



Planning Applications Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: David Drummond Phone: 0141 287 6067

Item 3(a)

4th June 2024

Application Type	Full Planning Permission
Recommendation	Granted Subject to Conditions

Application	22/01759/FUL	Date Valid	01.08.2022
Site Address	11 Oswald Street Glasgow		
Proposal	Demolition of building and erection of hotel with associated facilities and ancillary works		
Applicant	Riverfront Property Limited Partnership 9000 Academy Park 51 Gower Street GLASGOW G51 1PR	Agent	Iceni Projects Per Pamela Wright 177 West George Street GLASGOW G2 2LB
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_126, Blythswood & Broomielaw
Conservation Area	Central Conservation Area	Listed	
Advert Type	Bad Neighbour Development Affecting a Conservation Area/Listed Building	Published	12 August 2022
City Plan	City Development Plan		

Representations/Consultations

Representations

Following the statutory neighbour notification process and press adverts, a total of 66 representations were received, consisting of 52 objections and 14 letters of support. It should be noted that 11 of the letters of support were received a day after the neighbour notification period expired.

Two neutral comments have been received from The Scottish Civic Trust and The Royal Society for the Protection of Birds. Both do not object to the proposal, but encourage the applicant to recognise relevant policy.

The objectors include Paul Sweeney MSP, Councillor Bratt, the Architectural Heritage Society of Scotland, Friends of Glasgow West, a city centre business and local residents. The letters of support came from businesses within the local area.

The issues raised within the objections can be summarised as:

- Justification for demolition is not sufficient;
- Existing building is capable of reasonable repair and reuse;
- Proposed demolition is contrary to relevant policies of NPF4 and City Development Plan;
- Impact of demolition and construction would have on climate change and related embodied carbon;
- Scale and height of new hotel is excessive;
- New hotel would impact on privacy and daylighting;
- Impact of construction works;
- Impact on traffic management.

Support for the proposal has raised the following points:

- Increased footfall;
- Active frontage;
- Existing building is in poor condition and unsafe;
- Proposal meets the objectives of City Centre Strategic Development Framework;
- Improve environment and safety of lane.

Consultations

Historic Environment Scotland	-	No objection
Scottish Water	-	No objection
SEPA	-	No objection

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

Site and Description

Site

The site is within Ward 10 'Anderston/City/Yorkhill' and is in the Central Conservation Area.

The site, measuring 0.041 hectares, is located on the west side of Oswald Street. The application site involves 11 Oswald Street, which was built around 1844 with a later addition in 1902 when the original roof was removed to add a fourth floor and a mansard roof with attic. The building is rectangular in shape with 3 bays and a height of 5 storeys and attic which fronts onto Oswald Street. The building was originally built as a bonded warehouse. The building is not listed but lies within the Central Conservation Area.

Adjoining the site to the north sits an eight storey development of modern design. This development was originally built as residential flats and is currently used as an aparthotel which primarily fronts onto Oswald Street and extends further to the west on Robertson Street.

To the east of the application site sits a multi storey car park which is a 7 storey building, bounded by Oswald Street and Midland Street. This building immediately backs onto Central Station.

To the south sits a 'B' listed building which fronts onto Oswald Street and the Broomielaw, and referred to as Oswald Chambers. The building ranges in height from 3 to 4 storey, and there is accommodation at attic level. The building has commercial space at ground floor level. A lane divides this building and the application site, running east to west. This site was granted consent for an aparthotel (21/01751/FUL, 21/01753/LBA and 21/01760/CON) but the permission has now lapsed.

To the west of the application site is the category 'A' listed Clydeport Navigation Trust building, which adjoins the west gable of the application property.

Planning History

The application site has the following planning history;

08/01273/DC: Use of warehouse (Class 6) as hotel (Sui Generis) and erection of three storey roof top extension to include formation of hot tubs at roof level.

20/02581/PAN: Demolition of building and erection of hotel, serviced apartments or residential development, and other associated works.

Pre-Application Process

The proposed development was originally detailed as a 'major' development given the intended floor space of the new hotel, which is the reason a Proposal of Application Notice was submitted (20/02581/PAN). However, the final design of the hotel was amended and decreased the floorspace of the hotel, therefore, moving the category of the development from 'major' to 'local', under the terms of the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009.

The applicant has engaged in a formal pre-application discussion with the Planning Service in order to fully explore the case for demolition of the existing building and the design of the new hotel development. Formal feedback was given to the applicant offering comments on the new build and its design. Emphasis was also put on the level of information that would be required in order for the Planning Service (and associated governing bodies) to fully consider a case for demolition of the existing building.

Application Proposals

The proposal is for the complete demolition of the existing building on site in order to erect a new hotel.

The new hotel would be 11 storeys in height and would accommodate 174 rooms. The building would introduce an arched base with glazed opening at ground floor level, allowing for an active frontage onto Oswald Street and the side lane. The middle section of the building (levels 3-10) would be read as a single component of the building based on the treatment to the façade and window fenestrations.

