



Planning Applications Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: David Haney Phone:

Item 1(a)

17th September 2024

Application Type Full Planning Permission

Recommendation Grant subject to Conditions and Section 75

Application	23/02812/FUL	Date Valid	13.12.2023
Site Address	Cranstonhill Police Office 945 Argyle Street Glasgow G3 8JG		
Proposal	Demolition of existing building and erection of flatted residential development with ground floor commercial units (Class 1A and Class 3), installation of flue extracts to roof, car parking, landscaping, and associated works.		
Applicant	Westpoint Homes Ltd & Police Scotland 3 Arthur Street Clarkston G76 8BQ	Agent	Iceni Projects Gary Mappin 177 West George Street Glasgow G2 2LB
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_031, Anderston
Conservation Area	N/A	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development	Published	22 December 2023

Representations/Consultations

REPRESENTATIONS

The application received 39 representations of which 32 were in objection, 6 in support and 1 neutral.

The grounds of objection are summarised as follows:

- Air pollution from extract flues
- Amenity and open space
- Balcony design
- Daylight, sunlight and overshadowing
- Existing building should be reused
- Fire safety
- Impact on local services, infrastructure and amenities
- Lack of affordable housing
- Loss of hornbeam tree and viability of proposed trees
- Noise and anti-social behaviour
- Principle of residential development
- Privacy and overlooking
- Single aspect flats
- Size, scale, massing and density
- Transport, traffic, parking, congestion and road safety

The grounds of support are summarised as follows:

- Redevelopment of brownfield site
- Housing emergency
- Access to public transport, services and amenities
- Provision of commercial units and contribution to local economy
- Architecture, design and massing
- Biodiversity
- Reduced car parking
- Building sustainability
- Passive surveillance

CONSULTATIONS

Scottish Water

No objection to planning application.

SITE AND DESCRIPTION

SITING

The application site is 0.4ha and contains the former Cranstonhill Police Office. It is bounded by Argyle Street to the north, Elliot Street to the east and Finnieston Street to the west. The site boundary includes Houldsworth Lane to the south of the police station building. The site is within Ward 10 - Anderston/City/Yorkhill. It borders both Cranstonhill/Yorkhill Town Centre and St Vincent Crescent Conservation Area to the west and north.

The existing police station is a two storey building with car parking in a yard on the eastern edge and areas of landscaping at both the east and west ends of the site which are designated as 'Amenity Greenspace' – Transport by the Council's Open Space Map. At the eastern end of the site a mature hornbeam tree is contained within a raised planter at the corner of Argyle Street and Finnieston Street.

The site is adjacent to the Finnieston/Yorkhill/Cranstonhill Town Centre. The buildings north across Argyle Street and west across Finnieston Street are within the Town Centre. The site lies within the Cranstonhill Controlled Parking Zone.

To the north of the application site across Argyle Street the traditional 4 storey tenement buildings sit within the St Vincent Crescent Conservation Area. To the south is the existing Minerva court residential development (between 4-6 storeys). At the east of the site are the Sanctuary Scotland Housing Associations residential development on Argyle Street and Elliot Street (between 5-7 storeys). The built form to the north and west of the site is of a traditional Glasgow tenement scale, however the area to the south is much more disparate in terms of scale and density with no real consistent architectural style.

In addition to the police station the application site includes Houldsworth Lane (a private road owned by Police Scotland) and extends out to the centre of Argyle, Finnieston and Elliot Streets (all part of the adopted road network and Argyle Street is also a primary bus corridor).

PLANNING HISTORY

The existing police station building was vacated in 2018. It remains in the ownership of Police Scotland who are seeking to dispose of the site.

Planning application 20/00858/FUL was refused on 14 May 2021 for the following:

Demolition of vacant police station and erection of residential development (84 units) with 6 ground floor units (class 1, 2 or 3), parking, amenity deck and associated works.

The applicant appealed the decision to Scottish Government's DPEA (ref: PPA-260-2137). The appeal was dismissed on 22 November 2021.

PRE-APPLICATION PROCESS

This proposal was initially considered a Major Development as defined by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and as such Pre-Application Consultation was carried out in accordance with legislation.

A Proposal of Application Notice (PAN - 23/01289/PAN) was submitted by Icen Projects Ltd on behalf of the applicant. The PAN was submitted to Glasgow City Council on 1st June 2023 stating that an event would be held on the 15th June 2023. In accordance with the Act, the PAN provided a description, in general terms, of the development to be carried out; a site address; an outline plan of the site; contact details for the applicant a list of the parties who received a copy of the PAN and details of the proposed consultation methods.

The Planning Authority confirmed on 13th September 2023 that the PAN was satisfactory and no further actions were required in addition to the proposed consultation set out in the PAN. A Pre-Application Consultation Report was prepared and submitted with the application fully detailing the steps taken by the applicant to consult the local community as well as Councillors/MSPs/MPs. It compiles comments and seeks to answer concerns and representations made in this pre-app process.

The applicant engaged in formal pre-application discussions with the Planning Authority relating to design and layout, amenity other detailed policy requirements of the City Development Plan.

PROPOSAL

The proposal is for a mixed-use building comprising commercial units on the ground floor and flatted dwellings above with associated amenity space and parking.

The building would be the full width of the street block. It would have two six storey sections at the junctions with Elliot Street and Finnieston Street with a five storey middle section along Argyle Street. The ground floor would be activated by commercial units on its front and side elevations. A total of 6 commercial units would be provided.

The building would contain 62 flatted dwellings. The site is 0.4ha which equates to a residential density of 155 dwellings per hectare. The accommodation schedule is:

Unit Size	Quantum	% of Total Units	Unit Floor Area
1 Bed	15	24%	52.5 sq/m
2 bed	43	69%	79 sq/m (min) to 90 sq/m (max)
3 bed	4	7%	98 sq/m (min) to 129 sq/m (max)
<i>Total</i>	<i>62</i>	<i>100%</i>	

At the rear of the building, a first floor amenity deck would sit above car parking (31 spaces), secure cycle parking (78 spaces) and bin stores accessed from Houldsworth Lane. Private and shared outdoor spaces would be provided by the roof terrace, balconies and first floor amenity deck.

The public facing elevations of the building would be finished in ashlar sandstone with the rear elevation finished in buff and white brick. Details including coping, signage boards, privacy screens and curtain glazing would be in bronze aluminium. The windows would be bronze alu-clad.

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.

An Ecological Assessment by Nigel Rudd Ecology dated August 2023 was submitted in support of the application. It finds that the development would result in the loss of very small areas of low value semi-natural habitat. It anticipates that there would be a neutral effect on biodiversity as a result of the proposed development.

A Biodiversity Enhancement Statement by Icen Projects Limited dated August 2024 was submitted.

This provides detailed analysis of the proposal against NPF4 Policy 3.

