



## Planning Applications Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

Contact: Nicola Marr Phone: 0141 287 6057

### Item 2(a)

4th June 2024

**Application Type** Full Planning Permission

**Recommendation** Grant Subject to Conditions/S75 Agreement

<b>Application</b>	21/02069/FUL	<b>Date Valid</b>	06.07.2021
<b>Site Address</b>	520 Sauchiehall Street Glasgow G2 3LW		
<b>Proposal</b>	Erection of residential development, with Class 1 (Retail), Class 2 (Financial, Professional and Other Services), Class 3 (Food & Drink), Class 4 (Business) and Class 11 (Assembly & Leisure) uses, including demolition of existing building with facade retention and other associated works.		
<b>Applicant</b>	Consensus Capital Group Ltd 10 Craigmillar Park Edinburgh EH16 5NE	<b>Agent</b>	Iceni Projects Ian Gallacher 177 West George Street Glasgow G2 2LB
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_032, Garnethill
<b>Conservation Area</b>	Central	<b>Listed</b>	B
<b>Advert Type</b>	Affecting a Conservation Area/Listed Building  Bad Neighbour Development	<b>Published</b>	2 February 2024
<b>City Plan</b>	Mixed Development		

### Representations/Consultations

#### Representations

Comments were received from 32 representees - consisting of 22 objections, 9 letters of support and 1 neutral comment.

Objectors include Bailie Christy Mearns, Councillor Angus Millar, Garnethill Community Council and Blythswood and Broomielaw Community Council. A neutral comment was received from Bailie Braat.

The application has been re-notified and re-advertised following submission of revised drawings to amend the height and form of the proposed development. Comments received during each consultation exercise have been included within the summary of representations.

The matters of concern raised can be summarised as:

- Inappropriate scale and form of the building;
- The impact of the building upon the setting and views of adjacent listed buildings and the Central Conservation Area;
- Materials not in-keeping with the heritage context/quality of the site;
- Negative impact of the exposed blank gables;

- Impact upon existing residential amenity levels;
- Cumulative impact of development within Garnethill;
- Impact of construction works;
- Increased vehicular traffic;
- Over-development of the site;
- The carbon cost of demolition and redevelopment;
- Impact on community of a typically short-stay population;
- Studios provide poor quality accommodation - a more varied accommodation type should be provided;
- Daylight assessment has not included correct building form at 347 Renfrew Street;
- Residents of Charing Cross Mansions have not been notified of the application;
- Impact of a proposed fire exit onto back court of neighbouring property.

Comments of support can be summarised as:

- The redevelopment of the site presents an opportunity to activate the area and increase footfall;
- The redevelopment will deliver economic benefit to the area;
- The proposal will assist in increasing the City Centre population;
- The proposal meets the aspirations of the City Centre Development Regeneration Framework;
- The retention of the historic facades, and re-instatement of Beethoven's Bust are welcomed;
- Removal of the previously proposed roof terrace welcomed due to concern of impact upon amenity;
- The proposal will assist in addressing the housing crisis, adding varying accommodation types to the market;
- Development should be encouraged within this high accessibility area.

### **Consultations**

Historic Environment Scotland – No objection.

Scottish Water – No Objection.

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

### **Site and Description**

#### **Site Description**

The application site, measuring approx. 0.1 hectares, lies towards the northwest of the city centre. Situated mid-block, the primary frontage is onto Sauchiehall Street and the secondary elevation facing north onto Renfrew Street.

The application site comprises a vacant plot on the south western portion, formerly occupied by The National Bank of Pakistan which was demolished in 2008, and a two storey building which fills the remainder of the site extending from Sauchiehall Street to Renfrew Street. The building on the site has lain vacant for over 10 years, with the previous use being as a bar/nightclub.

The application site is located within the Central Conservation Area and the building is Category B Listed. The Historic Environment Scotland listing description notes that the building is of late 19<sup>th</sup> century period. At Sauchiehall Street, the external elevation includes a red sandstone surround with Greek detailing at ground floor, and at 1<sup>st</sup> floor features flanking torch-bearing Ionic order caryatids, eaves cornice and stepped parapet with pipe-playing winged Harmony figure. At Renfrew Street, the description notes the single storey and basement elevation in red ashlar sandstone, which featured a parapet with central prominent bust of Beethoven (currently in storage).