The upper attic floor would be setback in order to respect the setting of the 'A' listed Clydeport building and the chimney which sits close to the application site. The design of the attic floor would also have 'soft' corners to open up further views towards the listed structure.

The hotel would also have a basement area where all necessary plant requirements would be located. This level would also accommodate a gym, co-working meeting spaces and staff areas.

In terms of materials, the base would be formed with grey granite tiles for the arches and anodised aluminium glazing system. The middle section of the building would be vertical columns of buff stone piers with anodised aluminium windows (including horizontal glazed spandrel panels). The upper attic level would have vertical bronze anodised feature mullion fins, a dark grey metal cladding flashing for the roof area and a white precast stringer to separate the floor of the upper level from the middle element of the building.

The hotel would offer a mix of room sizes from standard, premier, family to accessible.

The ground floor level would include a reception area, public seating, co-working facilities and breakfast room and dining area.

Any deliveries and servicing requirements would be utilised through the existing lane to the south of the application site.

The proposal intends to provide secure cycle parking and there would be no on-site car parking.

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 do not represent EIA development.

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

The site is not affected by any statutory environmental designations.

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 & Access Statement
Planning Statement
Drainage Assessment
Flood Risk Assessment
Heritage Statement
Ecology Report (Bat Survey)
Energy Statement
Letting and Viability Appraisal Report
Structural Condition Survey
External Fabric Survey
Report on Masonry Core Extraction
Daylighting Analysis

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

Not applicable.

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 Council is satisfied that the proposals in this instance 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 13th 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 2 – National Planning Policy

Policy 1	Tackling the Climate and Nature Crises
Policy 2	Climate Mitigation and Adaptation
Policy 3	Biodiversity
Policy 7	Historic Assets and Places
Policy 9	Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12	Zero Waste
Policy 13	Sustainable transport
Policy 14	Design, Quality and Place
Policy 15	Local Living and 20 Minute Neighbourhoods
Policy 22	Flood Risk and Water Management
Policy 23	Health and Safety
Policy 25	Community Wealth Building
Policy 27	City, Town, Local and Commercial Centres
Policy 30	Tourism

Glasgow City Development Plan

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

CDP 1	The Placemaking Principle
CDP 2	Sustainable Spatial Development

CDP 3	Economic Development
CDP 4	Network of Centres
CDP 5	Resource Management
CDP 7	Natural Environment
CDP 8	Water Environment
CDP 9	Historic Environment
CDP 10	Meeting Housing Needs
CDP 11	Sustainable Transport
SG 1	Placemaking
SG 2	Sustainable Spatial Strategy
IPG 3	Economic Development
SG 4	Network of Centres
SG 5	Resource Management
SG 7	Natural Environment
SG 8	Water Environment
SG 9	Historic Environment
SG 10	Meeting Housing Needs
SG 11	Sustainable Transport

Assessment and Conclusions

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

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

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

- a) Whether the proposal accords with the relevant provisions of the Development Plan;
- b) Whether the proposal is appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act with respect to the proposed development and its impact on listed buildings and the character and appearance of the Central Conservation Area;
- c) Whether any other material considerations, such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

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

National Planning Framework 4

Considering NPF4, the relevant policies are outlined below.

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

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

Comment: Through the supporting documents and surveys associated with this and the related Conservation Area application (22/01758/CON), the retention of the existing building has been fully

explored.

A development appraisal was carried out for the building which focused on the following options;

- 'Do nothing' approach with existing building
- Refurbishment – hotel
- Refurbishment – serviced apartments
- Refurbishment – residential
- Refurbishment – office
- Refurbishment and extension – serviced apartments (35)
- Refurbishment and extension – serviced apartments (93)

The conclusions indicated that due to the amount of construction required there are very limited options for the re-use of the building. Through many of the options considered, it highlighted the need for significant repair and intervention works, just to bring the building into a reasonable condition, which also has an impact on construction costs.

Historic Environment Scotland (HES) were consulted on this application and raised no objection to the demolition on the basis that the existing structural condition of the building prevents its retention at a reasonable cost, considered against the information submitted.

The proposal has been developed to ensure energy efficiency and reduction to ensure carbon dioxide emissions reduction targets will be met. Construction materials will be sourced, where possible, to support circular economy principles and support sustainable construction. Alternative floor layouts have also been considered for potential future uses to ensure the building is adaptable if required.

The application has been accompanied by an Energy Statement, which details an energy strategy for the site that implements a neat from waste-water system with a central heat exchanger. The exchangers would be located within the basement area.

Through the demolition phase there is an intention to set aside any of the existing stone from the building to assess if it can be re-used and utilised within the base of the proposed new hotel development. This would be subject to further stone surveys and analysis, and this is also covered by a suspensive condition. The proposed building has also been designed to allow flexibility and adaptability extending the life span of the asset.

