



Glasgow City Council

**Economy, Housing, Transport and Regeneration
City Policy Committee**

Item 5

4th June 2024

**Report by George Gillespie, Executive Director of Neighbourhoods,
Regeneration and Sustainability**

Contact: Sarah Shaw Ext: 76066

**SOUTH DALMARNOCK INTEGRATED URBAN INFRASTRUCTURE FRAMEWORK
MASTERPLAN REFRESH**

Purpose of Report:

To update members on the South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh, as promoted by Clyde Gateway URC.

Recommendations:

Committee is asked to:

1. Consider the South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh
2. Note that the masterplan refresh will be a material consideration in the assessment of planning proposals within the Framework Area.

Ward No(s): 9

Citywide:

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

- 1.1 The South Dalmarnock Integrated Urban Infrastructure Framework (SDIUIF) provides a vision that aims to unlock the development potential of the area by adopting long term and sustainable approaches to infrastructure development. It covers the area from Rutherglen Bridge in the west through the Clyde Gateway Road, Dunn Street, and Dalmarnock Road to Dalmarnock Bridge in the east and bounded by the river Clyde.
- 1.2 The Framework was prepared in partnership with Glasgow City Council (GCC) and overseen by a Project Board comprising Clyde Gateway (CG), Scottish Environmental Protection Agency (SEPA), Scottish Water (SW), the Glasgow and Clyde Valley Green Network Partnership (GCVGNP) and private landowners. The Framework was also the subject of extensive community engagement in 2009/2010.
- 1.3 The original Framework, was approved by the [Executive Committee on the 15th of March 2012](#). It has since been used as the foundation to support the delivery of a range of projects and against which Planning Applications are assessed.

2 MASTERPLAN REFRESH

- 2.1 Clyde Gateway identified in summer 2023 that a refresh of the Framework was required to support revised development proposals and reflect recent works carried out by CG and progression of design development.
- 2.2 Specifically, this refresh considers delivered projects and revised development activities including:
 - Completion of Riverside Park delivering 4,400 m sq of parkland adjacent to the river Clyde
 - Residential proposal by developer CCG Scotland partnering with Thenue Housing Association to build circa 173 new homes across a total of 5 plots. These units will take the form of terraced houses and flats and will be a mix of private residential and social rented housing.
 - The introduction of a central amenity space providing additional informal play space for both the CCG and future developments.
 - A Deed of Conditions that allows CGDL to tie in future developments and developers, including EastWorks to the overall long-term maintenance of the Dalmarnock Masterplan area. The Deed of Conditions will be changed to reflect Plot 9 becoming amenity space.
 - EastWorks completion delivering five standalone business studios within the existing structure and a total of 2,970 sqm of business space across ground and mezzanine levels, and an additional 29 space carpark.

2.3 Below is a summary of changes to Dalmarnock Masterplan . Please refer to Appendices 1 & 2:

- **Plot 7**
EastWorks renovation, formerly Purifier Studios, successfully completed with first tenants in occupation.
- **Plot 8**
Proposal for plot to remain as residential. This former gasworks site will require a bespoke development solution to reflect its location adjacent to Dalmarnock Cross.
- **Plot 9**
To support the CCG residential proposal on plots 14,15,16,17 and 23 and future residential development on plots 8 and 22, the introduction of amenity green space on this former gas works site plot is required. This area will provide informal sport and children's play to allow a mix of density and tenure including social rent. Previously zoned for residential use, the viability of development of this site is compromised by the existence of underground gasometer structures.
- **Plots 14,15,16,17 and 23**
The proposed CCG scheme is 173 units (119 units affordable housing/social rent – Thenue HA and 54 units for private sale. A detailed planning application is expected in January 2024 with a site start in August 2024 Whilst the number of units is less than the previous iterations of the masterplan, the development supports a greater mix of house types, tenure and a further 173 connections to the district heating network. Accommodation works to facilitate connections has been completed.
- **Plot 22**
Recent market advice suggests that commercial development on plots 20,21 and 22 is unlikely within the next 5 – 10 years and that likely demand will be for residential development. It is proposed that plot 22 changes from commercial to residential with potential for circa 50 – 60 units to address the loss of 72 units from plot 9. Early stages of design envisage having a mix of flats and terraced housing.
- **Plots 24 and 25**
These sites are currently used for industrial businesses and the longer term prospect is that they will remain as such and so it is proposed that they return to industrial land use in the masterplan.