The surrounding area is characterised by a broad mix of uses and built forms. To the south, Sauchiehall Street is characterised by commercial ground floor uses including retail, food and drink, hot food takeaways, betting office, and casino and night club uses. There is also residential accommodation within Charing Cross Mansions, Albany Chambers, upper floors of Sauchiehall Street tenements, and existing Student Accommodation immediately facing 520 Sauchiehall Street. Tay House at Sauchiehall Street/Charing Cross offers purpose-built office space. The southern street wall on Sauchiehall Street consists of a typical 4 storey conservation datum, with the student accommodation building rising to 11 storeys, and Tay House to 7 storeys. To the north elevation of Sauchiehall Street, there is greater variation to the street wall with Charing Cross Mansions being 5 storeys, reducing to a 1.5 storey form to the east, followed by the 10 storey Beresford Building.

On Renfrew Street, the context is less commercial, and is generally characterised by traditional residential uses, though including servicing access to Sauchiehall Street properties.

Being within the City Centre, the site is in close proximity to a range of uses including retail, food and drink outlets, residential, leisure, social, cultural and health facilities and educational institutions. Located within an area of High Accessibility, the site is within easy walking distance of Glasgow's public transport infrastructure including Charing Cross Station and key bus routes locally, and Central Station, Queens Street Station, the subway network and Buchanan Bus Station all being within walking distance.

### **Planning History**

The vacant building last operated as a bar/nightclub over 10 years ago, having since lain vacant for a significant period. There has been no significant planning history on the site, with previous applications generally reflecting the previous bar/nightclub use, with previous informal pre-application discussions were discouraged due to their excessive scale.

The building is on the Buildings At Risk Register, having been added in 2014. The log records the condition of the building as 'poor', and the category of risk as 'moderate'.

Though the application under consideration was submitted in 2021, there has been delay in progressing the decision due to concern regarding previous iterations of the scale and massing presented. Consequently, the proposal has been through a process of revision to gain an appropriate form that responds to the townscape and heritage context of the site, whilst presenting a viable development scheme.

As originally submitted, the proposal sought consent to deliver 87 units within a 14 storey building. The revised proposal now seeks to deliver 71 units, with an 8 storey building presented to Sauchiehall Street, and 6 storeys from ground level on Renfrew Street.

The revised proposal has been subject to re-notification and re-advertisement to ensure any further public comment is captured.

### **Proposal**

The proposal is for the demolition of the existing building to allow redevelopment, though retaining and incorporating the listed facades on both Sauchiehall Street and Renfrew Street. The mixed-use development would comprise residential accommodation with active commercial provision at Sauchiehall Street consisting of Class 1A (retail, financial, professional and other services); Class 3 (food and drink); Class 4 (business) or Class 11 (assembly and leisure). Internal and external amenity spaces are proposed for residents, with associated landscaping and access.

The development would be linked from Sauchiehall Street to Renfrew Street at the ground floor, with the change in topography between the two streets being utilised to discretely accommodate back of house and utilitarian functions. Two building forms are proposed - fronting Sauchiehall Street and Renfrew Street, with a central raised courtyard between these buildings. A total of 71 units are proposed on the site, with 57 located to Sauchiehall Street and 14 to Renfrew Street. The majority of the accommodation shall be studio apartments of varying sizes, though include 2no. duplex apartments, and 3no. 1-bedroom apartments.

The proposed amenity spaces available to residents include a ground floor studio space, laundry room, communal kitchen, workspace, lounge, and external courtyard.

The development has been designed to retain the historic facades of the listed building, preserving their special interest and the positive contribution these make to the Central Conservation Area. The facades will be repaired where necessary and integrated into the proposal to create distinctive entrances to the accommodation. Double-height spaces on Sauchiehall Street retain the commercial shopfront scale. Similarly, the scale of the Sauchiehall Street façade is respected at 1<sup>st</sup> floor level by creating deep reveals and introducing duplex apartments to exploit the large-scale opening. A solid panel has been incorporated behind the harmony figure to avoid obscuring views of this heritage feature. At Renfrew Street, glazing will be re-instated into the historic bays of the façade, and the Beethoven bust re-instated.

The proposal has been revised to respond to the existing context, scale and massing of the block. At Sauchiehall Street, a street wall of 6 storeys (including double-height ground floor) is presented, with an additional 2 storey crown being set back from the building line to prevent a dominant impact upon the streetscene. On Renfrew Street, the building is extended to 4 storeys above ground level to

generally line through with the datum of the adjoining tenement, with 2 additional storeys again being set back above this to reduce the impact of the height on the street context. Due to the increase in topography from Sauchiehall Street to Renfrew Street, the Renfrew Street block includes a further 2 storeys below the ground level/street access on Renfrew Street

The detailed design and material palette has been informed by an analysis of the existing facades and surrounding context. The architectural response is defined by strong concrete framing, which takes cues on Sauchiehall Street from the original pattern of development along the street in narrow fues. Glazing is recessed in deep reveals to allow provision of generous fenestration whilst the framing provides a rhythm of strong verticals with intermittent horizontal elements. The development has been designed to form a relationship with the retained façade whilst clearly being understood as a new modern component. Gable elevations are simple in design with subtle articulation. Visible gables have been modelled to avoid an over-bearing expanse of wall, adopting variations in form at higher level.

