construction works on site, specifications and samples of all materials listed on the approved drawings, including: the external elevations; windows, doors and other glazed areas; roof areas, roof surfaces and roof mounted plant rooms, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the buildings 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.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

18. Prior to the commencement of above ground construction works on site, sample panels of the materials to be used on the external elevations of the buildings shall be erected for the inspection by and written approval of the Planning Authority. The approved sample panels shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority.

19. No lift housing, plant or equipment to project through beyond parapet/roof profile.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

20. No vents, flues, aerials or other such external fittings are approved on the external elevations. Prior to the commencement of construction work, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the Planning Authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated via rising internal service ducts which terminate at roof level.

Reason: In order that the works do not detract from the appearance of the building

External security shutters shall not be permitted in the development hereby approved.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

21. 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 that the works do not detract from the appearance of the building.

Reason: In the interests of pedestrian safety.

22. Full details of a scheme of architectural lighting, including details of the location and design of the proposed equipment shall be submitted for the written approval of the Planning Authority prior to the occupation of the buildings. Reason: To enable the Planning Authority to consider this/these aspect(s) in detail. 13. The architectural lighting shall comply with Glasgow City Development Plan policy CDP 1 'Placemaking' and Supplementary Guidance 1 'Placemaking'. In particular, any lighting installed shall be as approved in accordance with the following:-

(a) Details of the lighting installation, including the type, dimensions, locations and colour of fittings, cable routes and associated electrical equipment shall be submitted to and approved in writing by the planning authority before any lighting works begin.

(b) A sample/samples of all external fitting(s) shall be installed or displayed on site at relevant location(s) for the inspection and written approval of the planning authority before any lighting works begin.

(c) Approved fitting(s) shall be painted in a colour to be agreed in writing with the planning authority before any lighting works begin. The painting shall be completed before the development is occupied.

Reason: In order that the works do not detract from the appearance of the building. 14. Any lighting design shall comply with the Scottish Executive Guidance Note 'Controlling Light Pollution and Reducing Lighting Energy Consumption', March 2007, or any update containing equivalent guidance.

Reason: In order that the works do not detract from the appearance of the building.

23. Prior to the commencement of above ground construction, 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. These facilities shall be completed before the relevant part of the development is occupied.

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

24. Prior to the commencement of construction works on site, full details of the proposed public realm, including public art proposals for the entire site, including layout, material specifications, level changes, lighting proposals and type, position of street furniture and street signs shall be submitted to and approved in writing by the Planning Authority and thereafter implemented on site prior to the occupation of the hotel building. Final details of the management and maintenance arrangements for the public realm and art work shall be submitted for the written

approval of the Planning Authority prior to the occupation of the building and thereafter maintained in the agreed manner.

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

Reason: In order to safeguard residential amenity.

Reason: In the interests of pedestrian safety.

25. Prior to above ground construction works commencing on site, details of biodiversity enhancements to the development shall be submitted to and approved in writing by the Planning Authority and 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 the development contributes to the biodiversity of the area

26. Prior to the commencement of construction works for the building, full details of the proposed landscaping in Sandyford Lane including layout, material specifications, level changes, tree and planting species, hard and soft landscaping works, boundary treatments, lighting proposals, the type and position of street furniture, street signs, display of public art and biodiversity enhancements accompanied by an access statement and maintenance schedule, shall be submitted to and approved in writing by the Planning Authority. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme prior to the development being occupied.

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

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

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

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

28. 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.

29. Prior to occupation of the hotel, a management statement detailing the arrangements for guest access, servicing and refuse and recycling, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the hotel shall be operated in accordance with the approved management statement unless otherwise agreed in writing by the Planning Authority.

Reason: In order to ensure the proper management of the hotel, to ensure the proper disposal of waste and to safeguard the environment of the development.

30. 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.

31. 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 the occupiers of dwellings or noise sensitive buildings from excessive noise.

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

32. Light from the development shall not give rise to: (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15% (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.) (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.) Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

33. Disposal of Cooking Odours/Fumes

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally through the building and terminating at a point 1 metre above parapet / flat roof at an agreed location. 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.

34. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

35. All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. All doors / gates shall open inwards or be recessed and not open outwards over the public footway.

Reason: In the interests of pedestrian safety.

ADVISORY NOTES TO APPLICANT

1. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
2. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
3. Before the ventilation system for the disposal and treatment of cooking odours from the premises is installed, the applicant should submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the Planning Authority, confirming that the proposed system will satisfy the requirements of sections (a) and (b) of the condition relating to the disposal of cooking odours/fumes.
4. 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.
5. 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.
6. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments
7. 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.
8. 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.
9. 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.
10. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016.
11. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.

12. Prior to the commencement of construction work, the applicant is advised to contact Network Rail's Asset Protection

Network Rail Asset Protection Engineer
151 St. Vincent Street, GLASGOW, G2 5NW
E-mail: AssetProtectionScotland@networkrail.co.uk

To agree the following:

- lifting plans showing proposed plant positions and movements
- details of any proposed piling works that adhere to Network Rail vibration limits
- track/structure monitoring during any proposed piling works
- lighting scheme that must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains.

Network Rail advise that 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.

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.

ADVISORY NOTES TO COUNCIL

None.

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/DHAN/09/05/2024

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Location of Site (for details refer to report)