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

A Design and Access Statement by Westpoint Homes, NORR and Icen Projects Limited dated 17 November 2023 was submitted in support of the application. The Statement appraises the site and its context. It explains the design development of the project including the previous proposals and pre-application discussions. The final design is presented including the design strategy and concept, materiality and key issues such as amenity, parking, servicing and sustainability.

iv. Any report on the impact or potential impact of the proposed development (for example the Retail Impact, Transport Impact, Noise Impact or Risk of Flooding).

The following reports were submitted with the application:

- Arboricultural Report by Ayrshire Tree Surgeons dated 03 November 2023
- Daylight, Sunlight and Overshadowing Report by Point 2 Surveyors Ltd dated 13 November 2023. This report was supplemented by an addendum dated 28 May 2024
- Drainage Assessment by Ramage Young dated 05 December 2023
- Flood Risk Assessment by Kaya Consulting Limited dated November 2023
- Noise Impact Assessment by Bureau Veritas dated 06 November 2023
- Planning Statement by Icen Projects Limited dated December 2023
- Pre-Application Consultation Report by Icen Projects Limited dated November 2023
- Report on Site Investigations by Mason Evans dated June 2020
- Servicing Strategy Technical Note by ECS Transport Planning dated 14 August 2024
- Statement of Energy by Kraft Architecture Ltd dated 10 November 2023
- Transport Statement by ECS Transport Planning Limited dated November 2023

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

A Section 75 agreement will secure the payment of financial contributions for off-site open space for the following categories:

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 the condition and that it will either be 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 apply to this application:

Policy 1 Tackling the Climate and Nature Crises
Policy 2 Climate Mitigation and Adaptation
Policy 3 Biodiversity
Policy 7 Historic assets and places
Policy 9 Brownfield, vacant and derelict land and empty buildings
Policy 12 Zero Waste
Policy 13 Sustainable transport
Policy 14 Design, Quality and Place
Policy 15 Local Living and 20 Minute Neighbourhoods
Policy 16. Quality Homes
Policy 18 Infrastructure first
Policy 19 Heating and cooling
Policy 22 Flood Risk and Water Management
Policy 23 Health and Safety
Policy 25. Community Wealth Building
Policy 27. City, town, local and commercial centres

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies. The policies are supported by Supplementary Guidance or Interim Planning Guidance which provide more detail on how the policies should be applied.

The following policies and supplementary guidance are considered to apply to this application:

CDP 1 & SG 1 The Placemaking Principle
CDP 2 Sustainable Spatial Strategy
CDP 3 & IPG 3 Economic Development
CDP 4 & SG 4 Network of Centres
CDP 5 & SG 5 Resource Management
CDP 6 & IPG 6 Green Belt and Green Network
CDP 7 & SG 7 Natural Environment
CDP 8 & SG 8 Water Environment
CDP 9 & SG 9 Historic Environment
CDP 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

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. In summary, it is considered that the proposal would contribute to tackling the climate and nature crisis and that it 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: The proposal has been designed in line with current and emerging energy efficiency requirements. The proposal would realise the provision of housing and employment opportunities within the inner urban area, served by high accessibility to multiple transport methods promoting sustainable transport and justifying the scale and density of the proposal.

The proposal accords with Policy 2 on Climate mitigation and adaptation.

Policy 3. Biodiversity

a) 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.

b) 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 submitted a Biodiversity Enhancement Statement and indicative landscaping drawings. The development site incorporates a landscaped roof garden and amenity spaces which will contribute towards biodiversity enhancements of the area. The Landscape Plans submitted alongside this Statement now provide greater detail on the planting/biodiversity enhancement strategy. Planting proposals have been carefully considered to work with the various micro-climates created on the different terraces and include small trees, shrubs and herbaceous plants. The Council's Natural Environment Officer has confirmed that the development would provide biodiversity enhancement in line with NPF4 if the measures detailed in the statement are implemented. They also suggested that swift bricks could be incorporated into the development and it is considered reasonable that this could be controlled by condition. The final landscape details would also be controlled by condition.

The proposal accords with Policy 3 on Biodiversity.

Policy 7. Historic assets and places

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*

- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

Comment: The application site has no listed buildings, Conservation Area status, and historical or architectural significance, and in its current form makes minimal contribution to the existing townscape character. However, it is in proximity to St Vincent Crescent Conservation Area. Extensive consideration has been given to the impact of the design and layout of the proposed development set out within the Design and Access Statement.

It is considered that the proposal is a high-quality design that respects the scale and massing of the historic tenements in the Conservation Area. It would reestablish a strong building line along the south side of Argyle Street that would be activated by commercial units. The elevations visible from the Conservation Area would be finished in ashlar sandstone which, subject to condition, would complement the historic tenements on the north side of Argyle Street.

The proposal accords with Policy 7 on Historic assets and places.

Policy 9. Brownfield, vacant and derelict land and empty buildings

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Comment: The former Cranstonhill Police Station has been vacant since 2018. The building was built for a very specific purpose which, combined with its age, means it is unlikely that it could be easily converted to another viable use. It is considered that the proposed mix of commercial and residential uses is suitable for a brownfield site in the inner urban area. The Ecological Assessment confirms that the site confirms has limited ecological value. It is recommended that the applicant's site investigation and remediation proposals be controlled by conditions as recommended by GCC Geotechnical Services.

Subject to conditions, the proposal accords with Policy 9 on Brownfield, vacant and derelict land and empty buildings.

Policy 12. Zero waste

a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.

b) Development proposals will be supported where they:

- i. reuse existing buildings and infrastructure;*
- ii. minimise demolition and salvage materials for reuse;*
- iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;*
- iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;*
- v. use materials that are suitable for reuse with minimal reprocessing.*

c) 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 existing building is not suitable for conversion to the range of uses proposed due to its size, design and construction. The potential benefits resulting from the proposed development in terms of re-population, placemaking and future sustainability, through design, material choice and energy use must be weighed against the carbon cost of demolition, and it is considered that these cumulative advantages justify the case for demolition and redevelopment. In order to ensure as much of the existing building fabric is salvaged for reuse, repurposing and recycling and to minimise waste, a condition is proposed to require the applicant demonstrate the undertaking of this process.

A Site Waste Management Plan should be required by planning condition to control how waste would be managed and controlled during demolition and construction of the proposed development.

Subject to conditions, 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.*

c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.

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 application site is located within the inner urban area where prospective residents will have excellent provision of surrounding amenity, services and infrastructure within walking and wheeling distance.

The proposal, a mix of residential and retail/commercial use, is located in an area which would not increase reliance on the private car, given the range of public transport options and the availability of existing car and cycle hire facilities.

As this is a location well serviced by facilities and public transport it is considered that the level of parking proposed is consistent with the policy aspiration to reduce parking provision in appropriate locations.