The proposal would deliver high quality materials that are sympathetic to, and complement, the surrounding context. The proposal utilises dark pigmented 'polished' precast concrete to the main facades, whilst lighter off-white pigment will be used to the courtyard to provide attractive external residential spaces. Anodised aluminium in bronze/brass colour to architectural metalwork and window frames have been specified to complement the darker concrete tones.

The courtyard is bounded by high masonry walls which screen neighbouring properties. Within the courtyard, three apartments benefit from private terraces to ensure no overlooking issues arise into habitable rooms. The remaining courtyard shall include raised planting beds and seating. A shared lounge will have direct views into the courtyard.

Servicing of the ground floor commercial space is proposed via Sauchiehall Street, as will resident post and parcel deliveries (via reception), whilst it is anticipated that servicing of the residential accommodation would be from Renfrew Street.

The proposal will provide secure cycle parking for 90 cycles. This storage is accessed on the ground floor with level access from Sauchiehall Street and utilising the lift system from Renfrew Street. No on-site car parking is proposed.

Common laundry facilities are provided on the ground floor.

## **Specified Matters**

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

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

#### **i. an environmental statement**

Not applicable

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

Not applicable

#### **iii. a design statement or a design and access statement**

A design and access statement has been provided.

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

Heritage and Townscape Visual Impact Assessment; Flood Risk Assessment; Drainage Impact Assessment; Energy Statement; Transport Statement; Site Investigation Initial Desktop Study; Preliminary Ecological Assessment; and Daylight Analysis.

### **B. Summary of the terms of any Section 75 planning agreement**

The applicant has agreed to enter into a Section 75 legal agreement with regard to the management and maintenance of the accommodation, and to cover a required financial contribution of £58,000 to meet the terms of IPG12 Delivering Development.

### **C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions.

#### **i. with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable

#### **ii.**

##### **1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable

##### **2. restricting the grant of planning permission**

Not applicable

#### **iii.**

##### **1. requiring the Council to consider imposing a condition specified by Scottish Ministers**

Not applicable

##### **2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.**

Not applicable

### **Policies**

National Planning Framework 4 (NPF4) was adopted on 13<sup>th</sup> February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposed development, the following policies are considered relevant:

<b>Policy 1</b>	Tackling the Climate and Nature Crises
<b>Policy 2</b>	Climate Mitigation and Adaptation
<b>Policy 3</b>	Biodiversity
<b>Policy 7</b>	Historic Assets and Places
<b>Policy 9</b>	Brownfield, Vacant and Derelict Land and Empty Buildings
<b>Policy 12</b>	Zero Waste
<b>Policy 13</b>	Sustainable transport
<b>Policy 14</b>	Design, Quality and Place
<b>Policy 15</b>	Local Living and 20 Minute Neighbourhoods
<b>Policy 16</b>	Quality homes
<b>Policy 19</b>	Heating and Cooling
<b>Policy 20</b>	Blue and Green Infrastructure
<b>Policy 22</b>	Flood Risk and Water Management
<b>Policy 23</b>	Health and Safety
<b>Policy 25</b>	Community Wealth Building
<b>Policy 27</b>	City, Town, Local and Commercial Centres
<b>Policy 28</b>	Retail

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.

<b>CDP 1</b>	The Placemaking Principle
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<b>CDP 2</b>	Sustainable Spatial Development
<b>CDP 3</b>	Economic Development
<b>CDP 4</b>	Network of Centres
<b>CDP 5</b>	Resource Management
<b>CDP 6</b>	Green Belt and Green Network
<b>CDP 7</b>	Natural Environment
<b>CDP 8</b>	Water Environment
<b>CDP 9</b>	Historic Environment
<b>CDP 10</b>	Meeting Housing Needs
<b>CDP 11</b>	Sustainable Transport
<b>CDP 12</b>	Delivering Development

<b>SG 1</b>	Placemaking
<b>SG 2</b>	Sustainable Spatial Strategy
<b>IPG 3</b>	Economic Development
<b>SG 4</b>	Network of Centres
<b>SG 5</b>	Resource Management
<b>IPG 6</b>	Green Belt and Green Network
<b>SG 7</b>	Natural Environment
<b>SG 8</b>	Water Environment
<b>SG 9</b>	Historic Environment
<b>SG 10</b>	Meeting Housing Needs
<b>SG 11</b>	Sustainable Transport
<b>IPG 12</b>	Delivering Development

## Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning 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 also an 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:** The proposed development on a brownfield site would incorporate Low and Zero Carbon Generating Technologies (LZCGT) utilising communal heating systems with Air Source Heat Pumps. The proposed modern technology would result in an energy efficient building, therefore reducing the carbon footprint and emissions of the building.

