



## Planning Applications Committee

Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1

18th June 2024

Contact: Sean McCollam Phone: 0141 287 6021

**Application Type** Full Planning Permission

**Recommendation** Grant subject to conditions and S.75

<b>Application</b>	<a href="#">23/02295/FUL</a>	<b>Date Valid</b>	28.09.2023
<b>Site Address</b>	Site Bounded By Anderston Quay/Warroch Street/Whitehall Street/Hydepark Street, Glasgow		
<b>Proposal</b>	Erection of mixed-use development comprising residential (Sui Generis), purpose-built student accommodation (Sui Generis) and commercial uses (Class 1A, Class 3, Class 10 and Class 11) with landscaping/public realm, parking and access.		
<b>Applicant</b>	Summix CQG Developments Ltd (c/o Agent) 7-9 North St David Street Edinburgh EH2 1AW	<b>Agent</b>	Turley Alison Ewing 7-9 North St David Street Edinburgh EH2 1AW
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_031, Anderston
<b>Conservation Area</b>	No	<b>Listed</b>	No
<b>Advert Type</b>	Bad Neighbour Development	<b>Published</b>	6 October 2023

### Representations/Consultations

#### Representations

Neutral comments have been received from RSPB Scotland and from a member of the public, in addition to one objection from Anderston Community Council. The salient points of these are summarised as follows;

##### Neutral comments

- Support is offered to the proposals on the basis that they align with the Glasgow City Centre Living Strategy to increase the City Centre population to 40,000 by 2035.
- Developments like this can help create 20-minute neighbourhoods with amenities within walking distance, fostering a sense of community and promoting sustainable living.
- The proposals will contribute positively to Glasgow's urban landscape.
- The Glasgow City Development Plan 2017 and recently adopted NPF4 strengthen existing requirements on the protection and enhancement of biodiversity. Making appropriate provision for integral swift bricks throughout the development would contribute to these objectives.

##### Objection

- The number of new residents from the proposed residential and student accommodation would overwhelm the stretched existing services within the Anderston ward. This will impact on how residents get doctors or dentists appointments.
- There is a need for low cost /social housing instead of affordable rented flats and concern is directed to the potential cost of rent.

- Developer contributions arising from deficiencies in on-site amenity provision should be used to promote green spaces or improve public realm in the Anderston area.
- The Anderston/City/Yorkhill area (Ward 10) has experienced a lot of student accommodation development. In order to maintain a community balance, student accommodation should be spread throughout the city.
- As students do not pay council tax, there is concern about where the funds for public services will come from.

### **Consultations**

Scottish Environment Protection Agency	No objection
Scottish Water	No objection
Scottish Power Energy Networks	No objection
Scottish Gas Networks	No objection
Scottish Fire and Rescue	No comments offered
Network Rail	No objection

## **Site and Description**

### **Site and Context**

The application site is located immediately north of Anderston Quay and is bounded by Elliot Street to the north, Warroch Street to the east, the recently completed 'Platform' development to the south and Hydepark Street to the west. The Clydeside Expressway lies further to the north of the site with the M8 Motorway, including the Kingston Bridge, approximately 100 metres to the east.

An existing 4 storey office building on Hydepark Street forms part of the proposals and the remainder of the site is brownfield in nature, having formerly been occupied by Bilslands Bakery and an earlier version of The Daily Record office and printing plant.

The area to the east is also largely characterised by brownfield land although it is noted that planning permission has recently been granted for redevelopment for residential and student accommodation with a range of commercial uses for two dedicated units.

Neighbouring uses within the immediate vicinity of the site include a 3 storey tenemental block containing 18 flats on Warroch Street/Cheapside Street to the east, the former Daily Record headquarters to the south on Hydepark Street, a clothing manufacturer on the corner of Hydepark Street and Elliot Street, with extensive small-scale industry and business, leisure and vehicle hire/sales uses further to the west.

The overall site area is quoted at 3.30 hectares, although this includes surrounding roads infrastructure and land outwith the applicant's control. Of this, the applicant owns approximately 2.70 hectares.

Site levels fall significantly from north to south, with the differential of approximately 8 metres from Elliot Street to the rear of the Platform development.

The site has a partially implemented planning permission in principle for a large scale residential, retail, hotel and office use with the initial phases of that development having been delivered.

It is the applicant's intention not to implement the remainder of this consent and instead to pursue the current proposal for a different configuration of development comprising a mixture of build to rent residential and student accommodation and active ground floor uses for Class 1A (Shops, financial, professional and other services), Class 3 (Food and Drink), Class 10 (Non-Residential Institutions) and Class 11 (Assembly and Leisure) purposes.

## Relevant Planning History

The application site has an extensive planning history with the following recent applications being of significance;

Application Site:

**22/01369/PPP:** Planning Permission in Principle granted for erection of mixed use development including offices, residential units, hotel and associated ground floor commercial uses with access, parking, landscaping and associated works - Section 42 application to amend condition 5 of planning permission in principle 16/02414/DC relating to submission of matters specified by condition.

**16/02414/DC:** Planning Permission in Principle granted for erection of mixed use development including offices, residential units, hotel and associated ground floor commercial uses with access, parking, landscaping and associated works

**13/00820/DC:** Planning Permission in Principle granted for proposed development of 56,000 sqm (600,000 sqft) of Class 4 Office space with access, parking, landscaping, supporting uses and associated development.

**11/02307/DC:** Prior approval sought for demolition of building - determination as to whether prior approval required. Not required.

**98/01304/DC:** Full Planning Permission granted for erection of office development with associated car parking and landscaping - contrary to the transportation policies of the Development Plan.

**98/01302/DC:** Outline Planning Permission granted for Erection of 46451 sq metre office/business space development with associated car parking and landscaping - contrary to the transportation policies of the Development Plan.

Site to South

**18/02825/MSC:** Matters Specified in Conditions granted with s75 agreement for erection of mixed use development including offices, residential units, hotel and associated ground floor commercial uses with access, parking, landscaping and associated works - approval of matters specified in conditions 2, 3 and 4 relating to phase 1 works of planning permission 16/02414/DC.

Sites to East

**23/00896/FUL:** Full Planning Permission granted subject to completion of s75 agreement for mixed-use development comprising residential flats (Sui generis) and student accommodation (Sui generis) including ancillary facilities and services, commercial units with Retail (Class 1A), Food and Drink (Class 3), Business (Class 4), Assembly and Leisure (Class 11), landscaping/public realm, access, car parking and associated works.

**23/00396/FUL:** Full Planning Permission granted with s75 agreement for erection of mixed use development comprising residential, retail, commercial, restaurant, gymnasium and car parking, formation of associated access improvements public realm and landscaping: Application to amend Condition 17 of planning permission 18/01809/FUL.

**22/03180/FUL:** Full Planning Permission granted for part use of premises at 27 Warroch Street as a (Class 7) travel hostel, external alterations and installation of flue.

**22/01002/FUL:** Full Planning Permission granted for sub-division of premises to form retail unit (Class 1) and hot-food takeaway (Sui Generis) and associated external alterations.

**21/03732/FUL:** Full Planning Permission granted for part use of premises at 27 Warroch Street as a (Class 7) travel hostel, external alterations and erection of bin and bike stores.

**18/01809/FUL:** Full Planning Permission granted with s75 agreement for erection of mixed use development comprising residential, retail, commercial, restaurant, gymnasium and car parking, formation of associated access improvements public realm and landscaping: application to amend condition 14 of Planning Consent 15/01157/DC to enable Class 3 external seating areas to operate from 0700 to 2200.

**15/01513/DC:** Full planning permission granted for change of use from Class 10 childrens day nursery to Class 1 Shop and Class 2 Offices.

**15/01157/DC:** Full Planning Permission granted with s75 agreement for erection of mixed use development comprising residential, retail, commercial, restaurant, gymnasium and car parking, formation of associated access improvements, public realm and landscaping

## **Pre-Application Process**

Pre-application discussions have been held on the initial development proposal, setting out the design rationale against the constraints of the site and the background of the previously approved and partially implemented development proposal.

The advice offered confirmed the significance of the site due to its location on the River Clyde corridor with high visibility from a number of approaches into the City and the need for the proposal to be of the utmost design quality and finish. Design development discussions have continued during the course of the planning application.

As the proposals represent a National application, a Pre-Application Consultation (PAC) Report has been submitted, thus meeting the statutory requirements for community consultation. It summarises the consultation undertaken, the pre-application feedback received and the applicant's response.

## **Application Proposals**

The proposals comprise purpose built student accommodation with 934 beds, 409 residential flats for sale and 11 commercial units for Retail (Class 1A), Food and Drink (Class 3), Non-residential Institutions (Class 10) and/or Assembly and Leisure (Class 11) use, along with associated landscaping and infrastructure works.

As the proposals include modification and partial removal of the adopted public road at Elliot Street in order to facilitate proposed access arrangements, the affected areas will also need to be formally stopped up following this planning application and in advance of works commencing.

The arrangement of the blocks is as follows;

### **Plot A**

Elliot Street represents the highest point of the site, with existing street levels in the vicinity of Plot A ranging from 12.87 to 13.59 metres AOD. As a result of earlier development activity and site clearance works, ground levels within the site drop substantially below the level of Elliot Street, in some instances in excess of 3 metres.

The proposal for Plot A is a large format purpose-built student accommodation building comprising four main components identified as Blocks A1 to A4, as read in a clockwise fashion from east to west.

The breakdown of accommodation types for the overall plot comprises;

- 91 studio flats (10%)
- 261 x 4-6 bed cluster flats (28%)
- 295 x 7-8 bed cluster flats (32%)
- 287 x 9-10 bed cluster flats (31%)

### **Block A1**

Block A1 is the tallest component, positioned at the eastern side of the building at 21 storeys high and 74.15 metres AOD with an overall height of approximately 60.85 metres, as viewed from the north.

Ground floor uses will comprise a residents' gym (137m<sup>2</sup>) and amenity lounge (43m<sup>2</sup>) on the south elevation with ancillary management spaces and a cycle store (60 spaces) on the west elevation, all of which will create active frontages with level access to newly formed public realm. The north facing ground floor frontage of the bike store will be partially obscured by landform as a consequence of site topography.

Level 01 will be entirely given over to residents' amenity functions with Level 02 to 16 occupied by accommodation.

Principal finishes are red facing brick with grey mortar, arranged in a regular pattern of vertical piers and horizontal brick panels between floors with red glass reinforced concrete string courses at regular intervals on the facades. Parts of the east elevation will include stacked bond brick infill panels in place of windows to facilitate usable room arrangements. The vertical brickwork will have a traditional stretcher brick bond with 225mm deep reveals to windows and 100mm reveals to infill panels, whereas horizontal elements will be formed by a brick slip system with a stacked soldier course brick pattern.

The base will be double height with arched windows formed in white facing brick with white mortar. Glazing systems will be curtain walling with bronze coloured framing and doors to match upper floors and will incorporate back-painted glazed spandrels to mask intervening floor slabs.

The building crown will have a white glass reinforced concrete finish over the top five floors (Level 17 to 21) with a polyester powder coated (PPC) aluminium flashing to the parapet. Level 17 to 19 will continue the vertical pier and window pattern of lower floors whilst the horizontals between floors will have back painted glass spandrel panels to help emphasise the vertical nature of the crown. Levels 20 and 21 will incorporate slender piers and arches with enlarged glazing area to Level 20 set back from the established plane and the arches at Level 21 being open to the roof area.

Windows to Levels 01 to 19 will incorporate bronze polyester powder coated aluminium frames, cills, spandrels and vertical aluminium screens. Windows on Level 20 are simple curtain walling with bronze framing, a grey polyester powder coated aluminium fascia, cill and flashing detail to the parapet above.

Matching finishes continue on internal courtyard facing elevations.

### Block A2

On the south side of the perimeter block and adjoining the western flank of Block A1 is Block A2 at principally five storeys high, with a further small amenity structure and enclosed stairwell and lift overrun at roof level.

Arrangements comprise a retail unit (201m<sup>2</sup>) at Level 00 with residents bin stores and 8 residents accessible car parking spaces to the rear. Vehicular access will be available via a newly formed public realm area to the south. Student accommodation will be provided on Level 02 to 04 with amenity provision at roof level.

Block A2 continues the brick arched base and glazing system employed on Block A1, albeit in a single order height in recognition of its lower overall scale. A short section of the base will use bronze coloured PPC aluminium cladding. Upper four floors of accommodation will be finished in grey facing brick with light mortar and again with window systems and pattern to match that of Block A1.

The roof level amenity building and access arrangements will principally be finished in bronze PPC aluminium cladding, door and window frames and a similar localised treatment will be incorporated in a roof level access vestibule from Block A1. The perimeter of the rooftop amenity area will have glass balustrades mounted behind the parapet.

Matching finishes continue on internal courtyard facing elevations.

### Block A3

Located on the western boundary of the perimeter block and physically separated from Block A2, Block A3 steps in scale from 16 to 11 storeys as the building extends northwards, with the lower component incorporating a shift in building line further to the west.

Due to site topography, part of Level 00 on the west elevation will largely be obscured by landform. The remaining active frontages on the west and south elevations will repeat the single-storey brick arch and glazing arrangements seen on Block A2.

The proposals include a student amenity space (102m<sup>2</sup>) located at Level 00 and the remaining partially underground areas of Level 00 will house several plant rooms and two large cycle stores (115 spaces and 210 spaces). A further subterranean external plant area will also be formed forward of the front building line and will have overhead ventilation grilles flush with the surrounding ground level.

Internal amenity space of 123m<sup>2</sup> will be provided on Level 01 and a further 310m<sup>2</sup> internal and 146m<sup>2</sup> external amenity space will be provided at Level 10.

Upper floors will have grey facing brick arranged in a regular pattern of vertical piers, horizontal brick panels between floors and defined horizontal bands at regular intervals, the latter projecting by 102mm from the principal façade. The taller element will have dark mortar whereas the lower element will have light mortar as a further means of differentiating the masses.

As with Block A1, parts of the west elevation will include stacked brick bond infill panels in place of windows to facilitate usable room arrangements. The vertical brickwork will have a traditional stretcher brick bond with 225mm deep reveals to windows and 100mm reveals to infill panels, whereas horizontal elements will be formed by a brick slip system with a stacked soldier course brick pattern.

Again, matching finishes continue on internal courtyard facing elevations.

#### Block A4

Block A4 is located at the north end of the site and as noted above, existing site levels differ significantly from ground level to street level. The proposal will see the extent of Level 00 within Block A4 being fully obscured as a result of these level differences and the visible elements as viewed from the north will steps from 12 to 10 storeys as the building progresses west. All floors will be used for accommodation purposes.

Level 00 directly beneath Block A4 will house a cycle store (110 Spaces) and plant room with two further subterranean plant rooms positioned forward of the main building line and will have overhead ventilation grilles flush with the surrounding ground level.

Upper floors will have grey facing brick arranged in a regular pattern of vertical piers, horizontal brick panels between floors and defined horizontal bands at regular intervals, the latter projecting by 102mm from the principal façade. In a similar approach to Block A3, the taller element will have light mortar and the lower element will have dark mortar as a further means of differentiating the masses.

A further similarity with Block A1 and A3 is the use of stacked brick bond infill panels in place of window, although in this instance they are used to obscure the internal stairwell. The vertical brickwork will have a traditional stretcher brick bond with 225mm deep reveals to windows and 100mm reveals to infill panels, whereas horizontal elements will be formed by a brick slip system with a stacked soldier course brick pattern.

The use of spandrel panels with back-painted glass to colour match window frames between the top two floors will help to give the appearance of a double height to the building crown.

As with other blocks, matching finishes continue on internal courtyard facing elevations.

Collective upper floorplates of Blocks A1, A2 and A4 are all interlinked, with the principal residents' access provided at Level 00 on the south-east corner of Block A1. The access point to Block A3 is located at Level 00 on its south elevation, positioned to the east of the commercial unit.

The proposed communal central courtyard is located at Level 01 and in addition to direct access from all of the buildings, it will also benefit from external stepped access to the west of Block A2 and external level access to the west of Block A4, both of which are gated.

#### **Plot B**

Plot B in the middle of the site will be formed as an enclosed perimeter block with buildings on the north-west and south-east corners extending to 15 storeys high and 8 storeys high on the remaining corners. Intervening five and four storey elements will be formed on the north and south elevations respectively.