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: This policy is supportive of the aims and design-led approach promoted by City Development Plan policy CDP 1 and SG 1 Placemaking, and a detailed design assessment is provided below. Overall, it is considered that the applicant has demonstrated a commitment to high quality design and materials. The scale and massing of the proposal would respect the surrounding built form whilst its footprint would restore the historic building line using active frontages. The proposal is consistent with the six qualities of successful places.

The proposal would result in a significant loss of daylight to 23 windows in Minerva Court. This has been assessed in more detail under CDP 1 and SG 1 below. The site is in a tightly constrained inner urban area. Minerva Court's proximity to Houldsworth Lane means it has benefitted from the existing low rise 1960s police station building in terms of borrowing amenity from the application site. It is therefore considered that some level of daylight impact is inevitable to achieve a scheme that accords with other placemaking principles and can be viably brought forward.

The proposal 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: This is a brownfield site set amongst various land uses including residential and commercial and therefore presents a good opportunity to reinforce local living and deliver on the aspirations of this policy. It is situated immediately adjacent to Cranstonhill/Yorkhill Town Centre which accommodates a range of retail, amenities and other services and facilities with good access to public transport. The massing, layout and proposed mix of uses would contribute to a compact city form. Notably, the proposal includes six ground floor commercial units would activate this part of Argyle Street and complement the existing offer in the Town Centre.

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

Policy 16. Quality Homes

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;*
- ii. providing or enhancing local infrastructure, facilities and services; and*
- iii. improving the residential amenity of the surrounding area.*

e) *Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:*

- i. a higher contribution is justified by evidence of need, or*
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.*

f) *Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:*

- i. the proposal is supported by an agreed timescale for build-out; and*
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;*
- iii. and either:*
 - *delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or*
 - *the proposal is consistent with policy on rural homes; or*
 - *the proposal is for smaller scale opportunities within an existing settlement boundary; or*
 - *the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.*

Comment: A Statement of Community Benefit has been provided as an appendix to the Planning Statement. It is considered that it meets the criteria set out in Policy 16.

Utilising a long-term vacant site, the proposal will be constructed to a high standard contributing to emissions targets and will not have a detrimental impact on the character or environment. The proposed development would provide a range of accommodation consisting of 1-, 2- and 3-bedroom flats. The development would provide a mix of private and shared outdoor amenity spaces. The application site is in the inner urban area and the proposed flats would have good access to a range of shops, facilities, amenities and public transport.

Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The City Development Plan has determined that affordable housing should be met through the Strategic Housing Investment Programme rather than a specific affordable housing policy. This is an established position of the Council and has overseen significant investment in affordable housing throughout the City. It is therefore the case that the policy goals are being met through the extant City Development Plan.

Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NFP4 for the time being, until the Council has agreed in more detail how this can be applied across different areas in the City, based upon need.

Subject to conditions, the proposal accords with Policy 16 on quality homes.

Policy 18. Infrastructure first

a) *Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.*

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: The development is required to make a financial contribution towards off-site open space for outdoor sports, allotments and children's play. This will be secured by a Section 75 planning obligation.

Subject to the necessary agreement, the proposal accords with Policy 18 on Infrastructure.

Policy 19. Heating and cooling

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 proposed building has been designed in line with current and emerging energy efficiency requirements. A Statement on Energy has been submitted which confirms that the development would utilise air source heat pumps and heat exchange/recovery systems. In addition to LZCGT, the statement explains that the development has been designed using a fabric first approach and will maximise its west facing aspects with full height windows.

The proposal accords with Policy 19 on heating and cooling.

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: The Flood Risk Assessment submitted with the application concludes that the site is not at significant risk of flooding.

The Drainage Impact Assessment confirms that 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. Drainage details will be controlled by condition.

Subject to 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.

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

Comment: The proposal would incorporate amenity space at roof level and the first floor deck at the rear. The development is also required to make a financial contribution towards off-site open space for outdoor sports, allotments and children's play. This will be secured by a Section 75 planning obligation.

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 25. Community Wealth Building

a) Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could include for example improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; local job creation; supporting community led proposals, including creation of new local firms and enabling community led ownership of buildings and assets.

Comment: The proposal for a high density residential development with 6 ground floor commercial units would increase footfall and result in the creation of new jobs. The proposal would contribute to the

viability and vitality of Cranstonhill/Yorkhill Town Centre which is consistent with the aims of community wealth building.

The backgrounds of the joint applicants are not a material planning consideration; however, it is considered that they are worth noting in the context of Policy 25. The application has been made jointly by Police Scotland and Westpoint Homes Ltd. Police Scotland are a major public sector employer that will receive significant financial benefit from the disposal of the site. Westpoint Homes Ltd are a housebuilder based in the Glasgow area who have developed numerous brownfield sites across the city. The development of the site would require the use of local supply chains and services thus securing jobs within the local construction sector.

The proposal accords with Policy 25 on Community Wealth Building.

Policy 27. City, town, local and commercial centres

a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.

e) Development proposals for residential development within city/town centres will be supported, including:

i. New build residential development.

ii. The re-use of a vacant building within city/ town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.

iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.

f) Development proposals for residential use at ground floor level within city/town centres will only be supported where the proposal will:

i. retain an attractive and appropriate frontage;

ii. not adversely affect the vitality and viability of a shopping area or the wider centre; and

iii. not result in an undesirable concentration of uses, or 'dead frontages'.

Comment: The application site is bound by Cranstonhill/Yorkhill Town Centre on Finnieston Street to the west and Argyle Street to the north. The junction of Finnieston Street and Argyle Street experiences high levels of vehicle traffic and is hostile to pedestrians. The vacant police station building has no active frontage and is out of scale and character with the predominantly tenemental built form of the area.

The proposed commercial units on the front and side elevations would introduce active frontages where there are currently none. This would complement the active frontages opposite, which, combined with the significant townscape improvements, would help draw people further down Argyle Street. The additional residential population from the flats would increase footfall and spending in the Town Centre.

The proposal accords with Policy 27 on City, town, local and commercial centres.

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 layouts; scale and massing; design; amenity including daylight, sunlight and privacy; materials; flatted development; and waste storage and collection.

Comment: In respect of the above criteria, through the pre-Application process, PAC process, as well Design and Access Statement and development of the scheme in collaboration with the Planning Authority the proposal has been design led from the early stages. The applicant has sought to address the reasons for refusal for the previous scheme (ref: 20/00858/FUL).

The application relates to a prominent site at a busy junction in Finnieston. It is a key urban node linking the West End to the City Centre to the east and SEC to the south. Finnieston is a vibrant inner-urban area characterised by a diverse mix of uses. In particular, Argyle Street is a popular destination due to its extensive food and drink offering and proximity to the SEC. The surrounding built form to the north, east and west is typified by traditional sandstone tenements.