A structural survey submitted in support of the application notes that the structural condition of the brickwork throughout the building is generally considered to be poor. Deterioration of the walls is evident throughout the building and is attributable to excessive moisture. The walls are very wet in some locations and degradation and spalling has occurred. The dampness within the majority of the building has also caused damage to finishes, internal masonry, and steel. Whilst some mild steel beams were observed to be in good condition with some surface corrosion evident, other steel members were found to be in poor condition with more significant corrosion, with pitting and delamination evident. The survey deduces that there is water ingress occurring at roof level, with standing water being evident, and bulging and collapsing ceiling finishes at second floor level.

The Sauchiehall Street and Renfrew Street facades are generally found to be in good structural condition and do not raise immediate structural concern.

Given the low scale of the existing buildings within the site, and the results of the structural survey, there is limited scope for the reuse of the structure as existing. A new build scheme, incorporating the listed facades, is therefore appropriate to ensure an optimal residential density is delivered on the city centre site.

**Policy 3 Biodiversity** intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Development proposals should contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

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

**Comment:** The existing vacant building has little ecological value and it is not considered that its loss would impact negatively upon biodiversity. A Preliminary Ecological Survey has been submitted and is fully detailed and considered within CDP 7 below. The building was found to have potential roost features present, therefore national guidelines have been followed to mitigate any impact of the loss of the transitional roosts.

**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 with a potentially significant impact on historic assets or places should be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

- i) Building is no longer of special interest;

- ii) Building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
- iii) Repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
- iv) Demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

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

- i) Architectural and historic character of the area;
- ii) Existing density, built form and layout; and
- iii) Context and siting, quality of design and suitable materials.

Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting are retained.

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
- iv) the form or location of the building makes its reuse extremely difficult.

**Comment:** The majority of the building on the site has been evidenced to be in a poor state of repair, as per the Structural Survey undertaken. The long-term vacancy of the building, for over 10 years, shows that there is no demand for the property as existing. Given the existing building form, there is little opportunity for its viable re-use. The remaining features of special interest are the facades, which are retained within the proposal and appropriately incorporated into a new building on the site which will deliver regenerative benefits to Sauchiehall Street and ensure that an active use is returned here, whilst providing much needed housing provision and improving the streetscene on Renfrew Street.

The existing building is Category 'B' listed and located within the Central Conservation Area. The site is in close proximity to a number of listed buildings including:

- 'A' Listed Charing Cross Mansions to the west, at junction with Charing Cross and St Georges Road;
- 'A' Listed Albany Chambers immediately to the west of the application site 528-538 Sauchiehall Street;
- 'B' Listed Albany Mansions to the west of the application site 347-353 Renfrew Street;
- 'B' Listed 518 Sauchiehall Street immediately to the east of the application site; and
- 'B' Listed 516 Sauchiehall Street to the east of the application site.

The submitted Heritage and Townscape and Visual Impact Assessment considers the impact of development on the site upon the setting of the area and the neighbouring heritage assets, which is considered fully within the report below. Though the full HTVIA relates to the original submission height, as the height of the building has been reduced so has the potential impact on the streetscene. The HTVIA has since been accompanied by updated visuals of the revised proposal.

In assessing the proposed building within the heritage context of the site, it is not considered that the modern development would significantly impact the existing architectural or historic character of the area nor significantly alter views of the City Centre Conservation Area. The proposed density is considered appropriate for the City Centre context, with the detailed form having been informed by the topography and context on Sauchiehall and Renfrew Street. It has therefore been determined that in order to allow positive development of the long-term vacant site a façade retention scheme is appropriate in this case.

The impact of the proposed development upon the historic environment is further considered 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, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded



as the least preferred option.

**Comment:** The existing building has been on the Buildings at Risk register since 2014, with the external facades requiring to be secured for the benefit of future generations. A Structural Survey has been submitted in support of the application which confirms that the building is in a poor state of repair. Given the condition and form of the building, there is limited ability to re-use or extend the structure. Whilst demolition is the least preferred option within NPF4, this building has lain vacant for over 10 years, indicating there is no market interest in its use. The development of the site would deliver a sustainable development by delivering efficient carbon technologies and supporting city centre living.

**Policy 12 Zero Waste** aims to ensure that development is consistent with the waste hierarchy. Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy. 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.