The taller corner elements will be 58.975m AOD to roof level and will have an overall height of 50.65m at their highest point.

Proposed ground floor arrangements principally consist of commercial uses as follows;

- Unit A (west elevation) 138m<sup>2</sup>
- Unit B (west elevation) 136m<sup>2</sup>
- Unit C (north elevation) 139m<sup>2</sup>
- Unit D (east elevation) 109m<sup>2</sup>

Remaining ground floor arrangements comprise residential lobbies and bin stores will be formed at each corner and residential duplexes on the south elevation.

Ramped access to a ground and basement level residents car park will be available from Warroch Street to the east.

The breakdown of accommodation types comprises;

- 80 x 1 bed flats
- 96 x 2 bed flats
- 24 x 3 bed flats
- 3 x 3 bed maisonettes

An internal courtyard at Level 01 will be developed as residents communal amenity space and all roof areas will have communal amenity rooms and external amenity space.

External materials are principally cream facing brick with light grey mortar formed in a regular, vertical pattern with intervening grey facing brick and dark mortar and black aluminium window frames and balconies to emphasise this verticality whilst providing a subtle horizontal pattern. The building top will be accentuated through the continuation of the cream brick piers in a slightly crenelated form and the use of hit and miss cream brickwork above upper floor windows.

The base of the building will primarily be defined by off-white pre-cast concrete panels and string courses of varying height between ground and second floor, responding to changes in building mass.

For the low-level buildings on the north and south elevations, the ground floor commercial frontage to the north and the ground floor residential frontage to the south will continue the grey facing brick with dark mortar. Commercial display windows and entrance doors will have black coloured aluminium frames with selected use of black glazed tiles to frame display windows. Externally facing plant rooms are also proposed which shall have black finishes aluminium louvre panels. Similarly, entrances to car parking areas shall have matching black coloured steel roller shutters.

The corner double height residents' entrances shall feature black and white glazed tiles, each having a different pattern.

Other external finishes to note are the rooftop amenity structure which shall incorporate bronze anodized aluminium curtain walling and doors.

### **Plot C**

Located to the south of the site beside the recently completed Platform development, the proposals for Plot C is also a complete perimeter block arranged as a five storey podium with towers on each corner extending to 13 storeys high on the north-west corner, 12 storeys on the south-west corner and 10 storeys on the north-east and south-west corners.

The taller corner elements will be 52.10m AOD to roof level and will an overall height of 43.85m at their highest point.

Similar to Plot B, the ground floor will have a largely active frontage made up of commercial and residential uses. The commercial uses will comprise;

- Unit A (west elevation) 124m<sup>2</sup>
- Unit B (west elevation) 136m<sup>2</sup>
- Unit C (west elevation) 138m<sup>2</sup>
- Unit D (east elevation) 71m<sup>2</sup>
- Unit E (south-east elevation) 124m<sup>2</sup>

Remaining ground floor arrangements comprise residential lobbies and bin stores on or adjacent to each corner with residential duplexes on the central parts of north and south elevations.

Again, ramped access to a ground and basement level residents car park will be available from Warroch Street to the east.

The breakdown of accommodation types comprises;

- 20 x 1 bed flats
- 140 x 2 bed flats
- 8 x 3 bed flats
- 4 x 3 bed maisonettes

A central residential courtyard will be formed at 1<sup>st</sup> floor level, to include communal amenity space and private terraces alongside flats. Roof areas at Level 05 between the towers will also provide communal amenity space, as will the roofs of each tower (Levels 9, 11 and 12), with the taller towers featuring rooftop canopies over the amenity spaces, incorporating photovoltaic panels.

External materials to the enhanced ground floor frontage are principally black, smooth finished brick with colour matched mortar with black finished aluminium clad display windows and doors. Entrance doors and ventilation louvres shall also be finished in black to match. Upper floors shall incorporate both black and white profiled ceramic cladding panels arranged in a checkerboard fashion.

Principal street elevations to the lower podium floors will predominantly feature black panels and smaller contrasting white panels, alternating to predominantly white panels with smaller format black panels above the podium, and alternating back again to predominantly black on the top floor of accommodation. The internal facing elevations of the towers will have a contrasting pattern to the upper street elevations.

Windows will be aluminium clad and associated reveals and balconies will be finished in either black or white to maintain the checkerboard pattern.

The podium will be further defined by the use of smaller profiled ceramic cladding panels arranged in vertically format, arranged in an alternating pattern of black and white.

Courtyard elevations for the podium will principally feature white smooth finished brick and white coloured windows, reveals and balconies.

The rooftop canopies to levels 11 and 12 will be formed in a lightweight steel frame with expanded metal mesh cladding to the perimeter, all finished in RAL 9003 'Signal White'. The roof of the canopy will incorporate a series of 35 degree pitches to house photovoltaic panels in an east-west arrangement which will create a saw-tooth pattern on the east and west elevations. The parts of the roof structure between photovoltaic panels will be left open to the elements.

#### **Plot D**

Plot D is located immediately north of the existing office buildings on Hydepark Street and is predominantly 7 storeys high, dropping to 6 storeys on the north elevation. The taller corner elements will be 31.85m AOD to roof level and will have an overall height of 23.5m to parapet level.

Ground floor arrangements comprise one commercial unit for Class 11 use (101m<sup>2</sup>) and a community space (101m<sup>2</sup>).

Residential access to upper floors will be available from the east and west frontages. No dedicated on-site car parking provision is proposed.

The northern boundary of Plot D shares a boundary with the neighbouring site and consequently, the proposals have been arranged to ensure that they do not undermine the development potential of this adjacent land. In order to achieve this, upper floors have been U-shape arrangement with no windows on or directly overlooking the north boundary. A central residential amenity space will again be formed at 1<sup>st</sup> floor level.

The breakdown of accommodation types comprises;

- 10 x 1 bed flats
- 22 x 2 bed flats
- 2 x 3 bed flats

The design of Plot D is characterised by regular vertical window openings to upper floors and wrap-around corner balconies. Proposed external materials are principally cream facing brick with white mortar. Balcony parapets on north and south corners will utilise the same cream facing brick, albeit with a contrasting dark grey mortar

The central section of the south elevation will have a different treatment of profiled glass cladding panels to provide greater visibility of circulation core behind.

Balconies, windows, door frames and commercial frontages will have a black-coloured finishes to contrast with brickwork.

The proposed plots are set out in a traditional grid arrangement and the intervening streets will incorporate extensive public realm and landscaping works.



## **Placemaking Principles**

The applicants' design intent has been stated to put placemaking at the heart of the design process. An understanding of the history, stories and built fabric of local place have tailored a contextual response specific to the location. The design principles of the Glasgow grid-iron urban pattern are applied to the site with the intention to grow the city centre westwards. A high-density neighbourhood is therefore organised around a recognisable network of characterful streets and spaces.

The culture of making that was intrinsic to the settlement of this area in the 18th century has informed the applicants' placemaking approach. Textiles, weaving and stitching are themes explored in the arrangement of streets, spaces and materials. The distinct colours of the historic pottery from the area – China white and basalt black – are intended to define a new contextual material language. These distinct tones from the location's past will create a bold new identity for this future place.

The proposed urban plan will create a new neighbourhood in the fabric of the city. There will be an extensive network of green spaces including public realm and private amenity, together with complementary uses including opportunities for retail, food and drink and wellbeing. Refurbishment and modernisation of the existing 2 Central Quay office building is currently ongoing and this provides another important component in a truly mixed-use neighbourhood for Glasgow. The proposal includes a sustainability strategy that prioritises Low Carbon in operation for key properties.

## **Specified Matters**

Schedule 2 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 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 the Committee Report. The remainder of the information and a response to each of the points to be addressed, consist of the following;

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

#### **i. An Environmental Statement.**

Under the EIA regulations the proposal does not constitute a Schedule 1 development. Schedule 2 of the Regulations lists those schemes with applicable thresholds and criteria for which an Environmental Impact Assessment may be required. Under the heading of Infrastructure Projects, 'urban development projects' may require EIA if the site area of the scheme is more than 0.5 hectares.

The proposals were subject to a screening opinion where it was determined that the nature of the proposals did not require an EIA to be submitted.

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

Whilst the site is not affected by any statutory environmental designations, an Ecological Appraisal has been provided, along with suggested mitigation measures.

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

Issues relating to design and access have been addressed by the applicant in a Design and Access Statement submitted as part of the application.

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

The following technical reports were submitted in support of the proposals;

- Design and Access Statement
- Pre-Application Consultation Report
- Planning Statement
- Statement of Community Benefit
- Statement of Need
- Economic Benefits Statement
- Townscape and Visual Impact Assessment
- Visualisations
- Tree Survey

- Arboricultural Impact Assessment
- Arboricultural Method Statement
- Archaeological Desk Based Assessment
- Air Quality Assessment
- Ecological Impact Assessment
- Phase 1 Desk Study Report and Coal Mining Risk Assessment
- Report on Site Investigations
- Transport Assessment
- Flood Risk Assessment
- Surface Water Management Plan
- Assessment Compliance Certificate
- Sustainability Statement
- Energy Statement
- Noise Impact Assessment
- Daylight and Sunlight Report
- Report on Daylight and Sunlight
- Wind Assessment
- Construction Management Plan

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

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

Additionally, the applicant has agreed to enter into a Section 75 legal agreement for a financial contribution of £382,800 to meet the terms of IPG12.

**C. Details of directions by Scottish Ministers under Regulation 30, 31, 32 or 33 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations or under regulation 5(11) or 45 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, details of such direction in respect of that decision.**

With regard to the development management regulations, these enable Scottish Ministers to give directions:

- i requiring a planning authority to consult with such authorities, persons or bodies as are specified in the direction before granting or refusing an application (Regulation 30)  
Not applicable.
- ii requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)  
Not applicable.
- iii restricting the grant of planning permission (Regulation 32)  
Not applicable.
- iv. (a) requiring the Council to consider imposing a condition specified by Scottish Ministers.  
Not applicable.
- (b) requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has given consideration to the condition and that it will either be imposed or need not be imposed.  
Not applicable.

In terms of the EIA regulations, The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 are now in force with the effect that Regulation 5(11) and 45 referred to above are now superseded by Regulation 7(5) and 50 respectively. These regulations allow for Scottish ministers to direct that;

- i. a particular development of a description mentioned in Column 1 of the table in Schedule 2 is EIA development in spite of the fact that none of the conditions contained in sub paragraphs (a) and (b) of the definition of “Schedule 2 development” in regulation 2(1) is satisfied in relation to that development Regulation 7(5).

The proposals have been subject to a screening opinion and the Council is satisfied that they do not represent EIA development.

- ii development which is both of a description set out in Column 1 of the table in schedule 2, and of a class described in the direction, is EIA development for the purposes of these Regulations (Regulation 50).

Not applicable.

## Policies

### National Planning Framework 4

NPF 4 is the national spatial strategy for Scotland and was adopted on 13<sup>th</sup> February 2023. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposals, the following policies are considered relevant:

#### Part 1 – A National Spatial Strategy for Scotland 2045

##### National developments

NPF4 has six national developments which support the delivery of productive places, including Clyde Mission which endeavours to bring together substantial public and private investment to remediate and regenerate brownfield land along the River Clyde for economic, social and environmental uses.

Part 2 – National Planning Policy: the following policies are considered to be most relevant to this application.

Policy 1	Tackling the Climate and Nature Crises
Policy 2	Climate Mitigation and Adaptation
Policy 3	Biodiversity
Policy 9	Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12	Zero Waste
Policy 13	Sustainable transport
Policy 14	Design, Quality and Place
Policy 15	Local Living and 20 Minute Neighbourhoods
Policy 16	Quality Homes
Policy 19	Heating and Cooling
Policy 20	Blue green Infrastructure
Policy 21	Play, Recreation and Sport
Policy 22	Flood Risk and Water Management
Policy 23	Health and Safety
Policy 25	Community Wealth Building
Policy 28	Retail

### Glasgow City Development Plan 2017:

The City Development Plan (CDP) was adopted on 29 March 2017 and the relevant Policy and Supplementary Guidance are listed below.

CDP1 The Placemaking Principle	SG1 The Placemaking Principle
CDP2 Sustainable Development Strategy	SG2 Sustainable Development Strategy
CDP3 Economic Development	IPG3 Economic Development
CDP4 Network of Centres	SG4 Network of Centres
CDP5 Resource Management	SG5 Resource Management
CDP7 Natural Environment	SG7 Natural Environment
CDP8 Water Environment	SG8 Water Environment
CDP10 Meeting Housing Needs	SG10 Meeting Housing Needs
CDP11 Sustainable Transport	SG11 Sustainable Transport
CDP12 Delivering Development	IPG12 Delivering Development

## Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, as amended, 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 issues to be taken into account in the determination of this application are considered to be:

- (A) Whether the proposal accords with the Development Plan; and
- (B) Whether any other material considerations have been raised during the application process to outweigh the provisions of the statutory Development Plan.

### (A) Development Plan Policy Considerations

The Development Plan consists of NPF4 adopted on 13<sup>th</sup> February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.

#### National Planning Framework 4

NPF4 acknowledges that across the Clyde Mission area, significant land assets are under-utilised, and longstanding inequality, in relation to poor environment and health outcomes require to be tackled as a national priority. Its overriding objectives are to revitalise this major waterfront asset to support the delivery of the spatial strategy by attracting investment and reuse of brownfield land where there is a particular need to improve quality of place, generate employment and support disadvantaged communities. It will also support adaptation to climate risks.

**Comment:** The aspirations of Clyde Mission broadly align with the more localised objectives of SG2 of the City Development Plan to Reconfigure, Reconnect, Repair, Reactivate, Densify and Repopulate the area around Anderston Quay, Lancefield Quay and James Watt Street, which are discussed in further detail in connection with supplementary guidance SG2 below. The proposed development would represent an important contribution towards the aims of Clyde Mission by unlocking a long-term vacant site on the river corridor and in close proximity to the City Centre, contributing to compact urban growth.

Considering NPF4, the relevant policies are outlined below.

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

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

**Comment:** Section 11 of the Design and Access Statement highlights the applicants' commitment to ensuring sustainable practices, materials and solutions for every design decision associated with the development proposals. As part of this and in addition to building standards requirements, the development will target BREEAM 'Excellent' for the student development and RIBA 2030 Climate Challenge targets and LETI 2020 embodied carbon targets across the development.

**Policy 3 Biodiversity** intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

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

**Comment:** The existing vacant site does not contain any designated sites and has limited ecological value, with no evidence of protected species identified by the Ecological Impact Assessment.

The proposals include extensive landscape provision which will enhance the biodiversity of the site, including scattered trees, amenity grassland, planted swales/rain gardens, shade tolerant flowering plants, native hedgerows, wildflower meadow green roofs, climbers, native perennials, shrubs, and herbaceous plants. Existing trees at the north-eastern area of the site are being retained. The proposals will also deliver bird boxes, integrated within the development.

The outlined measures will make a meaningful contribution to enhancing the sites biodiversity value and an appropriate condition has been suggested to ensure biodiversity gains are implemented and maintained.

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

**Comment:** The proposal will see the redevelopment of a long-term vacant site at a sustainable location on the edge of the city centre with relatively good pedestrian connectivity and high accessibility to public transport. The site also represents one of the development opportunities identified in SG2 of the City Development Plan and the redevelopment of the site is in line with Policy 9.

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

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

**Comment:** Whilst it is recognised that the proposals will require ground clearance, including the remnants of earlier building materials buried on site, these are not salvageable materials that could feasibly be reused at present. As discussed at Policy 1 and 2 above, the materials chosen for the development have been informed by their appropriateness and robustness for their location in addition to their whole life cycle, in order to reduce waste and the in-use costs and minimise the need for replacements.

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

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

**Comment:** The site of the proposed development is located outside the defined city centre boundary and benefits from high accessibility to public transport, including bus services and the suburban rail network at Anderston Station and slightly further away at Charing Cross and Exhibition Centre. It also has excellent pedestrian and cycling links along the riverside walkway and the pedestrian footbridge north over the Clydeside Expressway. Recent pedestrian and cycling improvements have also been delivered to the north-east on North Street.

Extensive provision for internal safe and secure cycle parking spaces have been made in all blocks.