The site is surrounded by several former brownfield sites that have been recently developed or are currently under development. This includes Phases 4 & 5 of Anderston Regeneration (15/01650/DC, complete); a flatted block with ground floor commercial uses for Glasgow West Housing Association at the junction of Dover Street/Argyle Street (19/01078/FUL, complete); and the redevelopment of the former Currys/PC World car park for a mixed-use development with ground floor commercial units and upper floor residential (21/01660/FUL, development underway). These developments complement the historic tenemental form of the area and contribute to the compact urban growth of Finnieston.

The existing police station building is out of character with the surrounding area in terms of its height, design, materials, scale and lack of ground floor activation. It has lain vacant since 2018. Combined with the busy junction and poor-quality townscape, the result in an abrupt and unattractive end to Cranstonhill/Yorkhill Town Centre. The redevelopment of the site presents a major opportunity to repair this section of Argyle Street and contribute to the ongoing compact urban growth of Finnieston.

The development would enhance the appearance of this key junction whilst encouraging more footfall along the south side of Argyle Street, all to the benefit of the vitality and viability of the Town Centre. This would be achieved by providing well-designed building that presents an appropriate mass to Argyle Street and reinstates the historic building line. The active frontages would mirror those on the north side of Argyle Street and extend the Town Centre along its south side. The proposal is considered to be consistent with the six qualities of place.

Size, scale and density

The massing of the building has been designed as much as possible to minimise daylight impact on surrounding properties whilst providing an appropriate mass to Argyle Street. A modelling exercise testing different massing scenarios was undertaken at pre-application stage and is detailed in the Design and Access Statement.

It is considered that the proposed building respects the adjacent tenements on Argyle Street in terms of size, scale and massing. It would not overwhelm or dominate the streetscape or surrounding built form. Rather, its scale and massing would complement surrounding buildings and provide Argyle Street with a sense of enclosure. The impact of the proposal on daylight to neighbouring buildings has been assessed below.

SG 1 states that the appropriate density of residential development will vary according to its location; context and setting; the scale and massing of adjacent buildings; and public transport accessibility and active travel opportunities. The site is in a highly accessible, inner-urban area with excellent transport links that is characterised by a compact urban form and a diverse mix of uses. It is considered that the proposed density of 155 dwellings per hectare is appropriate for this location.

Design and materials

The design aims to create a contemporary interpretation of a tenement. The elevational treatment would incorporate large vertical windows, repetition of fenestration with single and paired window arrangements, and internal and external balconies. The building would be finished in a restrained palette of robust materials including ashlar sandstone on its three public elevations. This is consistent with the

aims of SG 1 which encourages sandstone in Conservation Areas and in areas where sandstone is the main prevailing building material. Materials and facade detailing should be subject to condition to ensure a high quality finish.

Residential amenity of proposed development

SG 1 sets out additional standards for flatted dwellings for communal private garden space, privacy and aspect. Where a site's configuration or particular characteristics limits the ability to provide private garden space, SG 1 encourages creative alternative solutions (e.g. shared roof garden, usable balconies).

Communal amenity space would be provided on the roof of the building and a first floor deck. The amount of amenity space accords with the requirements of IPG 12. Indicative landscape drawings for the roof garden have been provided showing a range of planting, seating and sheltered areas. The roof garden will provide a high quality and unique amenity space for residents of the development. The final design of the communal amenity spaces would be subject to condition.

SG 1 states that, ideally, all flats should have dual aspect. Where single aspect is proposed, developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook.

Of the 62 flats proposed, 15 single aspect flats would be provided across the first, second and third floors of the development (5 per floor). These flats would be one bedroom properties with a floor area of 52.5sq/m. They would have expansive, full height windows and an internal balcony accessible from the lounge and bedroom. These flats will benefit from acceptable levels of daylight with an extensive outlook over Argyle Street. The balcony would provide private outdoor space in addition to the communal roof and deck gardens. The site is in the inner urban area and has good access to nearby shops, amenities and public transport. For these reasons, it is considered that the single aspect flats would benefit from a high level of amenity.

Daylight and sunlight

SG 1 specifies that the Council's tool for assessing daylight and sunlight is the Building Research Establishment (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'. Specifically, three sequential tests are used to assess whether daylighting impacts are acceptable: the 25 degree angle test, the Vertical Sky Component test and the No Sky Line test. This sequential approach represents the standardised test for assessing daylighting impacts on habitable rooms. SG 1 defines a habitable room as 'all rooms other than halls, landings, bathrooms, toilets and small utility rooms.'

A Daylight, Sunlight and Overshadowing Report (dated 13 November 2023) was submitted that tested the impact of the proposed development on the daylight of windows of surrounding residential properties. This includes properties in existing buildings at Minerva Court, Argyle Street, Claremont Street, Elliot Street and Dover Street. A total of 229 windows were tested.

The Planning Authority requested further clarification on how the proposal had been assessed against the BRE sequential tests. In response, the applicant submitted an addendum (dated 28 May 2024) to the Daylight, Sunlight and Overshadowing Report.

The first test is the 25 degree angle test. This requires a section to be drawn in a plane perpendicular to each affected window of the listed building and measure the angle to the horizontal. If this angle is less than 25 degrees for the whole development then it is unlikely to have a substantial effect on daylighting to the existing building. If the angle is more than 25 degrees then further assessment is required.

The daylight addendum states that, of the 229 windows tested, 77 windows pass and 152 windows fail the 25 degree angle test. The windows that fail are in Minerva Court, 952 Argyle Street, 926-950 Argyle Street, Dover Street and 815 Elliot Street and are required to be assessed against the next sequential test.

The next sequential test is the Vertical Sky Component test (VSC). VSC is a measure of the amount of light reaching a window and is calculated using computer software. The test measures the existing VSC received to each affected window in the existing building and the reduction in the amount of VSC caused by the proposed building. If the VSC is greater than 27% then enough light is reaching the window of the existing building. If the figure is lower than 27% then, as long as the new figure is no lower than 0.8 times the value of the previous figure the light being received is acceptable and no further assessment is required.

The daylight addendum states that, of the 152 windows tested, 105 pass and 47 windows fail the VSC test. The windows that fail are in Minerva Court, 952 Argyle Street, 926-960 Argyle Street, and Dover Street and are required to be assessed against the next sequential test.

The final sequential test is the No Sky Line test (NSL). NSL is a measure of daylight distribution that separates areas within a room that can receive direct daylight. It does this by modelling a theoretical line on the floor of the room from where the sky cannot be seen (the 'no sky line') based at a height of 1.6 metres (average head height). The more floor that is in front of the line, the better the daylight levels in the room will be. As with the VSC test, the calculation methodology considers a proposed figure that is 0.8 times the existing levels to be an acceptable impact so a 20% reduction is still considered enough to pass the NSL test.