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 building has no current ecological value and it is not considered that its loss would impact negatively upon biodiversity. The application site occupies a relatively small area, with the existing context presenting little opportunity for meaningful planting. However, the applicant intends to improve the biodiversity levels on the site, where possible, and continues to examine possible biodiversity measures.

The attic level has been identified as a possible location given the recess that has been designed to separate the middle section of the building from the upper level. An appropriate condition has been suggested to ensure biodiversity gains are implemented. An advisory note looking for the building to incorporate Swift bricks, as recommended by the RSPB, has also been added.

Policy 7 Historic Assets and Places aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i) reasonable efforts have been made to retain, repair and reuse the building;
- ii) the building is of little townscape value;
- iii) the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult.

Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Comment: The submitted documents are considered to evidence that the existing building has been through the correct tests and assessments, and there is no demand for the long term use of the premises as existing. Due to the sustained vacancy of the building and current condition, the building detracts from the visual amenity of the streetscene and the sense of place. Following extensive assessment it has been determined that, to allow positive development on the site, demolition is the appropriate course in this case.

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

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

Comment: As noted in the comments above, the applicant has presented a case for demolition which has considered re-use and re-development of the existing building. The building has been unsuccessfully marketed, with marketing agents confirming there is no appetite for the use of the building as retail or otherwise. The options appraisal has considered full redevelopment of the site; extensive refurbishment and extension of the existing building; and development of the retained structure. Whilst demolition is the least preferred option within policy, in consideration of the circumstances of the application site, these are considered to warrant demolition in this case and shall deliver an energy efficient building which is adaptable to future demands.

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: There is potential for the existing building materials to be re-used or re-purposed as part of a lifecycle strategy for the development. The documents submitted with the application outline a strategy for recycling, reuse and repurposing the building materials which follows the principles of the circular economy and will reduce embodied carbon emissions. In addition, the proposed development will use local, sustainably sourced materials where possible to accord with the waste hierarchy principles. A suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse or recycling.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel

unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

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

Comment: The proposal is well situated within a high accessibility area of the City Centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the City Centre, the development is car-free and will not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. Cycle parking is being considered by the applicant at ground floor level, and a suspensive condition is in place to explore this matter further. Given the narrow footprint of the proposed hotel building, it was important that servicing and waste collection was accommodated to the rear of the site on the existing lane to prevent any servicing taking place on Oswald 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 building is discussed later 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 deliver an active use on the site and a high quality building in terms of architecture, materiality and energy efficiency.

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

Comment: Businesses have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site location within an area of high accessibility of the City Centre, the development will benefit from being interconnected within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space as well as the City's abundant cultural and heritage facilities, all of which are attractive to tourists and visitors.

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

Comment: The flood risk and water management strategy is considered within the report below. The application is considered to have been adequately screened for flood risk, which finds the site is not at risk of flooding.

The drainage strategy concludes that surface water will be discharged from the site and connecting into the existing Scottish Water combined sewer network, but notes this is subject to their approval. These matters are conditioned as part of this report, looking for evidence of these approvals through formal discharge of planning conditions.

The proposed water management system is considered to be adequate.

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

Comment: The proposal is not considered to raise health and safety issues. Whilst there is a risk of impact during demolition and construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'negligible' when these mitigation measures are in place. The operation phase of the development will not have a significant impact upon the existing air quality, and this is covered by suspensive condition to ensure these mitigation measures are in place before development commences.

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

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

Comment: If implemented, the proposal will deliver economic development benefits within the City Centre through investment in the built fabric and the creation of employment opportunities and assist in delivering an appropriate use in the Oswald Street area – this being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the City Centre environment and will encourage footfall and activity in the neighbourhood.

Policy 30 Tourism encourages sustainable tourism development which benefits local people, is consistent with net zero and nature commitments, and inspires people to visit Scotland. Development proposals for tourist accommodation in locations identified in the Local Development Plan will be supported. Proposals for tourism related development will take into account:

- i) The contribution made to the local economy;
- ii) Compatibility with the surrounding area in terms of the nature and scale of activity and impacts of increased visitors;
- iii) Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv) Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope of sustaining public transport services;
- v) Accessibility for disabled people;
- vi) Measures taken to minimise carbon emissions;
- vii) Opportunities to provide access to the natural environment.

Comment: As assessed below, the proposal meets the locational requirements of the City Development Plan (CDP and SG 10 Meeting Housing Needs). The hotel will benefit the local economy and is commensurate with the City Centre multifunctional offer. It would offer a positive impact upon existing amenity levels within the locale and has been designed to address sustainability principles. The development of a tourism offer in the proposed location is considered to be acceptable.