Car parking provision within the overall development is limited with Plots A having 8 accessible spaces for 934 students, Plot B having 57 spaces for 203 flats and Plot C providing 87 spaces for 172 flats. Plot D will not have any in-site provision. All on site car parking spaces will make provision for passive EV charging.

Public spaces between the buildings will be designed as landscaped public realm spaces that will be capable of accommodating limited vehicular traffic. This includes limited vehicular access through the north of the site for servicing of Plot A, entering from Warroch Street via drop-down bollards and exiting onto Elliot Street. The same controlled access will provide access to the basement car park within Plot A, with exit back on to Warroch Street. Service access will also be available between Plots B and C from Warroch Street and will incorporate vehicle turning within the public realm. For Plots B and C, residents car parking areas will be accessed directly from Warroch Street.

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

**Comment:** The detailed design of the development is considered elsewhere within the report. The proposal is considered to deliver the six place making principles, having been designed to address both the opportunities and constraints of the site to bring a brownfield site into active use, incorporating high quality architecture, materiality and energy efficiency.

**Policy 15 Local Living and 20 Minute Neighbourhoods** promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options. Development proposals will be expected to consider, amongst other things, access to; sustainable transport, employment, shopping, health and social care facilities, childcare, schools and lifelong learning opportunities, playgrounds, parks, allotments, sport and recreation facilities and publicly accessible toilets.

**Comment:** The Design and Access Statement includes a diagram demonstrating a notional 10-minute walking route centred on the site, corresponding with the 20-minute neighbourhood principle, (roughly 10 minutes out and the same to return home). Whilst local facilities are not expressly identified, these includes a convenience store at Hydepark Street to the west, the Nuffield Health Fitness and Wellbeing Gym and a restaurant on Finnieston Street further to the west and the residential neighbourhood of Anderston to the north-west. A short distance beyond this is Cranstonhill/Yorkhill Local Town Centre and access to an extensive range of services and facilities, including doctors, pharmacists and dental services, shops and cafes with the Mitchell Library nearby.

The proposals include a total of 11 commercial units that can be used for Class 1A Retail, Class 3 Food and Drink, Class 10 Non-Residential Institutions or Class 11 Assembly and Leisure purposes. These will benefit the intended residents of the proposed development as well as the more localised context, including the established residents on Cheapside Street to the north, recent residential development to the south and approved residential and student development to the east. It is also hoped that this combined critical mass will be the catalyst to deliver and sustain other amenities and serviced.

As also discussed above, the site represents a sustainable location with good access to public transport and good connectivity in general.

In respect of facilities such as parks, recreation facilities and allotments, the nearest Glasgow City Council maintained play areas are located at McIntyre Street, just west of the pedestrian bridge over the Clydeside Expressway, and at the corner of Houldsworth Street and Port Street. Whilst the wider area does not have access to allotments/food growing spaces, publicly accessible toilets could be provided in the proposed public facing commercial units such as Class 3 units.

**Policy 16 Quality Homes** encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. Policy 16 notes that this could include homes for people undertaking further and higher education.

**Comment:** The proposals provide a significant number of new homes for a varied tenure, both private flats and student accommodation. At present, the local development plan has established a position that affordable housing should be met through the Councils Strategic Housing Investment Programme and at this time, it is not appropriate for the Council to apply the 25% affordable housing provision noted in Policy 16. The Council is currently considering how Policy 16(e) may be applied in future.

The submitted Statement on Community Benefit notes that the provision of student accommodation will help to reduce pressure on the private rented sector that would otherwise need to meet these demands and would facilitate greater choice of student accommodation. The proposals include a wide range of residential flat sizes, which will improve affordability and choice and will appeal to various sectors of society, ranging from professionals to retired downsizers. The proposed student flats will also cater for varying resident's needs. All flats and student accommodation will have access to a range of internal and external amenity arrangements.

The site is sustainability located with high access to public transport and pedestrian connectivity and the submitted Statement of Energy demonstrates the applicants to commitment to delivering high levels of energy efficiency and low carbon technologies with these homes.

The proposal will collectively help to re-populate the area through the creation of an attractive waterfront neighbourhood, which reconnects with the riverside. Each of the residential and student buildings is designed with a primary structural frame and lightweight internal partitions which will allow future adaptation of internal layouts to achieve different configurations and typologies as required.

**Policy 19 Heating and Cooling** offers support for development proposals with buildings that will be occupied by people, where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

**Comment:** As the buildings are all residential in nature, they have been sustainably designed in terms of their thermal values and heating requirements and controls as evidenced by the accompanying Statement on Energy.

**Policy 20 Blue Green Infrastructure** aims to protect and enhance blue and green infrastructure and their networks. Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.

Proposals incorporating new or enhanced blue and/or green infrastructure are expected to provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

**Comment:** The applicants Flood Risk Assessment and Drainage Impact Assessment has demonstrated that the proposals will not impact on existing blue infrastructure. The Drainage Impact Assessment and associated SUDS measures are also considered to be suitably designed to accommodate the development without impacting on existing blue infrastructure.

**Policy 21 Play, Recreation and Sport** seeks to encourage, promote and facilitate spaces and opportunities for play, recreation and sport.

**Comment:** The residential component of the proposed development is for 409 flats, comprising 110 1-bed flats, 258 2-bed flats and 41 3-bed flats and will undoubtedly include families with children. The landscaping proposal are intended to represent a multifunctional landscape, where different proposed functions will merge into each other. The range of landscape types are broadly categorised as an active spine running north to south through the site with rain gardens and an undulating planted strip; green streets on the east-west axis with a more intimate arrangement of landscaping and seating; and a central plaza with a large, flexible paved area to the north and a greener space to the south that integrates play and gardens.

**Policy 22 Flood Risk and Water Management** aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Exceptions to this apply, including the redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

Additionally, the applicant will be required to demonstrate that;

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Furthermore, where flood risk is managed at the site rather than avoided, development proposals will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved

Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure

**Comment:** Lowest existing ground levels where development will take place range from approximately 7m AOD at the south end of the site, rising to approximately 10m AOD at its north end. The submitted Flood Risk Assessment certifies that flooding will not pose a risk to the development or the wider area and is accompanied by the necessary Compliance and Independent Check Certificates along with evidence of appropriate Professional Indemnity insurance for the drainage design.

The submitted Drainage Impact Assessment has also certified the suitability of the surface water and wastewater drainage measures to be delivered and includes an independent check and Professional Indemnity insurance information.

**Policy 23 Health and Safety** protects people and places from environmental harm, mitigates risks arising from safety hazards and encourages development that improves health and wellbeing. Development proposals that 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. Conversely, proposals that are likely to result in significant adverse effects on health, including significant adverse effects on air quality or unacceptable noise impacts, will not be supported.

**Comment:** The proposal is not considered to raise health and safety issues. The application is accompanied by an Air Quality Assessment which has considered the air quality impact on the local environment from both the construction and operational phases of the proposed development. Whilst there is a risk of impact during construction works, by following good practice and through the implementation of suitable mitigation measures, the effect of dust and particulate matter released can be significantly reduced. The effects on air quality can be considered 'negligible' when these mitigation measures are in place. The Air Quality Assessment considers the site suitability for residential purposes and that the residual effect of air quality on future occupants of the proposed development is judged to be not significant.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features, subject to meeting appropriate mitigation measures, particularly along the northern corridor beside the Clydeside Expressway. This will include the use of enhanced acoustic performance of glazed and non-glazed in addition to the use of mechanical ventilation and heat recovery systems. Additional measures have also been identified to prevent noise transfer from non-residential areas into residential areas.

The proposed student and residential blocks will also provide extensive internal and external amenity areas, which will facilitate exercise, play, community growing and general community interaction.

**Policy 25 Community Wealth Building** aims to deliver a strategic approach to economic development. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could, for example, include improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; and local job creation.

**Comment:** The aspirations of Clyde Mission, Policy 25 and supplementary guidance SG2 of the City Development are fully compatible in that they support the scale, extent and format of development to help Reconfigure, Reconnect, Repair, Reactivate, Densify and Repopulate the area. This will help to deliver economic gains to the area and will offer confidence for further complimentary development in the immediate, multiplying these effects. In terms of its immediate impact, the submitted Economic Benefit Statement anticipates that the proposals have the potential to deliver 15 full time equivalent jobs associated with the extent of commercial floorspace proposed. Furthermore, the proposals will increase spending within the existing community via the introduction of new homes.

For the construction phase, it is anticipated that there will be 650 full time equivalent construction jobs over a 3 year period.



**Policy 28 Retail** encourages, promotes and facilitates retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes. As part of the measures to facilitate this, proposals for new small scale neighbourhood retail development will be supported where the proposed development; contributes to local living, including where relevant 20 minute neighbourhoods and/or; it can be demonstrated to contribute to the health and wellbeing of the local community.

**Comment:** Currently, there are limited retail facilities in the immediate area. A range of potential uses have been proposed, including retail use, which would represent an appropriate addition to an emerging neighbourhood and would greatly benefit its existing and proposed residents.

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

## **Glasgow City Development Plan**

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

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

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

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

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

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

#### Sustainable Development

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

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

#### Residential Development

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

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

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

Residential Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, with reference to the standards promoted by BRE 'Site Layout Planning for Daylight and Sunlight');
- Make appropriate provision for refuse and recycling storage areas;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

Additional standards for flatted developments include developments:

- Providing usable communal private garden space as “backcourts”. Design and layouts should ensure privacy for residents;
- Where a site's configuration or particular characteristics limits the ability to provide private garden space, the developers will be expected to provide creative alternative solutions (e.g. shared roof garden, usable balconies); bring forward mitigation measures to improve internal amenity; and make provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

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

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

### Residential Density

SG 1 Part 2, Section 1 'Residential Development – Residential Density' seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. The appropriate density of residential development will vary according to:

- a) location;
- b) context and setting;
- c) the scale and massing of adjacent buildings; and
- d) public transport accessibility and active travel opportunities.

Variations in the general density standards may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met, including SG1 Placemaking and SG11 Sustainable Transport.

The site is within the Inner Urban Area where densities may vary between 30 and 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the General Principles outlined above. Account will also be taken of the availability and capacity of broader infrastructure and community facilities to accommodate increased use.

**Comment:** New development should be responsive to its context. It is critical that new development is compatible with existing and future uses and it should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

The layout of the plots has been informed by a Daylight and Sunlight analysis, using the Climate Based Daylight Modelling (CBDM) method set out within the Building Research Establishment Guidelines 'Site Layout Planning for Daylight and Sunlight – A good Practice Guide (2022).

A technical assessment of the daylight and sunlight levels within the proposed accommodation and sunlight to proposed amenity spaces has been undertaken. The daylight report has taken a representative selection of habitable rooms over a horizontal and vertical spread of buildings. Lower level floors have been chosen as this generally represents the worst-case scenario, with lighting levels

tending to increase with building height. For Plot A, all habitable rooms on the lowest two residential floors and every third floor thereafter have been tested. For Plot B, and D, the lowest two residential floors and every second floor thereafter have been assessed, with the ground floor element of duplexes in Plot C also having been tested.

Of the representative 1,089 rooms tested, 281 are living rooms, dining rooms and kitchens (or a combination thereof), 769 are bedrooms and 39 are student studio apartments. The results confirm that 685 (63%) of the 1,089 rooms assessed across the four blocks would achieve illuminance levels that either meet or exceed the minimum suggested guideline values for their specific room use over at least 50% of the room's area. On a plot-by-plot basis, the report confirms that 83% of the representative rooms within Plot A will achieve the illuminance levels, falling to 66% within Plot B, 68% for Plot C and 71% for Plot D.

The performance of the external amenity area, public realm, communal courtyard spaces and external roof level amenity spaces within Plots A, B and C have also been considered through a sunlight/overshadowing assessment. Whilst the communal courtyards within Plots A, B and C will not achieve the standard of 2 hours or more of direct sunlight for greater than the 50% of the area when measured on 21<sup>st</sup> of March (equinox), all other external areas will achieve this standard. However, all areas will meet the less challenging requirements for 21st June (solstice).

The proposals seek to re-densify and reconnect a large brownfield site at an important, high profile location on the River Clyde corridor. Whilst the proposed perimeter block format of development is desirable in placemaking terms, it is acknowledged that not all rooms and amenity spaces will be capable of achieving the recommended daylight and sunlight targets, particularly at lower levels and on the north side blocks which are naturally limited or obstructed. However, on balance it is considered that the delivery of appropriate placemaking outcomes and re-densification of the area outweigh these impacts.

Potential daylight and sunlight impacts on the established residential flats at 38-54 Cheapside Street to the east and the residential flats within the Platform development to the south have also been considered, as has the potential impact on Blocks A and B of Dandara's proposed City Wharf development to the east.

Due to the existing open nature of ground surrounding the Cheapside Street flats, they are considered to benefit from uncharacteristically high levels of daylight in the existing condition, significantly above what would be commonly found in an urban setting. This unusually high starting point is one of the main factors why those flats would not achieve BRE compliance (taken as a percentage of their initial light values) as a consequence of the proposals. Despite this, the report suggest that adequate light will still be achieved. Similarly, the Platform and Dandara developments will also be affected due to reasons of proximity. However, the appropriate placemaking outcomes and re-densification of the area are again considered to outweigh the predicted impacts on neighbouring properties.

In considering privacy of occupants of the proposed buildings, window to window distances between proposed buildings and neighbouring buildings is 18 metres or greater in most instances. Exceptions within Plot A include a distance of approximately 14.5 metres between the west elevation and the neighbouring business use, albeit this setback is achieved entirely within the application site. Also in Plot A, some internal courtyard windows are within 16 metres of each other and west facing rooms on part of Block A3 will be within approximately 14 metres of 2 opposing windows on Block A4.

Elsewhere, one location within the rear courtyard of Plot B will have opposing windows approximately 16.1 metres apart and for opposing windows in the rear courtyard will be approximately 17 metres apart.

The extent and limited impact on privacy can be accepted in this instance.

In terms of residential density, the combined area of designated residential areas (Plots B, C and D) is approximately 1.4ha and with a total of 409 flats, the proposals would equate to a residential density of 292 dwellings per hectare. The River Clyde SDF (refer to SG2 below) characterises the site as a part of a larger key development site with potential for restructuring to create a more permeable urban form (Anderston Quay, Cheapside Street, Warroch Street). Other key objectives of the SDF are to reactivate, densify and repopulate the area.

The site is also located in an area with high accessibility to public transport, including Anderston railway station to the north on the opposite side of Argyle Street, bus services on Argyle Street and the route of Fastlink on Bronislaw immediately to the south.

These combined factors lend support to the scale of development proposed, which ultimately significantly increases residential densities beyond the base figures noted in SG1.

### Non Residential Development in Residential Areas

The City Development Plan does not identify land use zones for particular types of development and instead, it encourages development to be informed by a place-based approach. SG1 confirms that new development should be responsive to its context and should seek to build upon the benefits of proximity. However, it is critical that new development is compatible with existing and future uses and any non-residential development in proximity to residential development must not harm residential amenity or erode the character of residential neighbourhoods. It is acknowledged that the following range of uses are generally deemed to be compatible and complimentary to residential areas and will be encouraged;

- a) schools;
- b) local shops;
- c) community facilities;
- d) public buildings;
- e) small businesses, particularly Class 2 (now incorporated with Class 1A);
- f) health facilities; and
- g) social and recreational facilities.

The above uses could be accommodated by either the Class 1A, Class 3 and Class 10 used proposed within the development, although further commentary on the proposed Class 11 use is provided at CDP4 below.

### Amenity

SG1, Part 2, Section 4 '*Amenity*' addresses issues of 'Air Quality', 'Noise' and 'Community Safety'.

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

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

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

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

The assessment concludes that whilst there is a high risk of dust impact from earthworks and construction activities, including associated vehicle movements, and that the magnitude of these potential dust emissions is large, the implementation of good practice and suitable mitigation measures can reduce the effect to an acceptable level.

Identified mitigation measures include facilitating communication with the wider community, appropriate site and materials management, daily on-site monitoring and recording of conditions and the use of a wheel wash system, if required. The effects on air quality are anticipated to be 'not significant' when these mitigation measures are in place.

The operational phase of the development will not have a significant impact upon the existing air quality and future occupants are not predicted to be exposed to pollutant concentrations above the relevant Air Quality Objectives within the development.

The submitted Noise Impact Assessment confirms that existing conditions along the northern corridor beside the Clydeside Expressway result in a high noise risk for residential development, ling to a medium risk for more shielded locations to the south.