The daylight addendum states that, of the 47 windows tested, 24 windows pass and 23 fail the NSL test. The windows that fail are all in Minerva Court and are habitable rooms as per the SG 1 definition. The failure to comply with BRE standards means that the development would adversely restrict daylight to these rooms.

One of the reasons for refusal for the previous application (ref: 20/00858/FUL) related to its impact on daylight. It was found that the previous proposal would have unacceptably impeded daylight to adjacent properties and detrimentally impacted upon the daylighting standards of existing residents. This reason for refusal was upheld at appeal (ref: PPA-260-2137). At pre-application stage for the current proposal, the Planning Authority advised the applicant that a new proposal would have to demonstrate a significant improvement upon the daylight failures of the refused scheme.

Three sections of Minerva Court containing habitable rooms have been constructed along the boundary of Houldsworth Lane. This presents significant challenges with regards to developing the site whilst also ensuring that there are no daylight failures. If the site is to be redeveloped, placemaking considerations and development viability will dictate the minimum size and massing for the replacement building. For example, it is unlikely that a single storey building would provide the same townscape benefits as the proposal or be economically viable to deliver.

In order to test whether some level of daylight failure could be acceptable, it was suggested to the applicant that they also model the hypothetical daylight impact of a typical four storey tenement. The historic photographs in the Design and Access Statement show that the site previously contained two four storey tenement blocks with some single storey and two storey commercial/industrial buildings. The mass of a four storey tenement block was considered to be a reasonable representation of what previously existed on part of the site as well as the prevailing built form of the surrounding area. This model would test the extent to which Minerva Court borrows amenity from the application site.

A comparison between the current proposal, previous proposal and four storey tenement model is set out in the below table:

	Current Proposal (23/02812/FUL)	Previous Proposal (20/00858/FUL)	Four Storey Tenement Model
25 degree angle test			
No. windows assessed	229	229	229
No. windows pass	77	49	77
No. windows fail	152	180	152
VSC test			
No. windows assessed	152	180	152
No. windows pass	105	59	156
No. windows fail	47	121	26
NSL test			
No. windows assessed	47	121	26
No. windows pass	24	74	4
No. windows fail	23	47	22

In terms of number of windows that pass the BRE tests, the current proposal represents a 49% improvement on the previous proposal. Whilst it is acknowledged that the current scheme would adversely impact daylight to some properties, it is considered that a significant improvement has been made from the previous scheme.

The four storey tenement model shows the extent to which Minerva Court borrows amenity from the application site. The daylight impacts of the current proposal and four storey tenement are almost

identical. Taking this model into account, it is accepted that some level of daylight failure is inevitable if the site is to be redeveloped in a way that is consistent with other placemaking principles.

Turning to sunlight impact, the amount of sunlight that a window receives depends on its orientation as well as any external obstructions. To consider any sunlight effect to surrounding properties, the calculation recommended by the BRE guidance is the Annual Probable Sunlight Hours (APSH). Of the windows tested, only 2 failed the APSH and these are both found on Minerva Court. Both reductions were by 5% APSH, which is only 1% beyond the 4% threshold that is deemed acceptable by the BRE guidance. Furthermore, these windows both contain bedrooms which are less important according to the BRE criteria. It is therefore considered that the overall impact of the development on sunlight would be minimal.

Privacy

The rear windows of the proposed flatted dwellings would be approximately 9.7 metres from the nearest section of Minerva Court to the south. The first floor deck would be approximately 5.4 metres from Minerva Court.

The rear of the building has been designed to ensure that overlooking between windows and loss of privacy is minimised. In order to achieve this, south-facing bedrooms that have a window-to-window relationship with Minerva Court would have inverted bay windows with a combination of clear and obscured glazing. These rooms with full height glazing looking in towards the same flat's matching bedroom (this solution is only used on 2 bed units) whilst glass parallel with Minerva Court would be obscured. The first floor deck would be screened by a slatted timber fence. It is recommended that obscured glazing and screening would be controlled by condition.

Waste Storage and Collection

Internal refuse stores would be provided for each block of flats within the building beneath the raised deck at the rear of the building. Residential properties would be serviced from the rear via Houldsworth Lane. 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

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. To achieve this, CDP 2 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.

Comment: The proposal would replace a long-term vacant building on a prominent brownfield site with a high-quality, mixed-use development. The site is on a key route between the City Centre and the West End and is immediately adjacent to Cranstonhill/Yorkhill Town Centre. In accordance with CDP 2, the proposal would contribute to a compact city form by delivering high residential densities on a site that has excellent access to shops, services and public transport. The additional residential population and ground floor commercial units would contribute to the vibrancy of the Town Centre and local economy. The development would incorporate low and zero carbon generating technologies and biodiversity enhancements. Overall, the proposal is consistent with the aims of CDP 2.

CDP 3 and IPG 3 Economic Development

CDP 3 supports development proposals that ensure Glasgow's town centres are vibrant places, in which to live and work by supporting the creation of employment opportunities within the City's town centres.

Comment: The ground floor commercial units would create employment opportunities and stretch economic activity from Cranstonhill/Yorkhill Town Centre along the south side of Argyle Street. The additional residential population would help support existing businesses in the Town Centre. The proposal accords with CDP 3 and IPG 3.

CDP 4 & SG 4 Network of Centres

CDP 4 directs appropriate uses to Town Centres in line with the 'town centres first' principle. The Council will favour proposals that support the function of each Local Town Centre by maintaining an appropriate balance of uses.

SG 4 seeks to direct town centre uses (such as Class 1a - retail, financial, professional and other services) to town centres as the most appropriate and accessible locations. As part of this it states that proposals for retail use shall be considered in terms of the sequential approach in terms of how they are to be located. This involves an order of preference of:

1. Town centre (including local centres like Cranstonhill and Yorkhill)
2. Edge of Centre locations
3. Other Retail and Commercial Leisure Centres
4. Out of centre locations that are easily accessible by a choice of transport modes.

Comment: The application site is bound by Cranstonhill/Yorkhill Town Centre on Finnieston Street to the west and Argyle Street to the north. Despite being outwith the Town Centre boundary, the proposed commercial units and additional residential population would contribute to the vitality and viability of the Town Centre. When the Town Centre boundaries are reviewed, it is likely that the development would be incorporated into a redrawn boundary. It is considered that the development is consistent with the 'town centre first' principle as it would make this section of Argyle Street more welcoming and attractive. The proposal accords with CDP 4 and SG 4.