Along with setting out National Policies NPF4, identifies a series of National Developments intended to drive forward the National Spatial Strategy. The site falls within the Clyde Mission National Development designation which seeks to support the redevelopment and repurposing of brownfield land and encourages place-based solutions for a range of uses including commercial development. The application site is situated adjacent to the Clyde and is therefore considered to represent a good example of an opportunity to support the ambitions of Clyde Mission. As the application falls below the "Major" threshold set in the national hierarchy of development, it does not qualify as a National Development itself, however, this should not dilute the fact that it is consistent with the aspirations of the designation.

Having assessed the development against the aims of NPF4, the proposal is generally considered to be commensurate with NPF4 policies and their objectives. Many of the intentions are duplicated within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

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

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

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

CDP 1 The Placemaking Principle and SG 1 Placemaking

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.

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.

Part 2, Section 1 'Sustainable Development' – 'Cultural Heritage' explains that Glasgow's historic environment is made up of the 'historical and cultural heritage of places'. Both the physical built environment and local culture combine to make up the heritage of a place or area. The cultural, social, environmental and economic value of the City's heritage should be maximised in order to ensure that it continues to make a major contribution to Glaswegians well-being and to the City's continued economic success. In 2014, the net economic impact of the heritage sector was worth £1.8 billion to Glasgow's and is an increasingly important source of economic growth and prosperity. The value of the impact of heritage can come from a variety of sectors and functions which complement and support each other such as leisure and tourism.

Comment: Whilst the application site has a relatively small footprint, the development of a hotel at this location would contribute to the activation of Oswald Street, providing visitors with immediate access to the City's cultural resources and beyond into the City Centre. Standing at 11 storeys combined with its architectural approach and materiality, the proposed building would create a visual landmark which will signal a new development in the area, benefiting its evolution and regeneration.

Section 1 also addresses '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 considerations and opportunities to achieve these aims are provided and are further elaborated in policy CDP5 and SG5.

SG 1 Part 2 Section 2 “Non Residential Development Affecting Residential Areas” requires that new development should be responsive to its context. It is critical that new development is compatible with existing and future uses. Guidance aims to ensure that any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods.

Comment: The guidance does not provide placemaking principles relating specifically to a hotel development, therefore the aims of the policy require to be interpreted and applied in this case. As a general standard, habitable room windows should ideally be approximately 18 metres apart, however within the urban city centre environment this is not often achievable.

To the north of the application site sits an aparthotel, which was originally built for residential flats. It is accepted that the distance between the aparthotel and the application site are in close proximity, and this matter was highlighted at an early stage to the applicant. In the event this application was approved, it would create a scenario of hotel facing onto hotel, however, the site to the north may at some future point be redeveloped therefore it would be unacceptable if the application site would borrow amenity from that location through this development. In order to address this, the applicant has amended the floor plan for the hotel to angle the windows on the north boundary, and also have each room recessed from the boundary. By doing this, it is considered this would prevent any privacy issues and also prevent the new development from borrowing amenity from the neighbouring land.

SG, Part 2, Section 4 ‘Amenity’ also addresses issues of ‘Air Quality’, ‘Noise’ and ‘Community Safety’. In terms of air quality it states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA’s). With regard to noise, SG1 encourages consultation with the Councils 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. In addition, 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 is not considered to raise health and safety issues. Whilst there is a risk of impact during demolition and construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered ‘negligible’ when these mitigation measures are in place. The operation phase of the development will not have a significant impact upon the existing air quality. An air quality assessment to ensure good levels of air quality for future guests of the building is recommended by an appropriate condition.

With regard to noise, the development of a hotel in this City Centre location is not anticipated to raise significant issues that cannot be addressed by standard planning conditions.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating activation at ground floor level on Oswald Street and improvements to the lane on the south boundary.

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

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

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

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

Comment: This part of the City Centre is characterised by a broad mix of building typologies with a variety of heights, ages, uses, designs and material palettes. The proposed new hotel has been developed to respond appropriately to the surrounding context, with particular emphasis on the heritage elements around the application site, most notably the Clydeport building to the west. As such, the height of the building was reconsidered prior to submission by reducing the overall height to prevent the new build having an impact on the existing setting.

The applicant has developed the materiality of the building to respond to the townscape quality of the surrounding area and acknowledging the architectural and historic context of the locale. The proposed grey granite tiles and stone piers has been selected to complement the components on surrounding historic buildings. The subtle variation in the solid elements of the external treatment – utilising both smooth and textured finishes - assists in delivering a high quality finish to the building.

Final specifications and samples will be assessed on site prior to approval for use on site as required in the attached recommended conditions.

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

In response to increasing demand for development of taller buildings, a 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.

The proposals therefore represent a tall building, which the Council seeks to locate;

- (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 is within the International Financial Services District so therefore a fitting location for new development. Whilst the proposed building might not be considered as a 'tall building' as defined by the guidance, the hotel would be a taller element as compared to the existing building.