However, the development can achieve suitable indoor ambient noise levels with appropriate design features. These include (a) uprated windows fitted to habitable rooms to provide sound reduction performances; (b) designing of solid areas of the building envelope to provide enhanced sound reduction, notably north facing elevations of Plot A and east elevations facing the M8 motorway within

Plots A, B and C, and (c) the use of mechanical ventilation and heat recovery systems in both the student and residential components. Additional measures have also been identified to prevent noise transfer from commercial units and non-residential areas reaching into residential areas, including minimum sound reduction performances for glazed unit fronts and sound insulation performance criteria for floors separating the units from residential spaces.

Suitable conditions shall ensure that the proposed development will not have a significant impact upon amenity levels of adjacent occupiers. The operation of student and residential accommodation at this location is not anticipated to raise significant issues that cannot be addressed by standard planning conditions.

In relation to community safety, the submitted planning statement offers that the large areas of public realm and landscaping to be delivered as part of the development will create a strong sense of place which feels a part of Anderston and the wider city and which will create a comfortable pedestrian environment where vehicles feel secondary. It is envisaged that the public realm will integrate the development in its context by providing new routes and permeability and provide a range of spaces in the public realm which encourage both movement and dwell, activity and opportunities for events to be staged. Proposed ground floor commercial uses and ancillary amenity functions will also provide a welcome degree of passive overlooking of the spaces and public realm.

### Detailed Design

#### Building Materials

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

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

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

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

**Comment:** Until recently, the immediate area has largely been characterised by low-level, industrial type buildings of functional design and materiality, interspersed with more modern pavilion style office developments. Recent development to the south, known as Platform, has seen the introduction of buildings of scale that respond to their setting on the river and the use of high-quality materials to compliment this.

Similarly, the design brief for the current proposals puts placemaking at the heart of the process and a key site-wide principle employed is the development of facades with civic character and a rigorous application of rhythm and order. The Design and Access Statement acknowledges that Anderston was founded on a culture of 'making', including textiles weaving and potteries. Colours of 'china white' and 'basalt black' were typically employed in Anderston Pottery.

The strong pattern of verticals and horizontals employed in each of the buildings is intended to reflect the history of weaving with depth and articulation. The proposals include stepped building footprints and heights to break down mass and respond to varying edge conditions.

Plot A will principally use grey facing brick to three of the perimeter block, with the larger tower element using red brick and a white class reinforced concrete decorative crown to distinguish it as a city marker. Most of the base to Plot A will be a contrasting white brick.

Plot B will also use high quality grey facing brick as the principal finish along with precast concrete lintels and string courses to help define the base. Decorative ceramic tile finishes will be incorporated into the entrances, each having a different pattern to help provide legibility, wayfinding and general visual interest. The building top will use the same facing brick but with a series of hit and miss panels to differentiate the top. Black coloured metal balconies will be provided a lower level to help animate the building.

The design ethos of Plot C combines the weaving and ceramics principles to create a checkerboard pattern on the upper facades using high quality white and black glazed profiled ceramic tiles. The base will principally use high quality black smooth finished brickwork with colour matched mortar. The decorative canopies to the building crowns are intended to reference the historic factory rooflines of Anderston and will introduce a strong visual interest. Canopies will be formed in steel with white decorative expanded metal mesh facing.

Plot D will principally use a cream facing brick on all elevations with profiled glass cladding to the central access core on the south elevation set within a precast concrete secondary structure. Ground floor fenestration on the south elevation includes a regular arrangement of brick piers with windows to the commercial unit and the flat recessed behind. It is largely the meaningful depth and volume of these brick apertures that define the base of Plot D. The building top is achieved through a simple enhance parapet level.

The north elevation of Plot D acknowledges the development potential of the neighbouring site and incorporates a regular rhythm of blank window panels formed in matching brick in a stacked bond. This will help to animate otherwise blank gables until such times as repairing the street frontage on the neighbouring site can occur. In order to achieve a meaningful effect, the depth of the panelling will be crucial and will therefore be safeguarded by condition.

It should also be noted that the top floors on the north elevation include north facing eternal balconies. These will require some form of screening to prevent borrowing amenity and undermining the development potential of the neighbouring site and can be safeguarded through a condition of planning permission.

Final specifications and samples of materials will be assessed on site prior to approval for use, as suggested within the recommended conditions.

The format of development was achieved as a result of a lengthy, rigorous and considered design development process between the applicant and the planning department. The combination of high-quality contemporary design and a commitment to use of high-quality materials are appropriate for their context and the proposals will make a successful contribution to the reintroduction of placemaking on an important but long standing, vacant site on the River Clyde corridor.

### Tall Buildings

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

In response to increasing demand for development of taller buildings, a Tall Building Design Guide is currently being produced to assist in directing tall buildings to appropriate locations of the city centre. In the meantime, general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- (a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;

**Comment:** The application site represents a key development site within the River Clyde development corridor, extending up to the Clydeside Expressway and represents an appropriate location for development of tall buildings. This is also reflected in recently approved development with tall buildings to the south which is largely complete (Platform, 18/02825/MS) and to the east, which the Council is minded to approved (Dandara, 23/00896/FUL).

The site has high accessibility to public transport with good pedestrian and cycling linkages on Anderston Quay, which would support the significant densities that are usually derived from tall buildings.

- (b) to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;

In establishing whether an area is of Sensitive Urban Character, consideration will be given to local characteristics such as topography, location in or relative to a conservation area and/or proximity to listed building(s).

**Comment:** The nearest sensitive areas are the setting of the River Clyde and the Category C listed Kingston Bridge. The proposals are in excess of 165 metres and 100 metres respectively from these areas and will form part of their wider visual influence, as opposed to having a direct or immediate visual relationship.

A Townscape Visual Impact Assessment (TVIA) with verified visualisations from the perspective of a pedestrian at key vantage points has been submitted to demonstrate the contextual relationship of the proposals as observed from immediate, intermediate and far locations.

These details also usefully outline the potential positioning and masses of other proposed development on neighbouring sites and how the collective proposals will be read against the context of neighbouring buildings and the skyline.

The TVIA has demonstrated that the proposals would represent an appropriate contribution to the area in terms of scale and placemaking without adversely impacting on the sensitivities of the River Clyde or the Kingston Bridge.

- (c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;

**Comment:** Again, views in proximity of the River Clyde and the Kingston Bridge require careful consideration. When viewed from Anderston Quay and Broomielaw, the TVIA demonstrates that although the collective proposals will clearly be read as a strong addition to their localised setting, they do not adversely affect or challenge their river context in any way. Furthermore, no part of the proposals would interrupt or have a significant bearing on key views of the Kingston Bridge.

- (d) In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;

**Comment:** Streets within the immediate area have traditionally had a very linear north-south orientation with no interconnectedness between the streets. To address this, the main urban design strategy revolves around growing the grid and replicating the urban pattern found in the city centre. As part of this, the general layout of buildings has taken into consideration more recent approved development on adjacent sites to ensure that east-west permeability is fully resolved. The scale of new buildings will successfully relate to each other and have taken account of street widths and neighbouring recent and established development.

Plot A will have a strong presence, as viewed from the north, however, the proposed building scale is necessary to successfully respond to its setting on the Clydeside Expressway. In terms of longer-range views from Argyle Street looking east, up until recently, the visual impression of the city has been one of limited development immediately west of the Kingston Bridge. The proposals and the recently completed Platform development would introduce a welcome new layer of city fabric.

The Townscape Visual Impact Assessment demonstrates that the collective eastern edge of the development, as viewed from Cheapside Street, has a considerable variance in scale between the established three-storey tenements. However, there are significant distances of approximately 33 metres between the existing and proposed buildings and as demonstrated by the Daylight and Sunlight report, the proposals will not adversely affect daylight quality for established residents.

When viewed from the south on Broomielaw looking west, whilst the tower within Plot A will be clearly visible above the lower datums of the proposals and the nearest neighbouring buildings, it is not considered to be over-scaled. Whilst Plots B and C are not insignificant in scale, they will tie in with the neighbouring Platform development and their mass will be substantially absorbed as they become the backdrop to established buildings on Washington Street. Plot D is unseen from this approach.

Longer range views of the eastern edge as seen from Buchanan Wharf demonstrate that the proposals will appear slightly more pronounced, although still of an appropriate scale for their context. However, it is noted that this view is only achievable as parts of Broomielaw west of Carrick Street remain undeveloped. In the fullness of time and with redevelopment of these sites, this view will largely disappear.

Views eastwards from Anderston Quay and from Elliot Street demonstrate the rising scale of the development along its western edge towards the Clydeside Expressway and which will appear as an appropriate addition to the urban fabric.

Longer range views from the Clyde Arc on Finnieston Street, from Stobcross Quay, from Bells Bridge and from the Riverside Museum demonstrate that the scale of the proposal will have an acceptable impact as seen from those locations.

A site and its wider environs to the east have been vacant for some considerable time now and form part of the Scottish Vacant and Derelict Land Survey. This has contributed significantly to the fragmented feel of the general area, including the river corridor. The current proposal, in conjunction with the ongoing neighbouring development to the west, represent an important opportunity to repair large areas of the urban fabric at this key location.

- (e) In a manner that is not detrimental to local microclimate, public realm and local views;

**Comment:** A wind assessment was used in the iterative design process for testing of the developing proposals for the impact of wind. A Pedestrian Level Wind Microclimate report has been submitted in support of the finalised development proposals and which has analysed several scenarios, including;

- Configuration 1: The existing base line condition,
- Configuration 2: Developing out of Plot A only,
- Configuration 3: Fully developing out Plots A to D with the surrounding buildings, and finally,
- Configuration 4: Fully developing out Plots A to D, taking account of development to the east which the Council is minded to approve.

For each of the development configuration options, the report concludes that the majority of areas around the development will generally be suitable for the intended uses. However, mitigation measures within external landscaping areas around building bases, internal courtyards and on the rooftops of Plots B and C would be required;

The accompanying Planning Statement confirms that detailed mitigation measures will include the introduction of canopies and colonnades at the ground floor of buildings in order to ensure a welcoming and safe environment, with all roof terraces being protected by 1.5m high glass balustrades. A safeguarding condition requiring detailed mitigation measures for each of the potential development scenarios will therefore be required.

There is currently no public realm provision on or around the site, although the proposal will introduce a significant amount of high-quality provision. No local views will be significantly or negatively impacted on.

- (f) In areas which are financially viable for long term adaptability of alternative uses.

**Comment:** Adaptability of the buildings has been addressed in Section 11.5 of the Design and Access Statement and notes that each of the residential buildings is designed with a primary structural frame and lightweight internal partitions which will allow future adaptation of internal layouts to achieve different configurations and typologies. An example of an alternative reconfiguration of a typical floor within Plot A for residential use has been provided. Whilst it is accepted that this is only indicative of what could be achieved, the suggested considerable numbers of single aspect flats and lengthy corridor lengths with no natural light would not necessarily be desirable. Nevertheless, it is accepted that building construction allows for easy adaptation and alternative, more appropriate arrangements could be explored, should a change of use be considered at a later date.



## Public Realm

Part 2, Section 6 '*Public Realm*' refers to all the parts of Glasgow that are widely available for all people to use and enjoy, without charge, twenty-four hours a day. This represents a substantial part of the City's natural and built environment and includes, but is not limited to its town centres, streets, squares, paths, parks and other open spaces. A high quality public realm can offer significant benefits. It can help build a clear sense of place and identity; demonstrate a clear signs of civic pride and confidence; and increase footfall. In order to improve the quality of the public realm throughout the City, whilst strengthening Glasgow's unique character and sense of place, new public realm improvements will be expected to be designed with boldness, simplicity of style and elegance, whilst providing inclusive, healthy and safe places for citizens to enjoy.

In terms of layout and design, all proposals for public realm works should improve the provision, layout and comfort of spaces for pedestrian, and where appropriate, cycle flows, taking cognisance of the needs of people with a visual and/or mobility impairment, whilst retaining good accessibility for public transport and other essential vehicles. The layout and design should respond to cues found in the architecture, public realm and cultural history of the surrounding area.

Any improvement to the public realm must find a successful balance between promoting best practice in contemporary design and retaining a harmony with the City's historic environment. This should enable high quality schemes where the design, materials and specification are appropriate to the specific context and location.

**Comment:** As part of the adopted urban design strategy of growing the grid, the north-south and east-west connections through the site will deliver extensive areas of public realm.

Public realm has been interwoven with amenity space with the intention of providing a multi-functional landscape. The north-south street through the centre of the site is intended to be more urban in nature and will have active ground floor uses facing onto a large central plaza and gardens where access arrangements converge.

The east-west streets are intended to connect into emerging neighbouring developments and are more domestic in nature with lower scale massing and residential front doors. They will represent green corridors across the site incorporating planting and SUDS features.

The public realm will principally use high quality linear stone or pre-cast concrete paving setts incorporating benches, tables and chairs and with intervening areas of soft landscaping. The proposals will facilitate accessible routes into and through the site from all sides.

## Waste Storage, Recycling & Collection

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

**Comment:** The development has extensive provision of refuse and recycling stores located at ground level of each block and will be internally accessible by residents. Direct access will also be provided to the street or pedestrian network for collection purposes. The overall development will be managed and will be subject to a management plan, which will also cover the collection and returning of bins to bin stores.

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

## **CDP 2 Sustainable Spatial Strategy and SG2 Sustainable Spatial Strategy**

Policy CDP2 aims to influence the location and form of development to create a compact city form which supports sustainable development. Specifically, CDP2 seeks to support higher residential densities in sustainable locations, in order to make most efficient use of the City's infrastructure and services.

In order to help achieve this, CDP2 identifies 6 priority areas where a strategic approach is needed to co-ordinate development activity, direct investment and address emerging opportunities, including the area of the River Clyde Development Corridor. Adopted supplementary guidance under SG2 includes The River Clyde Development Corridor Strategic Development Framework.

The River Clyde Development Corridor SDF outlines the vision, priorities, outcomes, approaches and timeframe for delivery of the action programme over the next 30 years. As part of the suggested outcomes, the SDF seeks to facilitate a vibrant river corridor that is an attractive destination and supports inclusive economic growth. Other intended outcomes include a sustainable river that will balance environmental, social and economic pressures to create liveable, inclusive and distinctive places; A Connected River that will be well-connected and link people, places and natural habitats. and A Green & Resilient River that will provide integrated, high quality green, blue and grey infrastructure that helps deliver climate change adaptation and promotes health and wellbeing.

In order to achieve these outcomes, the key focus will be on realising the potential of the corridor and unlock development opportunities; promotion of a new approach to growing the place; and activating the water.

The SDF highlights several key development sites that are intended to contribute towards a vibrant river, including the application site which forms part of a larger area collectively labelled as Anderston Quay, Cheapside Street, Warroch Street. This includes the neighbouring sites to the east and west and the partially implemented Platform development to the south.

Appendix B of the SDF highlights specific river room placemaking guidance for Lancefield, Anderston, Mavisbank and Springfield Quays with an overarching focus on Reconfigure, Reconnect, Repair, Reactivate, Density and Repopulate.

In particular, the SDF recognises that the northern bank of the River at this location forms the 'missing link' between the City Centre and the SEC Campus and is characterised by vacant sites, industrial units and road infrastructure. Enhancing and improving connectivity by creating activated, safe and overlooked walking and cycling routes is a priority. An increase in the residential population will enhance vibrancy and support compatible commercial uses. It is acknowledged that the area is currently lacking in quality open space, and the provision of new, multifunctional open space is considered critical to achieving higher density, liveable neighbourhoods.

**Comment:** The format of the proposals will see the linear nature of the existing street pattern broken down to provide meaningful east-west connectivity through the site. The proposals would see a significant uplift in population to the area with the introduction of 934 student flats and 409 new 1, 2 and 3 bed households, with a potential combined capacity for approximately 1,411 residents. The range of commercial uses proposed will help to support these occupants and will help to sustain the wider area as it emerges and vice versa. The introduction of on-site amenity provision and extensive public realm will also provide existing and proposed residents and the wider public with a high-quality environment.

By facilitating the range of uses and public realm enhancements proposed and in an appropriate format, the proposals will assist in the delivery of a strategic Council priority. The principle of the proposal is therefore compatible with CDP2 and SG2.