2.4 In summary changes to the central area are set out in Table One below:

	SDIUIF (2011)	SDIUIF (2015)	SDIUIF (2019)	SDIUIF (2023)
Office	54,020 sq m	55,945 sq m	58,004 sq m	52,541 sq m
Industrial	19,740 sq m	11,310 sq m	8,142 sq m	11,604 sq m
Commercial	5,445 sq m	1,345 sq m	220 sq m	130 sq m
Residential	454 units/ 44,840 sq m	526 units/ 57,795 sq m	590 units/ 56,541 sq m	443 units/ 43,305 sq m
Hotel	0	120 – 150 bed	Removed	Removed
Amenity Space	0	0	0	6,964 sq m

Relative to the 2019 refresh the Framework proposes:

- A reduction commercial provision
- An increase in industrial provision
- A reduction in overall provision for residential
- An increase in green / amenity space

2.5 A major component of the refresh addresses the introduction of open space to support the development of plots 14 – 17 and plots 22 - 23 for residential use. This has resulted in the changes set out in Table One.

2.6 As part of the rationale CG has sought professional advice from property agents Avison Young who intimated a lack of market demand for new build commercial office space in this location for the next 5-10 years.

2.7 Regarding the wider Dalmarnock Masterplan area, Link and Springfield Homes developments are nearing completion with good progress made on the Swan Group development located at Newhall Street. The City Legacy Phase 2 development is programmed to start in 2024 and will see the site adjacent to the Games Village completed to create a further 125 new terraced housing units. This has resulted in market interest in the Framework area from several residential developers and the opportunity to capitalise on the provision of new homes within the Masterplan refresh.

3 PLANNING CONTEXT

3.1 National Planning Framework 4 identifies Clyde Gateway as an important element of the Clyde Mission, a national, place-based Mission to make the Clyde an engine of economic success for Glasgow, the city region and Scotland. It asserts that the Clyde Gateway area has significant potential to

accelerate change, attract investment and achieve wider benefits for communities

- 3.2 The City Development Plan 2017 supports the regeneration of the Clyde Gateway Strategic priority area as part of its Sustainable Spatial Strategy.
- 3.3 In addition, the City Administration Committee approved the [Inner East Strategic Development Framework](#) (IESDF) in [June 2023](#). The IESDF articulates the placemaking direction for The Inner East over the next 10 years. The SDF also seeks to provide a spatial context to connect existing and future plans and projects affecting all or parts of the Inner East. The IESDF includes the following priorities;
- Priority 1: This SDF seeks to tackle vacant derelict land by stimulating redevelopment of sites, while promoting environmental improvements and temporary uses.
 - Priority 2: This SDF seeks to empower communities to shape the plans and development affecting their areas.
 - Priority 3 This SDF seeks to promote a placemaking approach to all development, to ensure place quality, biodiversity and climate change issues are fully addressed.
- 3.4 In order to achieve these priorities the IESDF supports the regeneration activity led by Clyde Gateway URC, including the delivery of the South Dalmarnock Integrated Urban Infrastructure Masterplan.
- 3.5 Realising the long-term vision for the regeneration of the area, both the SDIUIF and IESDF documents support and complement each other in terms of realising the plans and ambitions for the area. They both recognise the importance of the city district with its rich industrial history and subsequent decline. Continual vital inward investment is therefore crucial to build upon high quality level of development already achieved.

4 Conclusion

- 4.1 The delivery of the South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh supports the national, regional and the Council priorities for the regeneration of this key strategic corridor.
- 4.2 There has been significant updates to the original Infrastructure Framework approved in 2012, as evidenced above. The Masterplan Refresh offers the opportunity to improve the Development Management process and support future Planning Applications within the priority area and in line with the approved Inner East SDF.

5 Policy and Resource Implications

Resource Implications:

Financial: None

Legal: None

Personnel: None

Procurement: None

Council Strategic Plan: The South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh sets out priorities and actions that support the following Grand Challenges (GC) and Missions.

Grand Challenge 1 – Reduce poverty and inequality in our communities:

Mission 3 – Improve the health and wellbeing of our local communities.

Mission 4 - Support Glasgow to be a city that is active and culturally vibrant

Grand Challenge 2 – Increase opportunity and prosperity for all our citizens:

Mission 1 – Support Glasgow residents into sustainable and fair work.

Mission 2 – Support the growth of an innovative, resilient and net zero carbon economy.