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: A Statement on Energy has been submitted which confirms that the development would utilise air source heat pumps and heat exchange/recovery systems. In addition to LZCGT, the statement explains that the development has been designed using a fabric first approach and will maximise its west facing aspects with full height windows. The statement confirms that the development will achieve Gold Active standard in accordance with CDP 5 and SG 5. An updated Energy Report will be submitted at Building Warrant stage and a planning condition will require that this is also submitted to the Planning Authority for approval. Subject to this condition, it is considered that the proposal accords with CDP 5 and SG 5.

CDP 6 & IPG 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 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.

Comment: There are small areas of designated open space at either end of the police station. At the west end, the open space comprises a mature hornbeam tree contained within a raised bed. The east end contains raised beds with shrub planting to screen the car park. Both spaces were provided as boundary landscaping for the police station building.

The Council's Open Space Map identifies these areas as 'Amenity Greenspace – Transport'. Amenity greenspace is defined by the Council's Open Space Strategy as: *'landscaped areas providing visual amenity or separating different buildings or land uses for environmental, visual or safety reasons. Character and function will vary with amenity space type – e.g. residential amenity space, transport amenity space, etc.'*

The hornbeam tree provides some landscape benefit and this has been assessed in greater detail under CDP 7 and SG 7 below. Otherwise, it is considered that the spaces surrounding the car park are of low value in terms of visual amenity and do not contribute to the character or biodiversity of the area.

The open spaces were integral to the landscape design of the police station, softening the edges of the development. The landscape function of the open spaces would be significantly diminished if the police station were to be demolished. The surrounding area is characterised traditional Glasgow tenements and, for reasons discussed elsewhere in this report, the existing police station building is significantly out of keeping with the established built form. It is not considered that the loss of low quality open spaces that are incidental to the vacant and unattractive police station building would have an adverse impact on the visual amenity or biodiversity of the area.

In line with placemaking and design policies, the proposed scheme offers significant benefits in terms of reinstating the historic building line and providing a continuous active frontage. The retention of the open spaces would compromise the developable area of the site to the detriment of the design and layout of the proposed building. Furthermore, the proposed roof garden will provide residents of the development with a high quality amenity space that would enhance the biodiversity.

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 Ecological Assessment confirms that the site has reasonably limited ecological value other than the planting at either end of the police station. No protected species were found during the survey and the building is not considered to have potential for bats. The principal issue is considered to be the removal of the mature hornbeam tree.

The tree is constrained by its position within a raised bed and its proximity to the existing building. It is not subject to a Tree Preservation Order (TPO) and the Council does not intend to promote one. It could be damaged during demolition of the police station and if it were to be retained in its current position, it would significantly reduce the footprint of the proposed building. Whilst the tree does have some landscape value, it is considered that its retention would adversely impact the layout of the building and ability to reinstate the historic building line.

The applicant has indicated that five replacement trees could be planted along Argyle Street. These trees would be subject to an agreement under Section 51 of the Roads (Scotland) Act 1984 (as amended) and agreed separately with the Roads Authority and are therefore not part of this planning proposal.

The applicant also submitted a Biodiversity Enhancement Statement and indicative landscaping drawings. The Council's Natural Environment Officer has confirmed that the development would provide biodiversity enhancement if the measures detailed in the statement are implemented. The final landscape details would be controlled by condition. They also suggested that swift bricks could be incorporated into the development and it is considered reasonable that this could be controlled by condition. Subject to conditions, the proposal accords with CDP 7 and SG 7.

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 Flood Risk Assessment submitted with the application concludes that the site is not at significant risk of flooding.

The Drainage Impact Assessment confirms that 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. No information has been provided

on above ground storage and Flood Risk Management consider that there is ample opportunity to integrate SUDS into the amenity deck and roof garden.

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 9 & SG9 Historic Environment

The desirability of preserving and enhancing the character of Conservation Areas will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

Proposals for infill developments in or affecting the setting of a Conservation Area must preserve and enhance the special character and appearance of their historic context by using high quality design and materials. Significant views into and out of the Conservation Area must be protected. Open space and trees that contribute positively to the historic character of the area must be retained.

Comment: The application site boundary borders that of St Vincent Crescent Conservation Area which runs down the centre of Argyle Street up to 936-938 Argyle Street. Finnieston Street, Minerva Street junction is the main focal point within the conservation area. It is dominated by No 995-1017 Argyle Street/ 8-20 Minerva Street a 4 storey, 12 bay, curved, gusset building dating from 1856, formerly known as Napier Place. It stands at the entrance to the conservation area and is finely detailed with arched windows at ground floor. The proposal with its curved façade on its western edge has been designed to respond positively to the existing townscape condition.

Design has been assessed in more detail under CDP 1 and SG 1 above. Overall, it is considered that the proposal is a high-quality design that respects the scale and massing of the historic tenements in the Conservation Area. It would reinforce the important cross where Argyle Street and Finnieston Street meet and reestablish a strong building line along the south side of Argyle Street that would be activated by commercial units. The elevations visible from the Conservation Area would be finished in ashlar sandstone which, subject to condition, would complement the historic tenements on the north side of Argyle Street.

The proposal would result in the loss of a mature hornbeam tree and some small patches of designated open space. This has been assessed in greater detail against the relevant policies above. The designated open space is incidental to the police station building and it is considered that the placemaking and townscape benefits of the proposed building far outweigh its loss.

The proposal accords with CDP 9 and SG 9.

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: The application was supported by a Transport Assessment which took account of the site and surrounding context.

Vehicle access to the building would be provided via Houldsworth Lane to the rear. The proposal accommodates 30 standard parking spaces and 1 accessible parking space, which equates to 50% provision for the flatted dwellings. The other 50% should be marketed as car free and this would be controlled by condition. SG 11 supports car free housing in areas that are well within existing Restricted or Controlled Parking Zones, have high frequency public transport within walking distance, and convenient and safe access to local shops and facilities including publicly usable open space.

The site is in Cranstonhill Parking Zone and borders Sandyford Parking Zone to the north and Kelvingrove Parking Zone to the west. The site is well served by public transport with nearby bus stops on Finnieston Street, Argyle Street and St Vincent Street. Exhibition Centre train station is approximately 5 minutes' walk away. The site has good access to shops and amenities in Cranstonhill/Yorkhill Town Centre. Furthermore, the development would provide 6 commercial units which, depending on the

tenant, could meet day-to-day needs of residents. The nearest publicly accessible open space is on Dover Street approximately 50 metres from the site. For these reasons, it is considered that the site meets SG 11 criteria for car free housing.

Cycle parking would be provided at a rate of 125% for the residential and commercial elements of the scheme in accordance with SG 11.