In this instance, the applicant has undergone a thorough and competent process to demonstrate that the proposed building provides a bold, modern and refined architectural response to a problematic site, and therefore responds accordingly to the surrounding context.

- (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 applicant has demonstrated that the proposed hotel will achieve an elegant and slender appearance which is visible and legible in the round. This approach does not create an overbearing mass which would interfere with nearby listed buildings.

- (c) *To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings (e.g. the Trinity College building in the Park area), see also SG1 - Placemaking, Part 1, Qualities of Place - Character and Identity;*

Comment: The height of the new development is not out of character with the surrounding area and has been fully considered to ensure views of established landmarks and listed buildings are not affected by new development at this location. The applicant has submitted a thorough Design and Access Statement, with a townscape analysis, to consider any potential impact upon designated heritage assets and sensitive views through verified analysis.

- (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: The proposed scheme has been designed to respond to the immediate street context and taking account of existing building datums at this location. It is considered that the introduction of an eleven storey building would tie in with the current height of the development to the north, and to the development to the south, which could be subject to future redevelopment.

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

Comment: The application is accompanied by a number of assessments which include consideration of daylight. The development is not considered to raise significant impact upon daylighting received to sensitive neighbouring buildings, nor unacceptably increase wind speeds in the surrounding streets. The development would improve the immediate footpath areas around the perimeter of the site to adoptable standards, and the ground floor activation would have a beneficial impact upon the setting. The building, being of high quality architecture and materiality, will have a positive impact upon the streetscape.

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

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

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 application includes dedicated internal space for waste and recycling storage at ground floor level accessed via the service lane to the south of the building. Arrangements will be put in place to ensure regular collection from this area.

The proposal for an active use on the long term vacant building is welcomed, subject to safeguarding conditions. The proposal is in accordance with CDP 1 and SG 1.

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

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

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

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors.

Comment: The building to which the application relates has been vacant for a significant period and

currently is in poor condition. The demolition of the existing building on site has been accepted which will allow for positive redevelopment of this city centre location. The proposed new development will return an active use to the location, therefore helping to attract and retain investment into the area and encouraging sustainable development.

A new development at this location would support the principles set out within the City Centre Strategic Development Framework (SDF). The new hotel would be an appropriate use for a city centre site, which would benefit the wider area in terms of increased footfall and day to day activity.

The proposal complements current improvement strategies within the location, which aim to regenerate and diversify areas of the City Centre.

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

CDP 3 Economic Development and IPG 3 Economic Development

CDP 3 aims to promote the creation of economic opportunity for all the City's residents and businesses and encourage sustained economic growth. This policy promotes economic growth by directing commercial uses to the city's Economic Development Areas and safeguarding the City's Strategic Economic Investment Areas (SEILs) – with the application site being within the City Centre SEIL. The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas. It shall ensure Glasgow's vibrancy by reinforcing the role of the City Centre as a primary location for retail, employment, leisure, tourism and evening economy uses.

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

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

Comment: The principle of a hotel offer in this location is considered to be appropriate and to meet the aims of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 3 and IPG 3.

CDP 4 Network of Centres and SG 4 Network of Centres

CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland; protecting and revitalising all Town Centres within the Network; supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres; supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and embracing the principles of placemaking, and building on the strengths of each Centre. The City Centre is the primary location for retail, office, commercial, leisure, tourism and civic uses servicing the city region as well as a national transport hub. Accordingly, the Council will favour proposals that support the primary retail, office and leisure functions of the City Centre.

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

Comment: The principle of a hotel offer in this location is considered to be appropriate and to meet the aims of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

CDP 5 Resource Management and SG 5 Resource Management

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

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

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met through a Gold Hybrid sustainability level. The intention is to use heat from a waste water system with a central heat exchanger. The exchangers would be located within the basement area.

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

The proposal shall accord with CDP 5 and SG 5.

CDP 7 Natural Environment and SG 7 Natural Environment

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

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

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

Comment: Given the City Centre location of the application site and its specific constrained position, there is currently little or no ecological value from the site. It is not considered that the demolition of the existing building will impact upon any protected species habitats, which includes bats. The submitted Planning Statement indicates that measures to improve biodiversity of the building are under consideration. An appropriate condition regarding further detail of proposed biodiversity measures has been suggested. The development is not considered to have an unacceptable effect on biodiversity therefore the proposal is in accordance with CDP 7 and SG 7.

CDP 8 Water Environment and SG 8 Water Environment

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

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

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

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

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

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

CDP 9 Historic Environment and SG 9 Historic Environment

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

SG 9 supports CDP 9 by providing detailed design guidance. With regard to demolition, SG 9 notes that proposals for demolition of an unlisted building, which contributes to the character or appearance of a Conservation Area, will require to demonstrate that:

- a) The existing building is incapable of viable repair and re-use; and
- b) The proposed replacement will preserve or enhance the character of the conservation area.