### **Policy CDP3 Economic Development and IPG3 Economic Development**

City Development Plan policy seeks to further develop the city's economy, and that of the wider city-region, by ensuring that Glasgow's Economic Development Areas (EDA) have the premises, physical environment and available land to meet current and future needs. Making sure that the city has the capacity and infrastructure to maximise its potential will be vital in creating the environment that supports a strong, diverse and just economy. CDP3 and IPG3 seek to safeguard existing businesses and jobs to meet the city's vision and objectives, and support the ongoing progress of the city's economy.

IPG3 has introduced several mechanisms for achieving this, including the use of Strategic Economic Investment Locations (SEILs), Areas of City Wide Economic Importance (ACWEIs) and Economic Development Areas (EDAs).

An exception has been introduced for Economic Development Areas with potential for managed change, where accommodating other employment generating uses or supporting proposals is a positive way of rationalising this supply of land and/or vacant floorspace. The Council will support alternative uses through a process of managed change through a masterplan process or use of strategic frameworks, where it can be demonstrated that the nature of the proposed use would not have an adverse effect on the integrity of any existing uses and/or the character and amenity of the area and its surroundings.

**Comment:** The site is identified in the City Development Plan as an opportunity site for potential delivery of office and business class development, in light of an earlier planning permission in principle for 56,000m<sup>2</sup> for Class 4 floorspace which was extant at the date of adoption of the Plan. However, along with the recent applications for residential development and the partial delivery of the Platform development, IPG3 acknowledges that the area is clearly under a wider transformation.

With this in mind, the site and a significant extent of the wider area from Warroch Street west to Elliot Street and extending north to the Expressway represent an EDA with potential for managed change. Whilst the proposals do not relate to the entire EDA, they are nevertheless significant in area, extending to 2.70 hectares in total and have been designed and fully considered as a comprehensive masterplan

Neighbouring uses in the immediate context include residential flats to the east and a clothing manufacturers to the west of Plot A, and an established office building to the west of Plot C, located within the application boundary but not subject to any particular development proposal. This office building is also located immediately south of Plot D on the western edge of the development, with small scale business units located on the opposite side of Hydepark Street. The area to the west is generally characterised by small scale business uses and limited leisure and fitness uses, including vehicles sales, a building supplies provider, a materials trader, outdoor clothing and equipment manufacturing, joiners, escape rooms and axe throwing.

The assembly and leisure uses are low-scale, low impact and a significant distance from the development site. The remaining uses are considered to represent Class 4 uses, which are capable of being carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. With this in mind, the residential and student accommodation uses within the proposed development are considered to be compatible with the wider pattern of use, without prejudicing any existing operations or likelihood of undue amenity impacts on the intended residents.

IPG3 specifically seeks to managed change though accommodating other employment generating uses or supporting proposals. Whilst the residential components of the development would not represent a supporting role to the EDA function, they do however represent a significant supporting component of The River Clyde Development Corridor SDF under SG2, which seeks to provide liveable communities with appropriately high densities and placemaking qualities. As such, the reuse of the site for student accommodation and residential purposes is entirely compatible with the aspirations of the City Development Plan.

The proposed Class 1A and Class 3 uses could be considered as a being beneficial to the wider EDA, whereas those uses, and the proposed Class 10 and Class 11 uses would contribute to the aspirations of The River Clyde Development Corridor SDF to create liveable, inclusive and distinctive places.

Additionally, through the City Centre Living Strategy 2035, the Council is actively encouraging the re-densification of appropriate locations within the city centre and immediate environs for residential use subject to meeting City Development Plan policy considerations. The principle of residential development at this location would be consistent with this approach and as mentioned above, there are no uses in the immediate vicinity that would otherwise conflict with or be injurious to a residential use.

On this basis, the proposals are accepted as being compliant with CDP3 and IPG3.

#### **Policy CDP4 Network of Centres and SG4 Network of Centres**

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

To achieve this, the city has a hierarchy of centres, with the City Centre having primacy and servicing the city region, followed by the network of Major Town Centres, Local Town Centres and Other Retail and Commercial Leisure Centres.

Proposals for new local shops unrelated to Local Shopping Facilities should normally not exceed 400m<sup>2</sup> gross and must not undermine established Local Shopping Facilities.

Assessment Guideline 10 of SG4 also seeks to ensure that food, drink and entertainment uses do not adversely affect residential amenity through unacceptable impacts from noise or cooking odour. Hours of use will normally be limited to between 08:00 hours and 24:00 hours, depending on local circumstances.

**Comment:** Nearest retail centres are the City Centre to the east, Cranstonhill/Yorkhill Local Town Centre approximately 1 mile by car and almost 700m on foot, Gorbals Local Town Centre in excess of 1.4 miles on foot and 1.7 miles by car and Govan Local Town Centre in excess of 2 miles on foot and 2.7 miles by car.

The proposed commercial units range in size from 71m<sup>2</sup> to 201m<sup>2</sup>. As they are of a scale more commonly associated with neighbourhood convenience shops, they are not envisaged to have any adverse impacts on established retail centres.

With the current limited retail offer in the immediate area, the scale and extent of units proposed would represent a welcome addition to this emerging new residential neighbourhood.

For the potential Class 3 uses, sufficient filtration measures and full height flues will be required to ensure that cooking odours can be suitably treated and dispersed without impacting on residential amenity. The submitted drawings show service risers in all commercial units, which demonstrates an ability to accommodate the necessary full height flue, should any of the units be used for Class 3 purposes.

In terms of the proposed Class 11 use, Class 11 includes a wide range of uses, some of which are potentially less desirable in close proximity to dwellings, i.e. - a dance hall or discotheque. However, other patterns of use within Class 11 could be facilitated, such as a commercial gym. In this regard, the proposed student development will include an ancillary gym which is a common facility within managed student development, proving they can operate successfully without impacting significantly on residential amenity. In order to ensure that any proposed Class 11 use will not result in unacceptable impact to residents, it shall be necessary to include a safeguarding condition requiring that internal noise levels from acoustic or amplified music can be suitably mitigated. Operating conditions will also be managed by the building's operator.

Hours of use are not known at this stage and the standard range of operating hours will be applied by condition.

Subject to the safeguarding conditions discussed above, the proposals would comply with CDP4 and SG4.

### **CDP5 Resource Management and SG5 Resource Management**

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

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

**Comment:** A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement can be met. In order to achieve a Gold Hybrid sustainability level, building envelopes will provide energy savings through adherence with fabric thermal U-Value requirements in accordance with the current Building Regulations Technical Handbook.

Low and Zero Carbon Generating Technologies (LZCGT) proposed include an air source heat pump as the main heating source for the student accommodation and other non-domestic elements and a separate air source heat pump for hot water provision. The flats will also utilise individual exhaust air heat pumps for both heating and domestic hot water provision.

Solar photovoltaics will be incorporated on the flat roof areas of the student development (blocks A1 and A3) and at roof level of Plot C (north-west and south-east towers) which will help to reduce the electrical baseload.

Other energy efficiency measures proposed for the student accommodation and residential flats include mechanical ventilation with heat recovery (MVHR) and low energy lighting. The student accommodation will also incorporate low energy lighting.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. The proposal shall accord with CDP5 and SG5.

## **Policy CDP7 Natural Environment and SG7 Natural Environment**

CDP7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG7 though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity.

For residential/mixed use development such as the current proposal, opportunities for enhancing habitat and wildlife interests could include any of the following;

- Incorporate and manage existing habitat in open space requirements
- Enhance wildlife opportunities in existing open spaces
- Design for natural SuDS and Integrated Green Infrastructure
- Create a network of easily maintainable, multifunctional open spaces, to include, eg, wildflower grasslands, ponds
- Incorporate bat and bird boxes in design
- Landscape with locally appropriate native species
- Green roofs
- Green/living walls

There is a presumption against development that would have an unacceptable effect, either directly, indirectly or cumulatively on biodiversity and habitat, including designated sites and protected species.

**Comment:** The site is brownfield in nature, having previously been occupied by Bilslands Bakery and an earlier version of The Daily Record office and printing plant. The remnants of building footprints and floor slabs remain present on the site, with intervening areas of mixed scrub, grassland and young trees primarily associated with landscaping around the office buildings.

The submitted ecological assessment was prepared in August 2023 and confirms that no suitable roosting potential for bats or other protected species was identified on site. The appraisal also confirms that there is currently little or no ecological value from the site.

It is noted that non-native, invasive cotoneaster is present at various locations across the site although its cover is not extensive. The assessment recommends the eradication in advance of construction works in order to prevent it from spreading beyond the site boundary. Whilst this can present a threat to ecology on sensitive locations, is not considered to be a threat at this location, given the limited ecological value of the site. Nevertheless, its removal and redevelopment of the site incorporating a number of external landscaped areas would have a beneficial impact, subject to further details of appropriate replanting. Additionally, the proposals will provide selected areas of green roofs on Plots A, B and D, which will contribute towards the enhancement of biodiversity value of the site.

Existing trees at the north-eastern area of the site are being retained. The proposals also include extensive landscape provision which will enhance the biodiversity of the site, including scattered trees, amenity grassland, planted swales/rain gardens, shade tolerant flowering plants, native hedgerows, wildflower meadow green roofs, climbers, native perennials, shrubs, and herbaceous plants.

The proposals will also deliver bird boxes, integrated within the development.

Whilst the new habitat measure will take time to mature and achieve its biodiversity objectives, they will make a meaningful contribution to enhancing the sites biodiversity value and an appropriate condition has been suggested to ensure biodiversity gains are implemented and maintained.

On this basis, the proposals are considered to suitably address the requirements of CDP7 and SG7.

## **CDP8 Water Environment and SG8 Water Environment**

CDP8 clarifies that local authorities are required by The Flood Risk Management (Scotland) Act 2009 to manage and reduce flood risk and promote sustainable flood risk management, which will entail working with responsible authorities and stakeholders, such as SEPA, to meet legislative requirements.

This will require action to assess and address flood risk in new development, including restricting development in certain areas of flood risk and designing new development to reduce flood risk at the

development site and impact elsewhere. It also entails an assessment of flood risk across the City, as a basis for the identification and implementation of flood risk management measures.

All proposals are required to make satisfactory provision for Sustainable Urban Drainage Systems (SUDS) and to safeguard the development from the risk of flooding. In addition, proposals for new development should ensure that it does not adversely impact on the water environment, does not increase the probability of flooding elsewhere and does not interfere with the storage capacity of the flood plain.

SG8, Section 6 confirms that where flood risks are identified as part of the screening of development proposals, a detailed Flood Risk Assessment (FRA) will be required.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. It must demonstrate that the flood mitigation strategy can be delivered, taking on board the relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

All development identified to be at risk of flooding using the Council Flood Risk Framework, must incorporate a 'freeboard allowance' and/or the use of water-resistant materials and forms of construction which must be appropriate to its function, location and planned lifetime.

SG8, Section 7 confirms the Scottish Planning Policy presumption against land raising within a functional flood plain. Any proposed development within a functional flood plain should be designed to be commensurate with the potential flood risk, in line with Section 6, without the need to raise or defend land. Consequently, the majority of development proposed within a functional flood plain (inclusive of fluvial and pluvial flooding) is likely to be inappropriate.

Only in exceptional circumstances will land raising or defence of a functional flood plain be considered for new development. Where land raising or land defending is to be accepted, equivalent compensatory storage plus 10% must be provided and a drainage impact assessment will be required to demonstrate that there will be no increase in water level of the relevant watercourse. To ensure safe means of access and egress, land raising should not create islands of development.

The exceptional circumstances in which the Council may consider land raising or defence of a functional flood plain, in support of new development, include:

- Critical infrastructure
- Major regeneration projects
- Recreational facilities (sports fields, golf courses, cycleways etc.)
- Where this would have a neutral or positive effect on the probability of flooding elsewhere.

**Comment:** As referenced above, SPP has since been superseded by NPF4 and the applicants Flood Risk Assessment (Will Rudd, 11/12/2023) has been prepared taking account of Policy 22 Flood Risk and Water Management and the latest iteration of the Councils Tidal River Clyde Flood Model, amended in 2023.

Existing ground levels are approximately 12m AOD at the northern end of the site alongside Elliot Street, dropping down to approximately 10m AOD around Plot A, and falling to 6.7 metres AOD at its southern end around Plot C. The River Clyde is approximately 200m to the south.

SEPA has clarified that the nearest cross-section from the Tidal River Clyde Flood Model suggests that 200-year plus an appropriate allowance for climate change level is 5.61m AOD

On this basis, the site is located outwith the area of flood risk associated with the River Clyde, as identified by 0.5% Annual Event Probability (AEP) (1:200yr) plus climate change allowance flood extent.

With regards to SUDS, the drainage system for the proposal has been designed to capture all surfaces from the building roof tops and podiums, down to the paved surfaces in the public spaces and will discharge into a new surface water sewer at a restricted greenfield runoff rate and to contain the 200-year plus 50% allowance for climate change event below ground with no flooding of manholes. Specific measures will include crate systems under roof and podium paving and planting, combined seating and planting within public realm areas, sunken rain gardens/swales and open dish channels in public realm areas, which will drain into rain gardens.

Surface water will ultimately discharge to the River Clyde, following sufficient levels of treatment and subject to the applicant obtaining separate approval from SEPA on water treatment levels, water quality and attenuation.

Elements of the proposed SUDS measures are integral to the landscape strategy, both in terms of landscaping having a drainage role and captured surface water facilitating take-up by trees and plants, reducing the need for artificial irrigation.

This multifunctional approach to SUDS has other benefits in terms of biodiversity and their positive visual impact.

The content of both the Flood Risk Assessment and Drainage Impact Assessment have been subject to self-certification by the respective authors, along with a further independent check, and both include evidence of appropriate Professional Indemnity insurance.

On the basis of the information provided, it is accepted that the proposals are compatible with CDP8 and SG8, including the updated requirements derived from NPF 4 Policy 22. SEPA have also accepted the findings of the FRA and have no objections to the proposal. Design details of finalised finished floor levels and finalised SUDS details will be safeguarded through a condition of planning permission.

### **CDP10 Meeting Housing Needs and SG10 Meeting Housing Needs**

CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. The Council will:

- Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;
- Maintain a five-year supply of effective housing land at all times;
- Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;
- Work with the house building industry and the Scottish Government to address site constraints and infrastructure issues in the established housing land supply.

Where an audit identifies that the five-year effective supply is not being maintained, the Council will support housing development proposals for all tenures that can be delivered in accordance with the approach set out in Strategy Support Measure 10 of the Strategic Development Plan 2012. Such sites will be supported if they:

- are capable of delivering completions in the next five years;
- can address infrastructure constraints;
- are in a sustainable location as guided by Diagram 4 of the Glasgow and the Clyde Valley Strategic Development Plan; and
- are capable of complying with other relevant policies and proposals in the Plan, and any relevant Supplementary Guidance.

SG10 Meeting Housing Needs includes detailed assessment criteria on the locational and residential amenity implications arising from non-mainstream residential or visitor accommodation, including purpose-built student accommodation.

#### Locational Criteria:

Paragraphs 1.6 to 1.117 of SG10 identifies specific locational criteria which recognises that student accommodation can bring a positive contribution to the local environment, such as the renewal of vacant and derelict land and boosting local populations which in turn, help to sustain facilities and amenities. It acknowledges that successful places rely on a strong relationship between the community and its locality.

Whilst it is recognised that the relationship is strengthened as residents invest in their community, local services and facilities overtime, due to the more time limited nature of academic study and the transient nature of students, they are less likely to form strong relationships with locations. Consequently, there is a risk that increased concentrations risk of student accommodation in a locality will lead to the erosion of the established community and can ultimately harm the relationship between the community and place.

Proposals should be accompanied by analysis of the locality to demonstrate its capacity for student accommodation. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);

- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration (see Design Criteria).

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

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

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

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

**Comment:** The 400-metre site catchment includes part of Cranstonhill to the north of the Clydeside Expressway which is accessible by a pedestrian footbridge. The remainder of the catchment to the south of the Expressway is largely made up of Class 4 Industry and Business uses in the immediate context, with residential flats at Lancefield Quay to the west, established tenement flats on Cheapside Street to the east and flats within the recent Platform development to the south.

The submitted Statement of Need and supplementary information references most recent census data, which identified a population of 3,266 residing within a 400-metre catchment of the site at that time. It is acknowledged that this figure will have increased in the meantime in light of other completed and occupied developments.