In response to comments from Transport Planning, the ground floor plan was revised so that servicing for both residential and commercial elements of the scheme could take place from the rear of the building. Access would be provided via Houldsworth Lane which is in the applicant’s control. Transport Planning are satisfied with the amended arrangements and have recommended a series of conditions relating to road and pedestrian safety. Subject to conditions, the proposal accords 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: With regard to open space, the development would provide on-site amenity space in accordance with IPG 12. The size constraints of the site limit the extent to which other types of open space could be delivered on-site. It is therefore considered that financial contributions should be sought for off-site investment as set out in the table below. These contributions can be secured by a Section 75 legal agreement between the applicant and the Council.

Open Space Category	Open Space Requirement (sq/m)	On-site Provision (sq/m)	Equivalent Financial Contribution
Amenity Space	484	792	N/A
Children’s Play	339	0	£33,880.00
Outdoor Sports	339	0	£33,880.00
Allotments or Community Gardens	48	0	£4,840.00
TOTAL	1,210	792	£72,600.00

The proposal accords with CDP 12 and IPG 12 subject to the completion of the Section 75 agreement.

B) MATERIAL CONSIDERATIONS

The letters of representation are material considerations and should be taken into account in making a decision on the planning application. The representations are summarised and addressed as follows:

Objection Comments

- Air pollution from extract flues

Comment: Extract flues would be controlled by condition to ensure that fumes will be dissipated in a way that does not adversely impact the amenity of the area.

- Amenity and open space

Comment: The applicant has demonstrated that sufficient amenity space will be provided on site to meet the needs to residents. A Section 75 legal agreement will secure financial contributions for off-site investment in allotments and community gardens, outdoor sports and children’s play.

- Balcony design

Comment: The development is a modern interpretation of a tenement and some elements of the design, such as the balconies on Finnieston Street, would be contemporary in style and design. It is considered that the balconies are in keeping with the language of the proposed building and would not have an adverse impact on the character of the area.

- Daylight, sunlight and overshadowing

Comment: The impact of the development on daylight, sunlight and overshadowing has been assessed above. Daylighting guidelines set a target performance and are not delivered in every case. In this instance, it is considered that there are other material considerations that need to be balanced against daylight failures.

- Existing building should be reused

Comment: The police station building was built for a very specific purpose which, combined with its age, means it is unlikely that it could be easily converted to another viable use. A Site Waste Management Plan should be required by planning condition to control how waste would be managed and controlled during demolition and construction of the proposed development.

- Fire safety

Comment: This is not a material planning consideration. The applicant will be required to demonstrate that the building meets the latest fire safety standards as part of their building warrant application.

- Impact on local services, infrastructure and amenities

Comment: The proposed increase to the residential population in the inner urban area will help support the viability of local services and amenities. The commercial units will provide

The development will make a financial payment towards local infrastructure in the form of an open space contribution.

- Lack of affordable housing

Comment: The City Development Plan has determined that affordable housing should be met through the Strategic Housing Investment Programme rather than a specific affordable housing policy. This is an established position of the Council and has overseen significant investment in affordable housing throughout the city. It is therefore the case that the policy goals are being met through the extant City Development Plan.

- Loss of hornbeam tree and viability of proposed trees

Comment: The hornbeam tree is not protected by a TPO. It is considered that its removal is outweighed by the significant townscape improvements that would be achieved by the proposed building. The proposed trees on Argyle Street would be subject to an agreement under Section 51 of the Roads (Scotland) Act 1984 (as amended). This would be agreed with the Roads Authority.

- Noise and anti-social behaviour

Comment: The opening hours of the commercial units would be controlled by planning condition to ensure that the surrounding residential properties are not disturbed by noise at anti-social hours. Measures to limit construction noise and vibration will be controlled by condition. There is no evidence to suggest that the development would lead to increased anti-social behaviour.

- Principle of residential development

Comment: The Development Plan supports the principle of providing residential development on brownfield sites in the inner urban area with good access to public transport, shops, services and amenities. The detail of the application has been assessed above.

- Privacy and overlooking

Comment: The development will use a combination of privacy screens, planting and opaque glazing to ensure that there is not significant overlooking or loss of privacy.

- Single aspect flats

Comment: Policy does not preclude the provision of single aspect flats. Single aspect flats do not represent a significant proportion of the total flats proposed (24%). Each of the single aspect flats would benefit from full height windows with good aspect over Argyle Street, private outdoor space and access to communal amenity space.

- Size, scale, massing and density

Comment: The size, scale and massing of the proposal would respect the surrounding built form and would not dominate or overwhelm the area. The proposed residential density is considered appropriate for a brownfield site in a highly accessible inner urban area.

- Transport, traffic, parking, congestion and road safety

Comment: No car housing is supported on the site by the Development Plan. There is no evidence that the development would adversely increase traffic or congestion. Transport Planning have recommended conditions that would protect road and pedestrian safety.

Support Comments

- Redevelopment of brownfield site

Comment: The Development Plan supports the redevelopment of brownfield sites in the inner urban area. The proposal is consistent with this policy ambition.

- Housing emergency

Comment: The proposal would provide 62 new flats on a brownfield site in a popular area of Glasgow. The development would contribute to easing addressing the housing emergency.

- Access to public transport, services and amenities

Comment: The site has good access to public transport, shops, services and amenities. It is in the inner urban area

- Provision of commercial units and contribution to local economy

Comment: The six commercial units will increase footfall on the south side of Argyle Street and contribute to the vitality and viability of Cranstonhill/Yorkhill Town Centre.

- Architecture, design and massing

Comment: The proposed design is a high-quality contemporary interpretation of a Glasgow tenement that complements the scale, massing and materiality of the

- Biodiversity

Comment: The applicant has demonstrated that the development is capable of providing biodiversity enhancements in line with Development Plan requirements. The biodiversity measures will be subject to condition.

- Reduced car parking

Comment: No car housing is supported on this site by the Development Plan.

- Building sustainability

Comment: The building will utilise low and zero carbon generating technology and achieve Gold level of the Technical Handbook.

- Passive surveillance

Comment: The active frontages will increase footfall on the south side of Argyle Street and the upper floor flats will provide more opportunities for passive surveillance.

CONCLUSION

The application presents a major opportunity to replace a long-standing vacant building in a highly prominent location with good quality homes and commercial space. The proposed building would make a significant contribution to repairing the fragmented built form at this key junction. The provision of active frontages would encourage footfall along the south side of Argyle Street and in turn contribute to

the vitality and viability of Cranstonhill/Yorkhill Town Centre. The design, form, materiality and reinstatement of the historic building line would enhance the setting of St Vincent Crescent Conservation Area. Finnieston is a centrally located and vibrant neighbourhood where housing is at a premium. The proposal would deliver 62 new homes to help meet demand and address the housing emergency.

The design of the proposal has been developed in response to the previous refusal, appeal decision and pre-application discussions. The current proposal represents a significant improvement on the refused design in terms of amenity impact and particularly daylight. The application demonstrates that some level of daylight impact is inevitable to achieve a scheme that accords with other placemaking principles and can be viably brought forward.