Development proposals that are likely to generate waste when operational, including residential and commercial properties, should set out how much waste the proposal is expected to generate and how it will be managed including provision to maximise waste reduction and waste separation at source, and measures to minimise cross-contamination of materials through appropriate segregation and storage of waste; convenient access for the collection of waste, and recycling and localised waste management facilities.

**Comment:** The reuse of the general structure is not considered to be viable, as evidenced by the supporting documents which find that the building is in a poor state of repair. As substantial demolition has been considered acceptable, a suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse and recycling either on or off site. This will contribute towards a lifecycle strategy for the development which will follow the principles of a circular economy and reduce embodied carbon emissions.

With regard to operational waste, an identified area at ground floor has been designed for the storage and separation of residential waste. This store will include recycling and general waste bins.

Arrangements for commercial waste remain to be finalised, though this is not considered to raise issue and is expected to be addressed within the bounds of the commercial unit. An appropriate condition has been suggested to ensure details are submitted for consideration.

**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.

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

**Comment:** The 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, car parking is not required on site, with the majority of trips being anticipated to utilise sustainable travel methods. The development provides an appropriate level of safe, secure cycle parking to meet the needs of occupants and staff.

**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 should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six quality of successful places will not be supported.

**Comment:** The detailed design of the building is considered later within the report. The proposal is considered to deliver the six place making principles, having been designed to address the context of the site whilst delivering an active use within 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:** Due to the site location within an area of high accessibility of the city centre, the mixed-use development would benefit from being interconnected within the existing neighbourhood and assist in delivering Council objectives of increasing the city centre population. The site benefits from 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.

**Policy 16 Quality Homes** encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals that include 50 or more homes should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i) Meeting local housing requirements, including affordable homes;
- ii) Providing or enhancing local infrastructure, facilities and services; and
- iii) Improving the residential amenity of the surrounding area.

Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i) Self-provided homes;
- ii) Accessible, adaptable and wheelchair accessible homes;
- iii) Build to rent;
- iv) Affordable homes;
- v) A range of size of homes such as those for larger families;
- vi) Homes for older people, including supported accommodation, care homes and sheltered housing;
- vii) Homes for people undertaking further and higher education; and
- viii) Homes for other specialist groups such as service personnel.

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

- i) A higher contribution is justified by evidence of need, or
- ii) A lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

The contribution is to be provided in accordance with local policy or guidance.

**Comment:** A Statement of Community Benefit has been provided, within which it identifies that the proposed development would assist in meeting local housing requirements by providing a range of apartment types and sizes on vacant brownfield land within a highly sustainable city centre location. Following the preparation of planning guidance on 'Co-Living' models, a number of the units could now be considered to fall within 'co-living' thresholds, which offer social living space with shared amenity facilities for residents under a single management arrangement. This model allows the provision of managed mixed-size apartments, so increasing housing choice and accessibility to a wider range of resident demographics.

The existing site fails to deliver a contribution to the community, having been vacant for a significant period and now detracting from the appearance of the streetscene. The proposal would retain and restore the existing facades and deliver an appropriate density of city centre accommodation to support the diversification and regeneration of Sauchiehall Street and the surrounding area. In addition, the provision of commercial space at ground floor would deliver an active use to the streetscene to the benefit of the community and local economy.

This policy introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The current local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. Therefore, for the time being, it is not appropriate for the Council to apply the 25% requirement.

**Policy 19 Heating and Cooling** aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network. Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

**Comment:** The Statement of Energy Report that accompanies the submission identifies that there are no district heating networks within close proximity to the site. As the majority of the proposal is for residential use, the main energy requirements are for space heating and domestic hot water. The building has been deemed to be best served by a communal heat network for the building to provide space heating, hot water and cooling based upon the use of air source heat pumps.

**Policy 20 Blue and Green Infrastructure** aims to protect and enhance blue and green infrastructure and their networks. Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type, quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposal.

Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

**Comment:** There is currently no blue/green infrastructure of note on the site. Due to the mid-block location of the site, there is limited opportunity for the infill development to provide green space, though an internal courtyard with landscaping has been incorporated into the development which will deliver enhancement on the site. The submission identifies that a number of surface water drainage options were considered, though the tight site constraints reduced the viability of a number of options. The drainage strategy is considered further within the report below (CDP 8).