In order to protect townscape quality, consent for redevelopment will require the retention of existing buildings until the replacement development commences.

The character of Glasgow's Conservation Areas consists of a variety of elements including a rich mix of architectural styles, dense groupings of buildings, distinctive street patterns interspersed with landmark buildings and historic landscape features. Guidance requires that proposals for infill development in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Proposals should reinforce local distinctiveness and historic character and seek to:

- a) Respect the established building lines of the street where this is an identified feature;
- b) Ensure that the scale and massing respects and responds to the existing adjacent properties; and
- c) Harmonise external finished with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).

Within the Central Conservation Area in particular, SG 9 notes that in assessing new development within the City Centre, the following, along with other policy considerations, should be taken into account. Development should:

- a) Respect the built form, maintain (or re-instate) continuity of building lines, street containment, street pattern and elevational proportions;
- b) Maintain variation of plot width and grid-iron street pattern in the Victorian business area;
- c) Design roofscapes which do not compete with the original building design; and
- d) Use high quality materials and utilise sandstone on prominent elevations.

Comment: The existing building on the site has lain vacant for a significant period, and as such its

condition has deteriorated without an active use in the building. Supporting information has been submitted in through a Structural Condition Survey, External Fabric Survey and a Report on Masonry Core Extraction, to detail the building's current condition. The conclusion from the reports concludes that the building is in a poor condition. It should be noted that the building of 11 Oswald Street is also on the Building at Risk register since 2013. Details from the last inspection (June 2023) found that the condition of the building continues to deteriorate, and mature vegetation is growing from the masonry, especially on the south boundary wall.

The application has been accompanied by an options appraisal which considers varying approaches for the site from extensive refurbishment of the existing building to complete demolition and re-development. The conclusions indicated that due to the amount of construction required there is very limited options for the re-use of the building. Through many of the options considered, it highlighted the need for significant repair and intervention works, just to bring the building into a reasonable condition, which also has an impact on construction costs.

Historic Environment Scotland (HES) were consulted on this application and raised no objection to the demolition on the basis that the existing structural condition of the building prevents its retention at a reasonable cost, considered against the information submitted with the application.

Given the building's current condition, its demolition can be supported in connection with suitable measures for redevelopment of the site. Appropriate conditions have been suggested to ensure that the building is not demolished until development works are contracted.

On assessing the new development, it is noted there are a large variety of building forms and types within the Conservation Area, including a mix of modern and historic buildings. Having assessed the application site and surrounding context, it is considered that a building of height can be accommodated at this location without significantly detracting from the character of the wider Central Conservation Area. The proposal is a high quality contemporary design that will complement the existing streetscene, and will not have a detrimental impact upon key view points within the Conservation Area. The height and mass of the proposed hotel has been designed to respect the listed buildings within close proximity of the application site.

The visual impact of the proposal has been considered as part of the assessment of the application. To assist in the assessment, the immediate and wider context of the site has been considered with regard to architectural styles, building scale and massing; and material and palette. In addition, the submitted Heritage Statement and Townscape Visual Impact Assessment have been vital in demonstrating how the new development would blend in with the surrounding context, respecting established datums and scale and mass.

The proposed hotel development is not considered to have a negative impact upon the character of the Central Conservation Area, nor the setting of neighbouring listed buildings. The scale and massing has been developed in consideration of the variety of buildings in the local context, and is considered to be an appropriate site response.

The Full Planning Application is accompanied by an application for Conservation Area Consent (2201758/CON) – being required for the demolition of an unlisted building within a Conservation Area. The application for Conservation Area Consent is also to be presented to the Planning Committee for determination.

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

CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. SG 10 supports this policy by providing guidance on the locational and residential amenity implications of development proposals for residential and visitor accommodation. Accordingly, SG 10 includes detailed advice on short stay and tourist accommodation.

Tourist accommodation brings positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year. Whilst the Council supports the promotion of tourist accommodation, there is a need to preserve the character and amenity of established residential areas and Conservation Areas. Careful consideration must be given to the site, location and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.

SG 10 identifies key criteria for the location of tourist accommodation. The Council will generally

support tourist accommodation:

- a) In locations with active travel routes and a frequent public transport service with high accessibility;
- b) In locations with good access to shops and services, where these are not provided on site;
- c) That can demonstrate that it will not place additional pressure on local amenities and facilities;
- d) That can demonstrate there will be no adverse impact on the character and amenity of the area;
- e) That can demonstrate there will be no adverse impact on traffic congestion and parking; and
- f) That meets the relevant criteria in Section 4A or 4B [of SG 10], where appropriate.

With regard to design and amenity space, proposals for tourist accommodation will generally be supported where:

- a) It is of a size and scale in keeping with the surrounding environment;
- b) It does not introduce an incongruous or visibly intrusive addition to the surrounding area;
- c) It does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
- d) A Management Plan for the development is provided, to the complete satisfaction of the Planning Authority; and
- e) It meets the relevant criteria in Section 4A or 4B [of SG 10], where appropriate.