The catchment doesn't contain any large scale student accommodation developments, albeit the Council is minded to grant planning permission (approved by Committee) for a purpose built student accommodation with 491 bedspaces, and residential 505 flats on the adjacent site to the east and the current proposals would bring a further 934 student bedspaces and 409 residential flats to the area. On balance, these combined student developments would represent a minor part of the overall population. On this basis, it is accepted that the proposals would result in the character and amenity of the surrounding area being undermined.

Whilst the area currently has limited provision of shops and services, the critical mass of residents that the proposal would deliver, combined with its proposed provision of Class 1A, Class 3, Class 10 and Class 11 floorspace to service the needs of the proposed and existing residents and would help to facilitate and sustain a balanced neighbourhood.

#### Design Criteria:

The design of proposals must respond to their local context and the layout and building design should integrate with the surrounding community and enhance the character of the area. In addition to the guidance on design, privacy, sunlight and daylight flatted for residential development contained in SG1, proposals are also required to incorporate;

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

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



Applicants are also expected to demonstrate how their proposal responds to the relevant disability and equalities legislation as well as using analysis of potential demand for accessible accommodation to inform their proposal.

**Comment:** The student accommodation proposals at Plot A includes a dedicated retail unit in line with the requirements of SG10.

The proposals will include high quality public realm provision between buildings, in addition to areas of communal amenity space and publicly accessible amenity space derived from the residential component.

The overall development has been designed to a high standard, taking cognisance of its local setting and to an appropriately high density for its location fronting onto the Clydeside Expressway.

The applicant has confirmed that the use of an insitu concrete frame with lightweight metal stud partitions means that the internal walls and services of Plot A could easily be replaced to deliver a mix of residential typologies within the existing envelope. An example of an alternative reconfiguration of a typical floor within Plot A for residential use has been provided. It is noted that this is indicative of what could be achieved. Whilst this would not represent an appropriate format of development, as also discussed at SG1 above, it is accepted that the building construction allows for easy adaptation and alternative, more appropriate arrangements could be explored, should a change of use be considered at a later date.

The inner courtyard of Blocks A2, A3 and A4 all have student accommodation that faces directly into the courtyard, with Block A4 also having ground floor rooms on the outward facing north elevation. In all instances, planted buffers will be used to ensure that privacy for occupants isn't compromised.

The daylight report confirms that 83% of the representative rooms within Plot A that were tested will achieve BRE illuminance levels. As with the residential component, not all rooms are capable of achieving the BRE guidance as a consequence of building orientation or the location of rooms at lower levels, although a relatively high level of compliance is achieved. On balance the proposals will deliver appropriate placemaking outcomes and re-densification of the area, which are considered to outweigh these impacts.

Whilst it will not achieve the standard of 2 hours or more of direct sunlight for greater than the 50% of the area when measured on 21st of March (equinox), it will meet the less challenging requirements for 21st June (solstice).

In terms of accessibility, the main entrance to the student accommodation is located on the south-east corner with lift cores providing disabled access to Blocks A1, A2 and A3. Block A4 is physically separate from the other blocks within Plot A, with disabled access being provided either via the basement car park (accessible parking only) or from the main entrance via the central courtyard. The courtyard will also have an at grade, gated access from the north of the site. Internally, 1.5m manoeuvring space will be provided in front of all lifts, upper floors are flush across floorplates; and internal corridors will be 1.2m wide as a minimum, with access doors to be at least 926mm wide.

Accessible studios and accessible adaptable studios will be provided throughout and will make up 5% of total provision.

#### Mixed Tenure Detailed Guidance:

In order to promote inclusive population growth and build sustainable communities, the location of this particular student accommodation development, just outwith the city centre and with a site area greater than 0.3 hectares, the proposals must also include mainstream residential development representing at least 40% of the total floorspace provision.

**Comment:** Whilst the overall site area is quoted at 3.30 hectares, the net developable area excluding surrounding roads and land outwith the applicant's control is approximately 2.70 hectares. With a proposed total capacity for 934 students and 409 residential flats, the latter would equate to 44% of total provision.

### Amenity Criteria:

Proposals must demonstrate that:

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

Amenity standards from IPG6 will also apply to student accommodation at a rate of 0.5ha per 1000 population, equating to 5m<sup>2</sup> of dedicated amenity space per student and can be provided as a combination of internal and external amenity spaces.

**Comment:** The proposals comprise 91 studio flats with en-suite and small kitchenette (10%) and 843 cluster flats with separate communal living, kitchen, dining room (90%). The breakdown of cluster flats comprises 261 x 4-6 bed cluster flats (28%), 295 x 7-8 bed cluster flats (32%) and 287 x 7-8 bed cluster flats (31%). The overall mixed and range of provision is considered to be appropriate in this instance.

The 934 student flats proposed generate a requirement for 4,670m<sup>2</sup> of amenity provision. The proposals will deliver a range of internal and external amenity spaces within the building totalling 2,267.5m<sup>2</sup> comprising the following;

Level 00:	Internal amenity areas totalling 545.5m <sup>2</sup> (2 lounges, laundry room, mailroom a gym and an unspecified amenity use). External perimeter spaces suitable for amenity use totalling 878m <sup>2</sup> .
Level 01:	Internal amenity areas totalling 513m <sup>2</sup> (2 unspecified amenity uses). External courtyard and perimeter spaces suitable for amenity use totalling 1,334m <sup>2</sup> .
Level 05:	Internal and external amenity areas totalling 273m <sup>2</sup> (an unspecified amenity use and a roof terrace).
Level 10:	Internal and external amenity areas totalling 456m <sup>2</sup> (an unspecified amenity use and a roof terrace).
Level 20:	Internal amenity areas totalling 480m <sup>2</sup> (unspecified amenity uses).
Total	4,479.5m <sup>2</sup> sqm (4.8m <sup>2</sup> per bedspace)
Requirement	4,670m <sup>2</sup> sqm (5m <sup>2</sup> per bedspace)

The proposals therefore have a shortfall of 190.5m<sup>2</sup> which will need to be accommodated at an agreeable location and in usable format and can be safeguarded by condition.

### Space standards:

Minimum room sizes for student accommodation should not fall below 10m<sup>2</sup> for a study bedroom without en suite, 13m<sup>2</sup> for a study bedroom with en suite, or 18m<sup>2</sup> for a studio room for one student with en suite bathroom and kitchen.

**Comment:** The Design and Access Statement confirms that bedroom sizes are in accordance with SG10 and typical minimum sizes will be 13m<sup>2</sup> for en suite rooms in cluster flats, 22.7m<sup>2</sup> for 1-bed studios and accessible studios.

### Management & Security Criteria:

Effective security measures and an operational management plan to help deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details the intended operation and maintenance; occupants conduct; security; waste management; and moving in/vacating arrangements; occupants wellbeing; and accreditation of an appropriate management body.

**Comment:** The submitted Design and Access Statement acknowledges the requirements of SG10 and in particular, the need for suitable management and security arrangements to be in place. Full arrangements addressing matters such as property management, maintenance, housekeeping, refuse and servicing strategy, student well-being services and other relevant procedures will be safeguarded through a Section 75 agreement.

### Statement of Need:

To ensure new student developments do not lead to an oversupply of provision, applicants will be required to provide a Statement of Need covering the following aspects:

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

**Comment:** In terms of a), The Statement of Need & Capacity Study and subsequent addendums identify that for the 2021/22 academic year, Glasgow attracted 92,430 students across five institutions, 77,640 of which were full-time students. The statement also notes that established purpose-built student accommodation and halls of residence facilitated 20,233 full-time students, representing 26% of total full-time numbers, with the remaining balance of students having to seek alternative accommodation. Taking into account that 33% of full-time students live at home, considerable opportunities still exist to accommodate the balance of full-time students.

The study identifies that predicted future supply of purpose-built student accommodation would facilitate circa 39% of Glasgow's full-time student population. The study concludes that an evidential shortfall therefore remains with demand outstripping supply and that continual predicted future growth of the student population within Glasgow will place additional pressure on the current and predicted supply in years to come.

In respect of b), the nearest university or college is Glasgow School of Art approximately 1.2 miles to the north-west, with the Royal Conservatoire of Scotland 1.4 miles to the east, University of Strathclyde and Glasgow Caledonian University both 1.6 miles to the east and City of Glasgow College main campus 1.7 miles to the east.

The report suggests that on the basis of proximity and intake levels, the development will most likely appeal to students from University of Glasgow which is approximately a 30 minute walk or 8 minutes by bicycle and is likely to be occupied either by undergraduates or postgraduates, as both are showing a growing tendency to live in this type of accommodation.

Regarding c), available information confirms that the full-time student population in Glasgow has increased every year since 2011/12, with the total number of full-time students having increased by 34.1% between 2016/17 and 2021/22 to a record high.

On point d), the applicant has confirmed that funding is in place.

Turning to e), correspondence has been provided from University of Glasgow referencing an acute shortage of student accommodation. The University has clarified that whilst cannot offer letter support for specific developments, it welcomes any increased provision of student accommodation which is both affordable and of a good standard.

On balance, it is accepted that the proposals meet the requirements of CDP10 and SG10, subject to safeguarding conditions on their management and maintenance.

### **CDP11 Sustainable Transport and SG11 Sustainable Transport**

CDP 11 aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel, by: supporting better connectivity by public transport; discouraging non-essential car journeys; encouraging opportunities for active travel; reducing pollution and other negative effects associated with vehicular travel and optimising the sustainable use of transport infrastructure.

The Council will direct major development to locations well served by existing public transport services and active travel routes or will seek contributions for the provision or enhancement of such services/routes on sites where this is not the case. New developments must be designed to promote and facilitate walking and cycling and should protect/enhance the quality and continuity of cycle routes, core paths, rights of ways or other significant paths.

Proposals for student accommodation require one cycle parking space per 2 residents, whereas residential flats require 1 residents cycle parking space per flat.

For car parking, a maximum provision of 1 space per 15 students and staff can be provided for student accommodation with residential developments normally requiring 1 allocated space per dwelling unit for and an additional 0.25 unallocated spaces per dwelling unit for visitors.

**Comment:** A Transport Assessment has been prepared which considers the transport and travel demands of the proposals, with the following matters being of note;

#### Active Travel and Cycle Parking:

The site benefits from its proximity to Anderston railway station / bus stops on the A814 Clydeside Expressway in the north and the Anderston Quay Clyde Fastlink halt in the south. Glasgow Central station is also within 850m of the northern edge of the site. This results in the site being fully within the CDP SG11 'High' public transport accessibility zone.

The site is well served by cycling infrastructure, with NCR75 located on the Clyde Walkway to the south with the Connect 2 bridge providing a link on to Waterloo Street. To accommodate existing cycle traffic, the Council has re-designated the footway on the west side of North Street for shared pedestrian and cycle use.

The neighbouring development proposals by Dandara will also deliver a widened footway at Piccadilly Street for its increased pedestrian activity and to enhance cycle connectivity to the north.

The proposed student accommodation at Plot A will provide 504 cycle parking spaces formed over four secure areas within the Level 00, which exceeds the SG11 requirement of one space per 2 residents.

In respect of the residential flats, Plot B has 256 spaces for its 203 flats, Plot C has 182 spaces for 171 flats and Plot D has 52 spaces for 35 flats. Whilst the requirement of one space per resident and one visitor space per 4 dwellings has been met for Blocks B & D, there is slight deficiency for Block C. However, it is acknowledged that additional Sheffield stands can be provided within the public realm adjacent to the lobby entrances which will better meet the demands for short stay visitors.

#### Car Parking:

The student accommodation at Plot A will have 8 disabled accessible car parking spaces, considerably below the maximum requirement.

The 203 flats in Plot B have only 78 car parking spaces, including 9 accessible spaces, within the ground and basement levels, which equates to 38% provision. The 172 flats in Plot C have only 87 car parking spaces, including 9 accessible spaces, within the ground and basement levels, equating to 50% provision. Plot D has no car parking and will therefore be treated as 'car free'.

Overall this equates to just 40% provision. However, as the site lies within the City Centre Outer (Lancefield) Controlled Parking Zone (CPZ) and the area to the north is within the Cranstonhill CPZ / east to the core City Centre CPZ, the risk of overspill residents' parking should be minimised.

The need to promote and encourage the use / take-up of electric vehicles (EV) by residents though passive provision for 100% EV charging will be reserved by condition. This entails ensuring a 20% capacity / take-up in the electricity network, capability in providing individual metered supplies for each EV space and providing ducting for future cabling (as required by future residents).

Having regard to the above, it is accepted that the proposals meet the requirements of CDP11 and SG11.

#### **CDP12 Delivering Development and IPG12 Delivering Development**

CDP12 and the corresponding IPG12 establish that residential developments of 10 or more dwellings or flats will be expected to provide open space standards based on 1.25 hectares of recreational open space per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens). It is the Councils preference to see these requirements fully delivered on site, where practicable, but it is recognised that there are circumstances where this is not always achievable.

**Comment:** Based on these requirements, the proposals generate the following amounts of open space provision and the equivalent developer contributions in light of shortfalls of on-site provision.

Residential Flats				
Type	Required	Provision	Shortfall	Equivalent Contribution
Amenity	2,996m <sup>2</sup>	3,055m <sup>2</sup> .	0m <sup>2</sup>	£0
Play	2,097m <sup>2</sup>	666m <sup>2</sup>	1,431m <sup>2</sup>	£143,120
Outdoor Sport (Formal)	1,498m <sup>2</sup>	0m <sup>2</sup>	1,498m <sup>2</sup>	£149,800
Outdoor Sport (Informal)	599m <sup>2</sup>	0m <sup>2</sup>	599m <sup>2</sup>	£59,920
Allotments	300m <sup>2</sup>	0m <sup>2</sup>	300m <sup>2</sup>	£29,960
Total				£382,800

The design approach taken to open space provision has seen the categories of Amenity and Childrens Play interwoven though the site, as opposed to clustering of larger spaces that normally come forward in development proposals. Amenity provision has also been provided at roof areas within Plots B and C. The proposed approach, whilst having a deficit in some areas of on-site provision, is suitably high quality in its arrangement and format and subject to safeguarding conditions on activating the spaces for the intended functions, will provide a vibrant space within the core of the development.

The applicant has confirmed they are prepared to enter into a legal agreement in accordance with Section 75 of the Town and Country planning Scotland Act 1997 to secure payment of £382,800 on a phased basis for the balance of provision.

## (B) Material Considerations

In respect of (B) material considerations, three representations have been received in relation to the application which are summarised and addressed as follows:

### Neutral comments

- Support is offered to the proposals on the basis that they align with the Glasgow City Centre Living Strategy to increase the City Centre population to 40,000 by 2035.  
**Comment:** The proposals compatibility with the City Centre Living Strategy 2035 through managed change and re-densification with residential, student accommodation and supporting commercial uses is acknowledged at Policy CDP3 Economic Development and IPG3 Economic Development above.
- Developments like this can help create 20-minute neighbourhoods with amenities within walking distance, fostering a sense of community and promoting sustainable living.  
**Comment:** As discussed in connection with NPF4 Policy 15 Local Living and 20 Minute Neighbourhoods and Policy 28 Retail, the proposals will help to create a more balanced neighbourhood which will benefit existing and intended residents in line with the 20-minute neighbourhoods principles.
- The proposals will contribute positively to Glasgow's urban landscape.  
**Comment:** The proposals positive design and placemaking benefits are discussed further in connection with SG1 above.
- The Glasgow City Development Plan 2017 and recently adopted NPF4 strengthen existing requirements on the protection and enhancement of biodiversity. Making appropriate provision for integral swift bricks throughout the development would contribute to these objectives.  
**Comment:** The facilitation of appropriately located nesting boxes within the fabric of buildings will help ensure that swift populations are actively encouraged and will therefore be reserved by condition for further written approval.