The proposed development has been assessed against and found to comply with the policies of NPF4 and the Development Plan and the points raised in the representations have been addressed. It is therefore recommended that planning permission is granted subject to conditions and the successful conclusion of a Section 75 legal agreement to secure the required open space 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 demolition of the building(s), the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

3. Prior to the commencement of the construction works on site, a method statement/site management plan, to 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. The construction works shall be carried out in accordance with the approved plan unless otherwise agreed in writing by the planning authority.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, to minimise disturbance during construction and in the interests of vehicular and road safety.

4. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive post demolition 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 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.

5. 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.

6. 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.

7. 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.

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

8. 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.

9. 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.

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

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

11. Final construction drawings, details and calculations for the proposed surface water drainage design and SuDS (Sustainable urban Drainage Systems) features shall be submitted to GCC (Glasgow City Council) and approved in writing by the planning authority prior to works commencing on site. Information shown on the drawings should contain a sufficient level of detail to convey the drainage plans, floor and ground levels, drainage cover levels and invert levels, and also allow direct linkage to the final design calculations. In addition, a final maintenance schedule covering all drainage elements must also be included.

Reason: To minimise the risk of flooding and it's adverse effects.

12. A copy of the Scottish Water Technical Approval / Audit of the final Detailed Design, confirming that there is sufficient capacity available in their drainage network and that they agree to the proposed arrangements, shall be submitted to GCC and approved in writing by the planning authority prior works commencing on site.

Reason: To confirm the proposed development can be suitably and sustainably drained.

13. Prior to the commencement of above ground construction works for the building on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas, and; 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.

14. Prior to the commencement of above ground construction works for the building on site, a sample panel 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. Full details of the design of the sample panel shall be submitted for the written approval of the Planning Authority. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority.

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 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, balconies, 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.

16. 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.

17. Prior to the commencement of above ground construction works a shopfront and signage strategy for the commercial units shall be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in the approved manner.

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

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

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

19. Prior to the commencement of above ground construction works for each of the new buildings on site, details of refuse and recycling storage areas and bins for both the accommodation and commercial uses shall be submitted to and approved in writing by the planning authority. 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.

20. The mitigation measures outlined by the Noise Impact Assessment by Bureau Veritas UK Limited dated 06 November 2023 shall be implemented in full. Prior to commencement of above ground construction works, specific design details to meet these measures shall be submitted for the written approval of the planning authority and thereafter, shall be completed before the use of the development commences.

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

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

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

22. Before any above ground construction works on the site is begun, a scheme of landscaping for the roof terrace and first floor deck shall be submitted to and in writing by the planning authority. The scheme shall include hard and soft landscaping works and boundary treatment(s) together with a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme prior to occupation of the development.

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

Reason: In order to safeguard residential amenity.

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

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

24. Prior to the occupation of any dwelling, a maintenance schedule for the biodiversity and habitat enhancement measures and the landscaping scheme along with details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed measures shall be implemented in full throughout the lifespan of the development.

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

25. 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.

26. All landscaping including planting, seeding, turfing and hard landscaping as contained in the approved scheme shall be completed by the end of the first planting and seeding season following the occupation of the building(s) or as otherwise agreed in writing with the planning authority.

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

27. 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 that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

28. Provision of Swift bricks suitable for the nesting of the common swift shall be integrated into the external walls for the new buildings. Prior to the commencement of above ground construction works, full details of the extent and location of swift bricks and their format and finish shall be submitted for the written approval of the planning authority and thereafter, shall be implemented in the approved manner.

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

Reason: To meet the requirements of the Glasgow City Local Species Action Plan on Swifts and to ensure

29. Each off-road car parking space shall be allocated to a specific dwelling, with dwellings without an allocated off-road car parking space sold / let on a 'car free' basis and be applicable for all subsequent future owners / tenants. The car parking areas shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking areas shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

Reason: To ensure the effective allocation of car parking spaces to residents.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

30. The developer shall provide suitable lighting to public areas before any of the housing units there are occupied. Before any work on the site is begun, details of positions and types of lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the planning authority.

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

31. 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.

32. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property

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

Reason: In order to promote Sustainable Transport

34. Clear delineation is required between the private areas and all potentially adoptable roads.

Reason: To ensure that no issues of public right of passage arise

35. All new housing units with dedicated allocated spaces shall have passive electric vehicle charging provision in accordance with the City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 7 Electric Vehicles.

Reason: In order to promote Sustainable Transport

36. External doors must not open onto the public footway and door thresholds must be compatible with existing footway levels.

Reason: In the interests of pedestrian and vehicle safety

37. All vehicles must be capable of entering and leaving the site in a forward gear.

Reason: in the interests of pedestrian and vehicular safety

38. 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.

39. Acoustic/amplified music from the development 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.

40. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows opened, 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.

41. Full details of privacy screening on the amenity deck, balconies and roof garden shall be submitted to the planning authority for written approval. Thereafter the approved screening shall be installed prior to the occupation of the first residential unit and retained in situ for perpetuity unless otherwise agreed in writing by the planning authority.

Reason: To protect the residential amenity of neighbouring properties.

42. Obscured glazing shall be used as shown in approved drawings FCPS-NOR-ZZ 00-DR-A-31900, FCPS-NOR-ZZ-00-DR-A-31901 and FCPS-NOR-ZZ-00-DR-A-31902. Details of the glazing shall be submitted to the planning authority for written approval. Thereafter the approved glazing shall be installed prior to the occupation of the first residential unit and retained in situ for perpetuity unless otherwise agreed in writing by the planning authority.

Reason: To protect the residential amenity of neighbouring properties.

43. On completion of the development, the commercial units shall not be used for any purpose other than within Classes 1A or 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order.

Reason: To encourage the establishment of active ground floor uses and to maintain an accurate record of the use of the planning unit.

44. The hours of operation of the ground floor commercial units shall not exceed 0700 - 2300 hours daily, unless otherwise agreed in writing by the Planning Authority.

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

45. Servicing of the commercial units within the development shall be restricted to 0700 - 2000 hours daily, unless otherwise agreed in writing by the Planning Authority.

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

46. 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.

47. 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.

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 developer should advise each prospective purchaser that residents in this development may not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.
3. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.
4. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984
5. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.
6. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984
7. The applicant is advised that any trees proposed on the public highway are required to be agreed by the Roads Authority and potentially secured through an agreement under Section 51 of the Roads (Scotland) Act 1984.
8. 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.
9. 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.
10. 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.
11. 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.
12. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. The applicant is advised that this permission is for a Class 3 use which comprises the use of the premises for the sale of food or drink for consumption on the premises only. The applicant should contact the planning authority for advice if any sale of hot food for consumption off the premises is considered.
19. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

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

Advisory Notes to Council

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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

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

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