**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.

All proposals should presume no surface water connection to the combined sewer. They should also seek to minimise the area of impermeable surface. Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

**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 there is no significant risk of flooding to the site. Foul and surface water drainage options have been considered within the Flood Risk/Drainage Assessment, concluding that discharging to the existing combined sewer system beneath Sauchiehall Street is the only feasible option for disposing of surface water runoff from the site. It is proposed that the surface water be treated and attenuated within the site boundary, thus mitigating any risk to flooding or overland flows. The proposal represents a betterment, slowing the discharge rate of surface water from the site. 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 will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

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. Benefit will be gained from the development due to the improved quality of place and external/internal amenity areas. Appropriate air quality mitigation methods will be required during demolition and construction works, to be detailed within a method statement detailing the anticipated programming and methodology for demolition/construction (as per recommended condition). The development is not expected to give rise to noise impact during the operational phase and is expected to achieve suitable indoor ambient noise levels.

**Policy 25 Community Wealth Building** aims to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels. 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; local job creation; and supporting community led proposals.

**Comment:** The proposal would deliver an active use on the site and therefore will bring residents, activity and increased footfall to the area whilst delivering investment and employment opportunity to the community. The development would generate temporary job creation during construction; permanent job creation relating to the operational phase of both the commercial unit and managed residences; and deliver additional resident spend within the City Centre economy.

**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, town and local centres will be supported.

**Comment:** If implemented, the proposal will deliver economic development benefits within the city centre through investment in the built fabric, increased population, and the creation of employment opportunities. This would also assist in delivering active uses and increased footfall within the Sauchiehall Street area – being a strategic priority to ensure the vitality of the city centre. The proposed use is appropriate to the city centre environment.

**Policy 28 Retail** aims to encourage, promote and facilitate retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes. Development proposals for retail should be consistent with the town centre first principle. This means that new retail proposals will be supported in existing city, town and local centres.

**Comment:** The proposal includes a ground floor commercial space with potential to deliver a retail use, so providing an active use and delivering viable retail space supporting the city centre and its users.

Having assessed the development against the aims of NPF4, the proposal is considered to be commensurate with NPF4 policies and their objectives. These intentions also exist 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 relevant to the application assessment:

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

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

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

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

**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 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 contains detailed assessment criteria relating to physical design.

### Sustainable Development

SG 1 Part 2, Section 1 '*Sustainable Development – Energy Efficient Buildings*' states 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:** The proposal has been developed to deliver energy efficiency through design. A range of measures to achieve energy efficiency aims are proposed as per policy CDP5 and SG5. The site layout has been designed to optimise natural daylight and sunlight received, and in consideration of any potential impact on adjacent sites (considered further within the report below).

### Residential Development

Section 2 '*Residential Development – Residential Layouts*' notes that in order to meet placemaking principles, the Council seeks to promote the delivery of high-quality residential environments that:

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

Residential layouts should:

- a) Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- b) Make appropriate provision for refuse and recycling storage areas;
- c) Wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons;
- d) Have roads designed to the standards set out in the Roads Development Guide;
- e) Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- f) Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- g) Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

Additional standards for flatted developments include:

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

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

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

With regard to residential density, guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. The appropriate density of residential development will vary according to:

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

Higher densities will, generally, be appropriate in the City Centre where density will be determined by design, heritage and townscape considerations along with the City Centre Strategic Development Framework and associated Local Development Framework Guidance.

Relating specifically to residential development in the City Centre, Section 2 of SG 1 generally encourages new residential development in the City Centre. Guidance seeks to ensure that the amenity of new residential development in the City Centre is of good quality in relation to its location and surrounding uses.

General criteria for residential development in the City Centre include:

- a) townscape considerations will demand developments of medium to high density which should be reflected in a suitable urban scale. Family accommodation is encouraged in appropriate locations;
- b) good outlooks or views should be provided wherever possible from habitable rooms. Design solutions should ideally provide dual aspect accommodation. Proposals will be assessed in relation to individual circumstances, taking account of the adaptability of the building (if a conversion), the size of the flats and the general amenity;
- c) space for amenity areas is limited in the City Centre. Proposals are expected to provide on-site

- green infrastructure where possible and, where this may not be possible, priority should be given to increasing internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens;
- d) the level of parking should not prejudice the design or integrity of housing development in the City Centre. If parking is required, the preferred location is off-street within the curtilage of the development and if possible, within basement parking areas;
  - e) reduction in noise can be attained by means of locating habitable rooms away from street frontages, although care should be taken to ensure that developments do not present a 'blank' frontage. Developments should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms;
  - f) taking into account the privacy and prospect of the development. Care should be taken in relation to ground floor accommodation and the avoidance of overlooking of habitable rooms;
  - g) to improve the convenience and attractiveness of the development, the provision of common drying, storage and refuse/recycling facilities will be required. Although kitchens are usually fitted with tumble dryers, if the development is large enough consideration should also be given to other facilities such as a communal laundry/drying room. Common storage facilities, at ground floor level, will be required for cycles; and
  - h) the City Centre has been designated an Air Quality Management Area in response to high levels of nitrogen dioxide from vehicle emissions. For developments within the declared City Centre Air Quality Management Area, the Council will look for clear evidence that the development has taken account of air quality issues.