The Planning Authority may use conditions to ensure that proposals for tourist accommodation remain solely in use for that purpose and cannot be transferred to another Class 7 use or other Use Class without the consent of the Planning Authority.

As above, a Management Plan will be required to support proposals for tourist accommodation. It shall include the following information:

- a) Maintenance arrangements, including frequency of cleaning and laundry;
- b) Access arrangements for servicing and deliveries;
- c) Access arrangements for guests;
- d) Arrangements for storage and disposal of waste; and
- e) On-site management arrangements.

Comment: The proposal meets the locational requirements of the guidance, being in a central location of high accessibility with access to a wide range of City Centre shops and services. As detailed within the report above, the proposal is considered to be of a form and massing that is appropriate within the location, and it shall not give rise to amenity issues. Final detail of a Management Plan will be required by condition, however the indicative information provided regarding servicing, access, waste and recycling collection etc are considered to be appropriate for a proposal of this type.

The proposal is in accordance with CDP10 and SG 10.

CDP 11 Sustainable Transport and SG 11 Sustainable Transport

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

Parking provision for a hotel development requires to be assessed against the standards set out in SG 11. A City Centre hotel development should provide cycle parking based on a minimum 1 space per 10 bed spaces for customers, and minimum 1 space per 10 staff. Cycle parking should always be safe, sheltered and secure.

Comment: The application site is highly accessible. To support sustainable transport, there is no minimum vehicle parking provision for a hotel within the City Centre, with none being proposed on site. Given the narrow footprint of the building, the emphasis was put on servicing and waste collection as a priority in order to keep all servicing on the lane, rather than to the front of Oswald Street. Cycle parking is being considered by the applicant, and this is protected by a suitable condition that can be explored through the formal discharge of conditions process.

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

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

Material Considerations

In respect of c), with regard to material considerations, 66 letters of representation have been received in relation to the application. These representations can be summarised and addressed as follows:

- Justification for demolition is not sufficient.

Comment: The case for demolition has been fully explored through the assessment of supporting information/surveys against policy.

- Existing building is capable of reasonable repair and reuse.

Comment: The conclusion found that the current structural condition of the building prevents its retention at a reasonable cost.

- Proposed demolition is contrary to relevant policies of NPF4 and City Development Plan.

Comment: As discussed through the report, the proposal is considered to be in line with relevant policies of NPF4 and City Development Plan.

- Impact of demolition and construction would have on climate change and related embodied carbon.

Comment: A suspensive condition has been added requiring all reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling. The new development is recognised as a high performing energy efficient building.

- Scale and height of new hotel is excessive.

Comment: The height of the hotel has been considered thoroughly to ensure it does not interfere with the setting of surrounding listed buildings, and respects the surrounding context in terms of mass, scale and materiality.

- New hotel would impact on privacy and daylighting.

Comment: The design and layout of the hotel have been assessed to ensure that the development does not impact on the privacy and daylighting to surrounding properties. The layout has also been detailed to ensure it does not borrow amenity from future development surrounding the application site.

- Impact of construction works.

Comment: The construction period is subject to conditions relating to noise levels, dust and days/hours where work can commence.

- Impact on traffic management.

Comment: The redevelopment of the site would impact on the movement of traffic during demolition and construction, however, many mitigation measures would be put in place to minimise disruption. The new hotel would be car free, and all servicing would be located further down the lane on the south boundary.

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 conditions.