## Objection

- The number of new residents from the proposed residential and student accommodation would overwhelm the stretched existing services within the Anderston ward. This will impact on how residents get doctors or dentists appointments.  
**Comment:** The proposals will provide 11 new commercial units which will be capable of being used for a wide range of purposes, including Class 1A (Shops, financial, professional and other services), Class 3 (Food and Drink), Class 10 (Non-Residential Institutions) and Class 11 (Assembly and Leisure) purposes. This will provide the opportunity to sustain typical neighbourhood services and facilities on site.
- There is a need for low cost /social housing instead of affordable rented flats and concern is directed to the potential cost of rent.  
**Comment:** It is the Councils position that affordable housing should be met through the Strategic Housing Investment Programme and not through allocations within individual planning applications.
- Developer contributions arising from deficiencies in on-site amenity provision should be used to promote green spaces or improve public realm in the Anderston area.  
**Comment:** The funds have the potential to support local provision where they are in line with the Councils established procedure for allocating and spending funds, which includes the following:
  - It should be on Council owned land.
  - It should comprise the creation or enhancement of a recreational open space, or a building that supports this use.
  - It should be available for community use.
- The Anderston/City/Yorkhill area (Ward 10) has experienced a lot of student accommodation development. In order to maintain a community balance, student accommodation should be spread throughout the city.  
**Comment:** The assessment process has highlighted that the immediate area is not served by any purpose-built student accommodation and that the emerging provision alongside proposed residential flats will maintain an appropriate balance.
- As students do not pay council tax, there is concern about where the funds for public services will come from.  
**Comment:** This is not a material consideration in the consideration of a planning application.

## Conclusion

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

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

## Drawings

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

### Site-wide

220112-3DR-ZZ-ZZ-DR-A-08000 Rev. P1	Location Plan
220112-3DR-ZZ-ZZ-DR-A-08002 Rev. P1	Urban Plan – Proposed

### Plot A

220112-3DR-AA-00-DR-A-08100 Rev. P3	Plot A Floor Plan – Level 00
220112-3DR-AA-01-DR-A-08101 Rev. P3	Plot A Floor Plan – Level 01
220112-3DR-AA-ZZ-DR-A-08102 Rev. P3	Plot A GA Plan – Level 02-04
220112-3DR-AA-05-DR-A-08105 Rev. P3	Plot A Floor Plan – Level 05
220112-3DR-AA-ZZ-DR-A-08106 Rev. P3	Plot A GA Plan – Level 06-09
220112-3DR-AA-10-DR-A-08110 Rev. P3	Plot A Floor Plan – Level 10
220112-3DR-AA-11-DR-A-08111 Rev. P3	Plot A Floor Plan – Level 11
220112-3DR-AA-12-DR-A-08112 Rev. P3	Plot A Floor Plan – Level 12
220112-3DR-AA-13-DR-A-08113 Rev. P3	Plot A Floor Plan – Level 13
220112-3DR-AA-ZZ-DR-A-08114 Rev. P3	Plot A Floor Plan – Levels 14-15

220112-3DR-AA-16-DR-A-08116 Rev. P3	Plot A Floor Plan – Levels 16
220112-3DR-AA-ZZ-DR-A-08117 Rev. P2	Plot A Floor Plan – Levels 17-19
220112-3DR-AA-20-DR-A-08120 Rev. P1	Plot A Floor Plan – Level 20
220112-3DR-AA-R1-DR- A-08121Rev. P1	Plot A Floor Plan – Level Roof
220112-3DR-AA-XX-DR-A-08200 Rev. P2	Plot A Section AA
220112-3DR-AA-XX-DR-A-08201 Rev. P2	Plot A Section BB (
220112-3DR-AA-XX-DR-A-08202 Rev. P1	Plot A Section CC
220112-3DR-AA-XX-DR-A-08203 Rev. P1	Plot A Section DD
220112-3DR-AA-XX-DR-A-08300 Rev. P2	Plot A Elevation – South
220112-3DR-AA-XX-DR-A-08301 Rev. P1	Plot A Elevation – East
220112-3DR-AA-XX-DR-A-08302 Rev. P3	Plot A Elevation – North
220112-3DR-AA-XX-DR-A-08303 Rev. P2	Plot A Elevation – West
220112-3DR-AA-XX-DR-A-08400 Rev. P1	Plot A Bay Study – Tower Base
220112-3DR-AA-XX-DR-A-08401 Rev. P1	Plot A Bay Study – Tower Middle
220112-3DR-AA-XX-DR-A-08402 Rev. P1	Plot A Bay Study – Upper Middle (non-tower)
220112-3DR-AA-XX-DR-A-08403 Rev. P1	Plot A Bay Study – Tower Crown
220112-3DR-AA-XX-DR-A-98404 Rev. P1	Plot A Bay Study – L00 South Elevation

#### Plot B

220112-3DR-BB-00-DR-A-08130 Rev. P2	Plot B GA Floor Plan – Level 00
220112-3DR-BB-01-DR-A-08131 Rev. P2	Plot B GA Floor Plan – Level 01
220112-3DR-BB-ZZ-DR-A-08132 Rev. P3	Plot B GA Floor Plan – Level 02
220112-3DR-BB-ZZ-DR-A-08133 Rev. P2	Plot B GA Floor Plan – Level 03
220112-3DR-BB-04-DR-A-08134 Rev. P3	Plot B GA Floor Plan – Level 04
220112-3DR-BB-ZZ-DR-A-08135 Rev. P3	Plot B GA Floor Plan – Level 05-06
220112-3DR-BB-07-DR-A-08137 Rev. P3	Plot B GA Floor Plan – Level 07
220112-3DR-BB-08-DR-A-08138 Rev. P3	Plot B GA Floor Plan – Level 08
220112-3DR-BB-ZZ-DR-A-08139 Rev. P3	Plot B GA Floor Plan – Level 09-12
220112-3DR-BB-13-DR-A-08143 Rev. P3	Plot B GA Floor Plan – Level 13
220112-3DR-BB-14-DR-A-08144 Rev. P3	Plot B GA Floor Plan – Level 14
220112-3DR-BB-RF-DR-A-08145 Rev. P3	Plot B GA Floor Plan – Roof Level
220112-3DR-BB-B1-DR-A-08146 Rev. P1	Plot B GA Floor Plan – Basement
220112-3DR-BB-ZZ-DR-A-08170 Rev. P2	Plot B Apartment Types 01 – Gold Standard Compliance
220112-3DR-BB-ZZ-DR-A-08171 Rev. P1	Plot B Apartment Types 02 – Gold Standard Compliance
220112-3DR-BB-ZZ-DR-A-08172 Rev. P1	Plot B Apartment Types 03 – Gold Standard Compliance
220112-3DR-BB-ZZ-DR-A-08173 Rev. P1	Plot B Apartment Types 04 – Gold Standard Compliance
220112-3DR-BB-ZZ-DR-A-08174 Rev. P1	Plot B Apartment Types 05 – Gold Standard Compliance
220112-3DR-BB-ZZ-DR-A-08310 Rev. P3	Plot B North Elevation
220112-3DR-BB-ZZ-DR-A-08311 Rev. P3	Plot B East Elevation
220112-3DR-BB-ZZ-DR-A-08312 Rev. P3	Plot B South Elevation
220112-3DR-BB-ZZ-DR-A-08313 Rev. P3	Plot B West Elevation
220112-3DR-BB-ZZ-DR-A-08314 Rev. P3	Plot B South Facing Courtyard Elevation
220112-3DR-BB-ZZ-DR-A-08315 Rev. P3	Plot B North Facing Courtyard Elevation
220112-3DR-BB-ZZ-DR-A-08316 Rev. P3	Plot B West Facing Courtyard Elevation
220112-3DR-BB-ZZ-DR-A-08317 Rev. P3	Plot B East Facing Courtyard Elevation
220112-3DR-BB-XX-DR-A-08410 Rev. P2	Plot B Typical Bay – Ground Floor
220112-3DR-BB-XX-DR-A-08411 Rev. P2	Plot B Typical Bay – Upper Floor
220112-3DR-BB-XX-DR-A-08412 Rev. P2	Plot B Typical Bay – Roof

#### Plot C

AL(00)00B Rev A	Plot C – Plan – Basement Level
AL(00)00G Rev A	Plot C – Plan – Level 0G
AL(00)001 Rev A	Plot C – Plan – Level 01
AL(00)002 Rev A	Plot C – Plan – Level 02
AL(00)003 Rev A	Plot C – Plan – Level 03
AL(00)004 Rev A	Plot C – Plan – Level 04
AL(00)005 Rev A	Plot C – Plan – Level 05
AL(00)006 Rev A	Plot C – Plan – Level 06
AL(00)007 Rev A	Plot C – Plan – Level 07
AL(00)008 Rev A	Plot C – Plan – Level 08
AL(00)009 Rev A	Plot C – Plan – Level 09
AL(00)010 Rev A	Plot C – Plan – Level 10
AL(00)011	Plot C – Plan – Level 11
AL(00)012	Plot C – Plan – Level 12
AL(00)00R	Plot C – Plan – Level Roof
AL(00)050 Rev A	Plot C – Plan – Flat Types
AL(00)101 Rev A	Plot C – Elevation – North

AL(00)102	Plot C – Elevation – East
AL(00)103 Rev A	Plot C – Elevation – South
AL(00)104	Plot C – Elevation – West
AL(00)111	Plot C – Section – Courtyard North
AL(00)012	Plot C – Section – Courtyard East
AL(00)013	Plot C – Section – Courtyard South
AL(00)014	Plot C – Section – Courtyard West
AL(27)001	Plot C – Rooftop – PV Crown Design Intent NW & SE Towers
AL(41)001	Plot C – Façade Design Intent – External Walls
AL(41)002	Plot C – Façade Design Intent – Internal Courtyard Walls

#### Plot D

220112-3DR-DD-00-DR-A-08150 Rev P3	Plot D GA Floor Plan – L00
220112-3DR-DD-01-DR-A-08151 Rev P3	Plot D GA Floor Plan – L01
220112-3DR-DD-ZZ-DR-A-08152 Rev P3	Plot D GA Floor Plan – L02-05.
220112-3DR-DD-06-DR-A-08156 Rev P3	Plot D GA Floor Plan – L06
220112-3DR-DD-RF-DR-A-08157 Rev P2	Plot D GA Floor Plan – RF
220112-3DR-DD-ZZ-DR-A-08170	Plot D Apartment Types 01 - Gold Standard Compliance
220112-3DR-DD-ZZ-DR-A-08171	Plot D Apartment Types 02 - Gold Standard Compliance
220112-3DR-DD-ZZ-DR-A-08172 Rev P1	Plot D Future Adaptability
220112-3DR-DD-ZZ-DR-A-08320 Rev P3	Plot D Elevations
220112-3DR-DD-ZZ-DR-A-08220 Rev P3	Plot D Sections
220112-3DR-DD-XX-DR-A-08420 Rev P2	Plot D Bay Elevations 01
220112-3DR-DD-XX-DR-A-08421 Rev P2	Plot D Bay Elevations 02

#### Landscape

0969-RFM-XX-XX-DR-L-0001 Rev.P01	Landscape Masterplan
0969-RFM-XX-00-DR-L-0011 Rev. P01	Landscape GA Plan Ground Floor 1 of 3
0969-RFM-XX-00-DR-L-0012 Rev. P01	Landscape GA Plan Ground Floor 2 of 3
0969-RFM-XX-00-DR-L-0013 Rev. P02	Landscape GA Plan Ground Floor 3 of 3
0969-RFM-XX-01-DR-L-0014 Rev. P01	Landscape GA Plan Podium Level 1 of 3
0969-RFM-XX-01-DR-L-0015 Rev. P02	Landscape GA Plan Podium Level 2 of 3
0969-RFM-XX-01-DR-L-0016 Rev. P01	Landscape GA Plan Podium Level 3 of 3
0969-RFM-XX-01-DR-L-0017 Rev. P02	Landscape GA Plan 1 of 3
0969-RFM-XX-01-DR-L-0018 Rev. P02	Landscape GA Plan 2 of 3
0969-RFM-XX-01-DR-L-0019 Rev. P02	Landscape GA Plan 3 of 3
0969-RFM-XX-00-DR-L-0200 Rev. P01	Landscape Sections 0209
0969-RFM-XX-00-DR-L-0201 Rev. P01	Landscape Sections 0201
0969-RFM-XX-00-DR-L-0202 Rev. P01	Landscape Sections 0202
0969-RFM-XX-00-DR-L-0203 Rev. P01	Landscape Sections 0203
0969-RFM-XX-00-DR-L-0204 Rev. P01	Landscape Sections 0204
0969-RFM-XX-00-DR-L-0205 Rev. P01	Landscape Sections 0205
0969-RFM-XX-00-DR-L-0206 Rev. P01	Landscape Sections 0206
0969-RFM-XX-00-DR-L-0207 Rev. P01	Landscape Sections 0207
0969-RFM-XX-00-DR-L-0208 Rev. P01	Landscape Sections 0208

### Conditions and Reasons

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

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

- 02.** Prior to the commencement of construction works on site, a detailed phasing plan and methodology for the delivery of all buildings, amenity space, open space, landscaping and public realm on site, shall be submitted to and approved in writing by the Planning Authority. The development will be constructed in accordance with the approved plan and methodology prior to occupation of the respective parts of the development unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt, all external amenity spaces shall be completed in full prior to occupation of the relevant block.

**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.



- 03.** Prior to each phase 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. Thereafter, the approved measures shall be implemented in full for the duration of the construction works.

**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.

- 04.** Upon completion of the demolition and decommissioning of tanks and other associated infrastructure, and prior to any development works commencing, a Verification Report which demonstrates the execution of the completed decommissioning works in accordance with Design, Construction, Modification, Maintenance and Decommissioning of Filling Stations (4th Edition) published jointly by the Energy Institute and the Association of Petroleum and Explosives Administration (also known as the Blue Book), will be submitted to the Planning Authority and Petroleum Enforcement Authority for approval in writing. The Verification Report shall be compiled by a suitably qualified Engineer and shall include results of comprehensive sampling (e.g. soil, water within excavations etc) and assessment associated with excavations of tanks and other infrastructure undertaken as part of decommissioning works.

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

- 05.** Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority. Site investigations and monitoring should take cognisance of observations and findings from the demolition and decommissioning works, and it is recommended the scope of the site investigations are finalised and agreed with the Planning Authority following the above demolition and decommissioning works Verification Report being compiled. 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.

- 06.** 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.

- 07.** 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.

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

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

- 09.** 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 for the duration of the construction works.

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

**Reason:** In the interests of pedestrian and vehicular safety.

- 11.** Prior to the commencement of construction works on site, final details of the proposed drainage design (with supporting calculations), SUDS (Sustainable Urban Drainage Systems) features, outfall structures and connection points to the Scottish Water sewers shall be submitted and for the written approval of the planning authority and thereafter shall be implemented in the approved manner prior to the occupation of each building.

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

- 12.** Prior to the commencement of above ground construction works for each phase of the new buildings on site, elevational and sectional drawing(s) at 1:20 scale illustrating a typical front elevation bay and typical part elevation for the side and rear elevations, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the associated building.

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

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

- 13.** Prior to the commencement of above ground construction works for each phase of the new buildings 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.

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

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

15. Prior to commencement of above ground construction works for each phase of the new buildings on site, drawings at 1:20 scale illustrating the safety guarding treatment on the external terraces shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation.

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

16. Prior to the commencement of above ground construction works for each phase of the new buildings on site, specifications and samples of all materials listed on the approved drawings, 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.

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

**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 commencement of above ground construction works for each phase of the new buildings on site, scale drawings and further detail of the courtyard/terrace privacy buffers adjacent to residential functions shall be submitted to and approved in writing by the Planning Authority. Thereafter, the courtyard/terrace privacy buffers shall be constructed in accordance with the approved drawings prior to occupation.

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

**Reason:** In order to safeguard residential amenity.

19. Prior to the commencement of above ground construction works for the purpose built student accommodation, details of measures to prevent overlooking of flats within Block A3 from the gable windows on Block A4 shall be submitted for the written approval of the planning authority and thereafter shall be implemented in the agreed manner prior to occupation of the building.

**Reason:** In order to safeguard residential amenity.

20. Prior to commencement of above ground construction works for the purpose build student accommodation, full details of proposals to provide additional student amenity space no less than that of 190.5m<sup>2</sup> in area at an agreeable location and in usable format shall be submitted to and approved in writing by the Planning Authority. Thereafter, the additional measures shall be completed in accordance with the approved details prior to occupation.

**Reason:** In order to ensure that the development provides sufficient levels of amenity space per student in accordance with the requirements of CDP10 Meeting Housing Needs and SG10 Meeting Housing Needs.