**Comment:** The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2. The layout has been informed by a design-led approach to the site context and is considered to successfully balance the competing demands of the site to provide appropriate residential amenity levels. The proposed density and scale of development shall support wider Council objectives to increase the population of the City Centre.

#### Accommodation Provision

Accommodation Location/Size	Number
<b>Sauchiehall Street</b>	
27sqm Studio	4
36sqm Studio	32
45sqm Studio	18
60sqm 1 Bed	1
Duplex	2
<b>345 Renfrew Street</b>	
22sqm Studio	6
26sqm Studio	5
29sqm Studio	1
31sqm 1 Bed	2
<b>Total</b>	<b>71</b>

Following amendment of the proposed form and massing of the proposal, an updated Daylight Analysis Report was submitted in April 2023. This analysis is based on a development taller than is currently under consideration – with an additional storey having since been removed from the Sauchiehall Street building. Whilst the analysis does not represent the final height of the building, as it has been undertaken on a taller building, the findings remain relevant with the current proposed scheme forming no further detriment.

BRE guidance states that the guide is not mandatory and should not be seen as an instrument of planning policy. The numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design. It notes that within, for example, a city centre, a higher degree of obstruction may be unavoidable.

In considering neighbouring buildings, the adjacent properties have been assessed:

290-296 Renfrew Street:

The results confirm that post-development, all windows achieve an appropriate Vertical Sky Component (VSC) value and therefore comply with the BRE Guidance;

345 Renfrew Street (rear façade):

Post-development, the rear windows do not comply with the VSC method as they achieve a lower value than recommended. Where compliance is not demonstrated via the VSC method, BRE Guidance recommends that the No Sky Line (NSL) method is applied to effected windows and the

associated rooms. NSL calculations were completed for each rear bedroom and found that all rooms achieve more than 50% view to the sky and therefore comply with the BRE Guidance.

#### 347 Renfrew Street (rear façade):

An addendum to the Daylight Analysis Report (dated 9 June 2023) concludes that whilst 3 of the windows on the rear elevation do not achieve compliance with the VSC criteria, compliance is achieved with the No SkyLine method therefore the development complies with the BRE guidance

#### 447 Sauchiehall Street:

Considering the VSC analysis, the results illustrate that 7 windows achieve recommended VSC values under post development conditions. There are 8 windows which do not achieve the VSC value of more than 27%, however in applying the allowable 0.8 reduction factor, this confirms that all windows would comply with the BRE Guidance.

In terms of daylight to the proposed accommodation, the lowest occupied floors have been tested - being expected to be rooms to receive the least daylight. The assessed rooms illustrate compliance with BRE guidance, with the accommodation achieving more than the 50% view to the sky and an average daylight factor (ADF) exceeding 1% (BRE guidance recommends an ADF of 1% for bedrooms). On the basis that compliance is achieved within the lower level rooms, it can be deduced that the rooms on the upper floors will also be in compliance as there will be less overshadowing from neighbouring buildings.

The report summarises that the daylight modelling demonstrates that the proposed development achieves compliance with BRE Guidance on minimising daylight impact to neighbouring buildings while also providing best practice daylight within the proposed apartments.

#### Amenity

Section 4 '*Amenity*' provides advice on '*Air Quality*' and '*Noise*' that are relevant to the proposed residential development in the City Centre. In terms of air quality, the guidance aims to ensure air quality is properly considered in the planning process, identify developments where an air quality assessment will be required, provide guidance on the process of air quality assessment and set out the Council's approach to the use of planning conditions and planning obligations in respect of air quality.

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

With regard to noise, guidance on Noise Management helps to ensure that developers 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. This also provides the means to address the potential impact of existing noise sources on new development, such as from traffic and noise generating uses.

**Comment:** The application site is located within an Air Quality Management Area and, as such, consideration of the potential impact of air pollution should be factored into the design of the new building. In order to assess potential impact and integrate any necessary mitigation measures, a suitable condition requiring an Air Quality Assessment and the implementation of any mitigation measures that may be required is suggested.

Similarly, it is suggested that a Noise Impact Assessment be undertaken prior to the detailed design of the building being finalised to enable mitigation measures, if required, to form part of this process and ensure verification of appropriate noise level standards can be achieved.

#### Detailed Design

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.