Drawings

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|-----|---------------------------|------------------------------------|---------------------|
| 1. | 6520 SRA 00 DR A 02100 | PROPOSED GROUND FLOOR PLAN | Received 8 May 2024 |
| 2. | 6520 SRA 00 DR A 02102 | EXISTING SECOND FLOOR PLAN | Received 8 May 2024 |
| 3. | 6520 SRA 00 DR A 02103 | EXISTING THIRD FLOOR PLAN | Received 8 May 2024 |
| 4. | 6520 SRA 00 DR A 02104 | EXISTING ATTIC FLOOR PLAN | Received 8 May 2024 |
| 5. | 6520 SRA 01 DR A 02101 | EXISTING FIRST FLOOR PLAN | Received 8 May 2024 |
| 6. | 6520 SRA 01 DR A 02101 | PROPOSED FIRST TO NINTH FLOOR PLAN | Received 8 May 2024 |
| 7. | 6520 SRA 01 DR A 02102 | PROPOSED TENTH FLOOR PLAN | Received 8 May 2024 |
| 8. | 6520 SRA B1 DR A 02099 | EXISTING BASEMENT FLOOR PLAN | Received 8 May 2024 |
| 9. | 6520 SRA B1 DR A 02099 | PROPOSED BASEMENT PLAN | Received 8 May 2024 |
| 10. | 6520 SRA B1 DR A 02100 | EXISTING GROUND FLOOR PLAN | Received 8 May 2024 |
| 11. | 6520 SRA XX DR A 02200 | EXISTING STREET ELEVATION | Received 8 May 2024 |
| 12. | 6520 SRA XX DR A 02200 | PROPOSED SOUTH ELEVATION | Received 8 May 2024 |
| 13. | 6520 SRA XX DR A 02201 | EXISTING LANE ELEVATION | Received 8 May 2024 |
| 14. | 6520 SRA XX DR A 02201 | PROPOSED EAST ELEVATION | Received 8 May 2024 |
| 15. | 6520 SRA XX DR A 02202 | PROPOSED NORTH ELEVATION | Received 8 May 2024 |
| 16. | 6520 SRA XX DR A 02202 | PROPOSED SITE PLAN | Received 8 May 2024 |
| 17. | 6520 SRA XX DR A 02203 | PROPOSED WEST ELEVATION | Received 8 May 2024 |
| 18. | 6520 SRA XX DR A 02300 | EXISTING SECTION | Received 8 May 2024 |
| 19. | 6520 SRA XX DR A 02300 | PROPOSED LONG SECTION | Received 8 May 2024 |
| 20. | 6520 SRA XX DR A 02301 | PROPOSED SHORT SECTION | Received 8 May 2024 |
| 21. | 6520 SRA ZZ ZZ DR A 02001 | EXISTING SITE PLAN | Received 8 May 2024 |

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. The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority during all ground disturbance. The retained organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before the development commences.

Reason: To allow for archaeological monitoring of any ground disturbance work associated with the proposed development and to accord with Scottish Government Policy.

02. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

03. Prior to demolition of the building(s), the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance

with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

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

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

- (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;
- (d) method statement and programme for demolition works, and;
- (e) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the planning authority.

Reason: To minimise disturbance during demolition and construction and in the interests of vehicular and road safety.

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

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

Reason: To safeguard the character of the surrounding conservation area.

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

06. On the completion of demolition works and prior to development works commencing on site, a comprehensive contaminated land assessment shall be submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

07. 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.

08. 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.

09. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

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

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

11. Prior to the commencement of construction works the applicant shall demonstrate that they have permission to discharge to the Scottish Water Combined Sewer and confirm the adoption and maintenance arrangements for the drainage of the site. These details shall be submitted for the inspection and written approval of the Planning Authority.

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

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

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

13. Prior to the commencement of above ground construction works for the new building on site, an assessment of the impact of local air quality on residents of the proposed development carried out by a method agreed by the planning authority shall be submitted to and approved in writing by the planning authority. The assessment shall make reference to the standards and objectives of the National Air Quality Strategy. Where an adverse impact on residents is identified, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed before any of the dwellings are occupied.

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

Reason: To protect residents in the development from air pollution.

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

Reason: To safeguard the character of the surrounding conservation area.

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

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

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

Reason: To safeguard the character of the surrounding conservation area.

16. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating 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 building.

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

Reason: To safeguard the character of the surrounding conservation area.

17. Prior to the commencement of above ground construction works for the new building on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting scheme shall be implemented in the approved manner prior to occupation of the building.

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

Reason: To safeguard the character of the surrounding conservation area.

18. Prior to above ground construction works for the new building 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: To safeguard the character of the surrounding conservation area.

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

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

20. Prior to the commencement of above ground construction works for the new building on site, details of biodiversity improvement measures shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

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

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

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

Reason: To safeguard the character of the surrounding conservation area.

22. Prior to the commencement of this aspect of the works for the new building on site, detailed proposals for the footway / public realm works around the development site shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

Reason: In the interests of pedestrian safety.

Reason: To safeguard the character of the surrounding conservation area.

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

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

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

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

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

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

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

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

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

Reason: In the interests of pedestrian safety.

27. Disposal of Cooking Odours/Fumes from Commercial Equipment

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

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

- (i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.
- (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

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

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

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

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

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

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

Reason: In the interests of pedestrian safety.

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

29. Door and access threshold levels shall be compatible with existing footway levels and footway gradients and crossfalls shall remain unaltered.

Reason: In the interests of pedestrian safety.

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

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

Reason: In the interests of pedestrian and vehicular safety.

31. Any redundant footway crossings shall be removed, and the footway(s) reinstated to match the dimensions of the existing footway(s) as soon as the access(es) serving the development is/are available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety.

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

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

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

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

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Advisory Notes to Applicant

01. 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.
02. 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.
03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. 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.
05. 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.
06. The applicant is advised that a S56 order is required for any works encroaching on the footway.
07. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works.
10. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
11. 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.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. The applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.
14. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.
15. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally nested during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland),

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/DDR/17/05/2024

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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