- 21.** Prior to commencement of above ground construction works for each phase of the new buildings on site, scale plans indicating the detailed layout and intended use of internal and external amenity spaces for the student and/or residential blocks, including necessary equipment and measures to activate the spaces, shall be submitted to and approved in writing by the Planning Authority. The approved measures shall be implemented in full prior to occupation of the associated building and thereafter maintained by the developer/operator of the building.
- Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.
- Reason:** In order to safeguard residential amenity.
- 22.** Prior to the commencement of above ground construction works for each phase of the new buildings on site, details of an architectural lighting scheme for the development shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented and maintained in the approved manner.
- Reason:** To enable the Planning Authority to consider this/these aspect(s) in detail.
- Reason:** To enhance safety and security during hours of darkness.
- 23.** Prior to commencement of above ground construction works on site, details of positions and types of external street and public realm lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed prior to occupation of the associated building and thereafter maintained by the developer/operator of the building.
- Reason:** To enhance safety and security during hours of darkness.
- 24.** Prior to the commencement of above ground construction works for each phase of the new buildings on site, a shopfront and signage strategy for the commercial units shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner before 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.
- Reason:** To ensure that a consistent approach to shopfront design and the display of signage on the building.
- 25.** Prior to the commencement of above ground construction works for each phase 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.
- 26.** Prior to the commencement of above ground construction works for each phase 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.

27. The mitigation measures outlined in the Auditive 'Planning Stage Noise Impact Assessment, dated 13<sup>th</sup> September 2023 shall be implemented in full. Prior to commencement of above ground construction works for each phase of the new buildings, 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.

28. Prior 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.

29. Prior to the commencement of above ground construction works for each phase of the new buildings on site, a written report shall be submitted to the Planning Authority detailing all construction materials to be used in the development and their whole life carbon emissions, incorporating detailed measures to reduce, reuse, or recycle materials in line with the waste hierarchy. 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 verifying the outcome of the exercise shall be submitted to the Planning Authority prior to occupation of the building(s) for record keeping purposes.

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

30. Prior to the commencement of above ground construction works, details of biodiversity improvement measures, with an emphasis on native species, along with a programme of maintenance, shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the associated building. .

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

31. Provision of Swift bricks suitable for the nesting of the common swift shall be integrated into the external walls for each phase of 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 stabilise and increase the swift populations in Glasgow by ensuring that provision is made for Swifts in new buildings.

32. Prior to the first phase of the new buildings on site being completed, details of the proposed public realm proposals for the entire site, including layout, material specifications, level changes, lighting proposals and type, position of street furniture and street signs and display of public art, shall be submitted to and approved in writing by the Planning Authority. This shall include a refreshed construction plan associated with the phasing of the remaining buildings on site, with each phase of the public realm works to be completed prior to the occupation of each phase of the development.

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

**Reason:** In order to safeguard residential amenity.

**Reason:** In the interests of pedestrian safety.

- 33.** Prior to the commencement of above ground construction works on site, a signage and wayfinding strategy for the overall development, identifying signage and zones for each of the respective buildings, ground floor uses, associated public realm and routes through the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the signage and wayfinding strategy shall be implemented in accordance with the approved details and phasing prior to occupation of each phase of development. For the avoidance of doubt, all signage and wayfinding strategy shall be complete before the first occupation of the final phase of the development.

**Reason:** In order to provide unity and consistency to signage and advertisement within the development.

- 34.** Prior to the commencement of any above ground construction works work on the site, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works and boundary treatment(s) together with a programme for the implementation/phasing of the landscaping in relation to the construction of the development. Thereafter, the landscaping, including planting, seeding and hard landscaping shall be implemented in accordance with the approved details and phasing prior to occupation of each phase of development. For the avoidance of doubt, all landscaping, including planting, seeding and hard landscaping shall be complete before the first occupation of the final phase 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.

- 35.** 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 prior to the occupation of any dwelling. Thereafter, the agreed measures shall be implemented in full.

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

- 36.** Prior to the commencement of above ground construction works on site, detailed design measures to prevent public realm being accessed by motorised vehicles shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved measures shall be implemented prior to occupation of the building.

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

**Reason:** In the interests of pedestrian safety.

- 37.** A Residential Travel Pack shall be provided for each dwelling unit prior to first occupation. A draft pack shall be submitted to and approved in writing by the Planning Authority. The pack shall include maps / website links detailing the location of public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, and information about the health / environmental benefits of walking and cycling.

**Reason:** To ensure that sustainable transport outcomes are achieved.

- 38.** Prior to above ground construction works commencing on site, details of the loading bay and associated dropped kerb footway crossing to be provided on Warroch Street to the south of the proposed 'North Residential Street' shall be submitted for the written approval of the planning authority. The landscaped strips shall be placed outwith the adopted road to avoid intruding into the Block B and C car park access visibility splays and hinder off-loading. Thereafter, the approved measures shall be implemented prior to occupation of the associated building.

**Reason:** In the interests of pedestrian safety.

- 39.** Vehicular access shall be taken via a dropped kerb footway crossing (with a granite sett construction crossover and wide continuous level footway) design in accordance with Figure 5.6 of the Design Guide for New Residential Areas / City Centre public realm standards.
- Reason:** To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.
- 40.** Prior to above ground construction works commencing on site, details of the final surfacing of the surrounding footways and all other new hard surface areas within the curtilage of the development, including material specifications, samples and phasing information, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the footways and hard surface areas shall be implemented in accordance with the approved details and phasing prior to occupation of each phase of development. For the avoidance of doubt, all works to footways and hard surface areas shall be complete before the first occupation of the final phase of the development.
- Reason:** In the interests of pedestrian safety.
- 41.** Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (non-adopted) areas.
- Reason:** In the interests of pedestrian safety.
- 42.** All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. All doors / gates shall open inwards or be recessed and not open outwards over the public footway.
- Reason:** In the interests of pedestrian safety.
- 43.** Gates and any rising bollards or lifting barriers shall be set back 6m from the heel of the adopted footway or as otherwise agreed in writing with the planning authority.
- Reason:** To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.
- 44.** Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new footway / access arrangements as appropriate and to the written approval of GCC Neighbourhoods, Regeneration & Sustainability (Transport).
- Reason:** To enable the Planning Authority to monitor the implementation of the development.
- 45.** Each car parking space shall be allocated to a specific flat. Priority of access shall be given to the 39x3-bed flats and 126 of the 2-bed flats in Plots B and C, with the remaining flats sold or let on a 'car free' basis. To reduce the need for car ownership and for the benefit of future residents, a mutually agreed proportion of the spaces should be allocated to 'pool cars' managed by a suitable car club operator. A car parking management plan shall be submitted to and agreed with the Planning Authority to confirm how the factor arrangements will manage the limited supply of on-site car parking and lessen the risk of overspill car parking and thereafter shall be implemented in the approved manner before occupation of the relevant block.
- Reason:** To ensure that allocated car parking is secured / available for the occupiers/users of the development.
- 46.** 'Passive' electric vehicle charging provision shall be provided for 100% of car parking spaces in new residential developments with communal off-street parking provision. The design should ensure a 20% capacity / take-up in the electricity network, capability in providing individual metered fuse boxes for each EV space and providing ducting for future cabling.
- Reason:** In order to promote Sustainable Transport in accordance with CDP11 and SG11 of the City Development Plan.

47. Safe secure and sheltered cycle parking shall be provided for future residents at a standard of one space per 2 residents before the relevant part of the development is occupied.

**Reason:** To ensure that cycle parking is available for the occupiers/users of the development in accordance with the requirements of CDP10 and SG10 of the City Development Plan

48. All occupied buildings must be placed above a minimum finished floor level, to be submitted and approved in writing by the planning authority before works commence on site.

**Reason:** To ensure that building users have safe access to the development.

49. 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.

50. 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.

51. 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.

52. 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.



- 53.** Acoustic/amplified music from any commercial unit or ancillary internal amenity spaces 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.
- 54.** 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.
- 55.** On completion of the development, the first use of the commercial units shall not be used for any purpose other than uses within Classes 1A, 3, 10 or 11 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, to promote flexible office space and to maintain an accurate record of the established use of the planning unit.
- 56.** The hours of operation of the ground floor commercial units shall not exceed 0800 - 2200 hours daily, unless otherwise agreed in writing by the Planning Authority.
- Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.
- 57.** Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.
- Reason:** In order that the works do not detract from the appearance of the building.
- Reason:** In the interests of pedestrian safety.
- 58.** 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.
- 59.** 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.
- 60.** The final finished floor levels should be constructed in accordance with the criteria outlined in drawing number 220112-3DR-ZZ-00-DR-A-08010 Revision P01 updated on 12<sup>th</sup> April 2024, or as otherwise agreed in writing with the planning authority.
- Reason:** To ensure that building users have safe access to the development.
- 61.** Notwithstanding the provisions of Classes 37 - 39 (inclusive) of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (or any order revoking and re-enacting that Order), no above ground structures for the supply of gas, electricity, or water shall be carried out as part of the development hereby permitted without the prior agreement in writing by the planning authority.
- Reason:** In order to safeguard residential amenity.
- Reason:** To ensure appropriate placemaking outcomes are maintained.

62. No one retail unit shall exceed of 400m<sup>2</sup> gross floorspace.

**Reason:** To ensure that potentially amalgamated retail units will not adversely impact existing town centres.

#### Advisory Notes to Applicant

01. The part of this development involving the solum of Whitehall Street cannot be carried out before it/they are stopped up under planning legislation. The applicant should, therefore, on receipt of planning permission, request the planning authority in writing to initiate the necessary procedure as the intention is to carry out the development. The applicant will then be advised of the procedure, including payment of an administration fee.
02. The formation of the loading bay on Warroch Street will necessitate an amendment to the existing Traffic Regulation Order.
03. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.
04. Prior to implementation of this permission, the applicant should contact GCC Neighbourhoods, Regeneration & Sustainability at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Road Construction Consent is required under Section 21 of the Roads (Scotland) Act 1984.
05. The developer should advise each prospective tenant that they will not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.
06. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with GCC Neighbourhoods, Regeneration & Sustainability, and be in place and operational before any of the dwellings are occupied.
07. The existing traffic management arrangements on Warroch Street will need to be updated / amended to accommodate the future servicing of the development and facilitate access. Prior to the commencement of works, the applicant shall contact GCC Neighbourhoods, Regeneration & Sustainability to promote the necessary amendments to the existing traffic regulation order, the costs of which will be fully recharged to the developer.
08. It is recommended that a number of car parking spaces within the site are allocated for an appointed 'car club' operator (ideally utilising electric vehicles), to further lessen the need for car ownership and accommodate any potential short term need that residents of the development may have for use of a vehicle.
09. Early engagement should be undertaken with the Roadworks Control team of GCC Neighbourhoods, Regeneration & Sustainability on agreeing a suitable construction methodology / mitigation strategy.
10. 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.
11. The applicant is advised to liaise with the Councils Biodiversity team in connection with the installation of Swift bricks within the development.
12. The applicant should consult with Neighbourhoods and Regeneration Services - Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.

13. The applicants are reminded of the following policies of Land and Environmental Services (Cleansing):

#### REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

#### WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

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. Before the use commences, the applicant should, following the testing of the installed ventilation system, 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 installation meets its design specification.
16. 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.
17. 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.
18. Premises used for the purposes of a food business require to register under the Food Premises (Registration) Regulations 1991. An application form for registration of the premises or change of details of an existing registration can be obtained from Land and Environmental Services (Environmental Health).
19. 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.  
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.
20. The applicant should receive written approval from and Scottish Water before construction works commence on site.
21. The applicant should arrange for the property street number to be displayed on the premises.
22. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
23. 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.
24. It is recommended that the applicant should consult with Scottish Fire and Rescue Services concerning this proposal in respect of legislation administered by that body which is likely to affect this development.

25. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.
26. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site
27. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Freephone: 0800 7831423 [www.ccscheme.org.uk](http://www.ccscheme.org.uk) email: [enquiries@ccscheme.org.uk](mailto:enquiries@ccscheme.org.uk)

for Executive Director of Neighbourhoods, Regeneration and  
Sustainability

DC/ SML/10/06/2024

**PLEASE NOTE THE FOLLOWING:**

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Neighbourhoods, Regeneration  
and Sustainability  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow G1 1RX

Head of Planning: Sarah Shaw

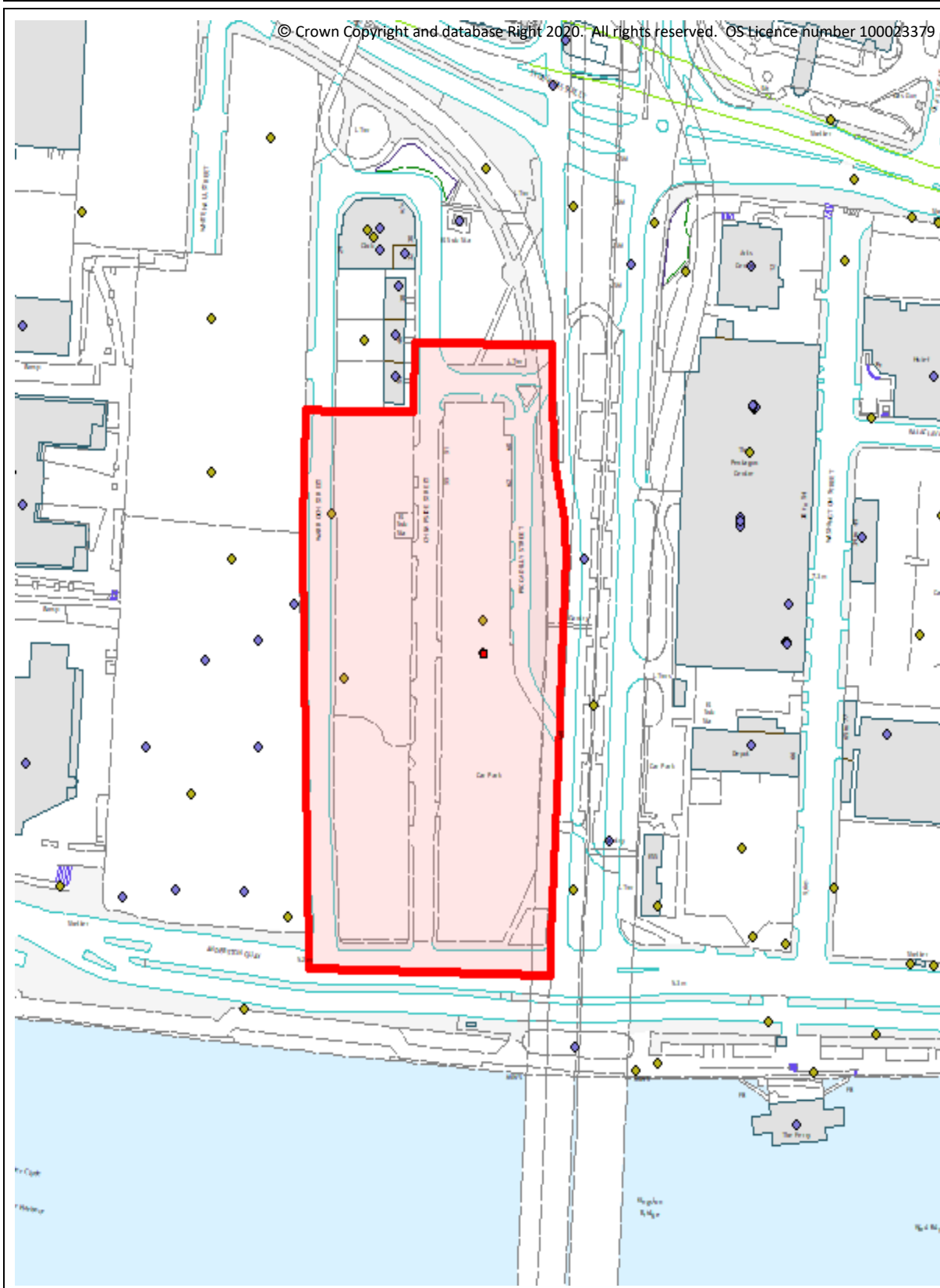
Reference No: 23/00896/FUL

Address: Site Bounded By Cheapside Street/Piccadilly

Street/Warroch Street/, Anderston Quay, Glasgow

Ward: 10, Anderston/City/Yorkhill

Indicative Site Location



Location of Site (for details refer to report)