Grand Challenge 3 – Fight the climate emergency in a just transition to a net zero Glasgow:

Mission 2 - Become a net zero carbon city by 2030

Grand Challenge 4 – Enable staff to deliver essential services in a sustainable, innovative and efficient way for our communities:

Mission 1 – Create safe, clean and thriving neighbourhoods.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

Yes. The South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh seeks to promote an ethos of placemaking that improves the lives of all citizens in line with the aims of the City Development Plan.

What are the potential equality impacts as a result of this report?

It is envisaged that the South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh will have a positive impact on equality.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh seek to deliver inclusive economic growth, improving access to opportunities for all citizens.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Theme 2: Just and Inclusive Place
Theme 3: Well Connected and Thriving City
Theme 4: Health and Wellbeing
Theme 5: Green Recovery

What are the potential climate impacts as a result of this proposal?

Reduced carbon emissions through the creation of new amenity space.

Will the proposal contribute to Glasgow's net zero carbon target?

The South Dalmarnock Integrated Infrastructure Framework Masterplan Refresh has the potential to contribute to Glasgow's net zero carbon target by a supporting a sustainable urban form.

Privacy and Data Protection Impacts:

None.

6 Recommendations

Committee is asked to:

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Appendix 1: MASTERPLAN REFRESH



ACCOMMODATION SCHEDULE – Appendix 2

South Dalmarnock, GLASGOW SD09 (Rev 17 Nov 2023)							
AREA / ACCOMMODATION SCHEDULE							
	Business		Industrial		Residential and misc		
	GROSS (m2)	NETT (m2)	GROSS (m2)	NETT (m2)	GROSS (m2)	NETT (m2)	Unit Number
PLOT 1 - Business (1/2 levels/ 4 Units)	3,600	2,800					
PLOT 2 - Business (4 levels)	2,863	2,434					
PLOT 3 - Light Industry (1 level/ 8 Units)			1,237	1,237			
PLOT 4 - Business (6 levels)	3,728	3,169					
PLOT 5 - Business (5 levels)	6,218	5,285					
PLOT 6 - (Mekisjohn House - B Listed) - Business	1,895	1,441					
PLOT 7 - (Existing Building - not Listed) - Eastworks	3,840	3,200					
PLOT 8 - Residential (34 levels/ 57 Units)					4,535		57 Units
PLOT 9 - Landscape Amenity (Open Space allocation)							
PLOT 13 - Business (4 levels)	12,383	10,534					
PLOT 14 - Residential (Terrace House 2/2.5 Level)					2,380		20 Units
PLOT 15 - Residential (Terrace House 2/2.5/3 Level)					1,800		14 Units
PLOT 16 - Residential (Terrace House 3 Level)					1,180		8 Units
PLOT 17 - Residential (Flatted Block - Apartments 4/6 level)					5,950		57 Units
PLOT 23 - Residential							
Flatted Block - Apartments 4/6 level					4,800		57 Units
Terrace Houses (2/3 level)					2,200		17 Units
PLOT 18/19 - Terrace Houses (2/2.5/3 level)							45 Units
PLOT 20 - Business (3 levels)	4,380	3,723					
PLOT 21 - Business (3 levels)	4,380	3,723					
PLOT 22 - Residential							
Flatted Block (4/6 level/ 45 Units)					4,500		45 Units
Terrace Houses (2 level/ 17 Units)					2,200		17 Units
PLOT 24 - Light Industrial (1/2 levels)			1,932	1,642			
PLOT 25 - Light Industrial (1/2 levels)			1,530	1,300			
PLOT 26 - Commercial	152	130					
PLOT 27 - Residential (7 levels/ 24 Units)					1,900		24 Units
PLOT 28 - (Strathclyde Business Centre-C (B) Listed) - Residential (4 levels/ 34 Units)					4,650		26 Units
PLOT 29 - (Laird Business Centre - B Listed) - Mixed Use							
PLOT 30 - (Former Penworks - not listed) Residential (5 levels/ 26 Units)					4,700		26 Units
PLOT 31 - Residential (6 levels/ 27 Units)					2,530		27 Units
PLOT 32a - Light Industrial			1,100	935			
PLOT 32b - Light Industrial							
Building 1 (1/2 levels)			2,100	1,785			
Building 2 (1/2 levels)			1,775	1,509			
Building 3 (1/2 levels)			470	400			
Building 4 (1/2 levels)			990	842			
Building 5 (1/2 levels)			470	400			
PLOT 33 - Business (4 levels)	9,882	8,276					
Business	52,541	44,514					
Industry			11,604	10,048			
Residential and misc					43,385		