On listed buildings, in conservation areas and in areas of sensitive urban character, particular care will require to be taken regarding choice of materials. 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:** The proposal has been developed to respond appropriately to the site context. This is a modern infill development within the heritage setting of the Central Conservation Area and neighbouring listed buildings. The development therefore requires to form a cohesive intervention within the streetscene, whilst ensuring the character of the retained facades and neighbouring buildings are preserved. High quality, durable, materials are proposed with dark pigmented concrete complimenting the surrounding context, whilst ensuring the lighter Sauchiehall Street historic facade retains its prominence.

A cohesive architectural approach has been adopted between Sauchiehall Street and Renfrew Street, with the building height having been reduced significantly on Sauchiehall Street from first submission to avoid significant impact of height on the streetscene and to respond to the heritage buildings of high quality architecture and materiality. Similarly, an appropriate massing has been adopted on Renfrew Street to reflect the secondary elevation conditions. At Renfrew Street, a solid gable will be exposed to the east, being a typical traditional Glasgow tenemental condition and therefore not forming an incongruous feature.

Final specifications and samples would be assessed prior to approval for use, as suggested within the recommended conditions.

#### Tall Buildings

Section 5 '*Detailed Design*' provides guidance on 'tall buildings' – 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.

**Comment:** Whilst the application property is taller than the neighbouring buildings heights, having been revised to reduce the height of the building, it is not considered to be of a height that it significantly exceeds the general building heights in the area nor will significantly alter the skyline.

#### Waste Storage, Recycling & Collection

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

**Comment:** A large ground floor residential bin storage area has been indicated at ground floor. This is anticipated to require management by the operator to present waste and recycling at street level on Renfrew Street. Details of this have been recommended by condition to ensure an appropriate management strategy is in place. The commercial unit shall require to store waste and recycling within the bounds of the unit, which has also been recommended to be addressed via condition.

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

#### **Policy 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 aims to deliver:

- A vibrant city centre;
- A sustainable City Centre;
- A connected City Centre;
- A green and resilient City Centre

It supports a vibrant, attractive centre driving a growing economy and sustainable environments. This includes repopulating the centre and doubling its population by promoting city centre living within sustainable 20-minute communities, ensuring a mix of uses and round the clock activity whilst improving the quality of the urban environment to assist in attracting more residents, businesses and visitors.

Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.

**Comment:** The application site has been vacant for a significant period and the building has fallen into disrepair. The proposed development would return an active use to the highly accessible site, therefore helping to attract and retain investment into the area and encouraging sustainable development. The proposal complements current improvement strategies within the location, which aim to re-populate the city centre, to regenerate and diversify Sauchiehall Street and its surrounds through Avenues investment and the production of a new vision for the “Golden Z”.

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

#### **Policy 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 Locations (SEILs). The policy promotes integrating other compatible employment supporting land uses to Economic Development Areas.

The application site is within the City Centre SEIL. 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. The City Centre is also a key location for a wealth of retail, commercial, and leisure uses which create jobs, attract inward investment and provide important economic benefits through agglomeration and clustering.

Whilst the city centre is identified as a SEIL, it also has designated sub-districts where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is located in neither of these specific areas.

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 (SDF).

**Comment:** The principle of residential accommodation with commercial ground floor use is considered to be appropriate in this location, with the increased population assisting the sustainable economic growth of the city centre supported by the SDF. The provision of accommodation shall not raise adverse impact on existing uses nor the amenity of the area.

The proposal is in accordance with CDP 3 and IPG 3.

#### **Policy 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.

The subject location on Sauchiehall Street is designated as 'edge of centre', acknowledging that whilst it is a highly accessible city centre location, the site is not within the core of the primary retail/office zones.

**Comment:** The proposal would return an active ground floor use to a long-term vacant site, therefore strengthening the role of the city centre as a key economic driver and assisting the desire to revitalise Sauchiehall Street with sustainable footfall generating uses, as supported by the City Centre SDF and Golden Z vision. The commercial unit is considered to be of an appropriate scale for the edge of centre location.

The principle of the development in this sustainable city centre location is considered to be appropriate and to meet the intentions of the policy to strengthen the economy of Glasgow. The proposal is in accordance with CDP 4 and SG 4.

#### **Policy 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. A Gold Hybrid sustainability level is proposed by including high standards of fabric thermal performances, energy efficient systems and controls, and low carbon heating delivered via air source heat pumps. The use of low and zero carbon generating technologies results in a 29% reduction in emissions due to the use of renewables.

The submitted Statement on Energy confirms that whilst the use of a district heat network is advocated, there are no nearby heat networks available.

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.

#### **Policy CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network**

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by:

- Protecting and extending the Green Network and linking habitat networks;
- Providing for the delivery of multifunctional open space to support new development;
- Protecting the Green belt; and
- Supporting development proposals that safeguard and enhance the Green Network and Green Belt.

The Council expects that development proposals will not have an adverse effect on the Green Network, including fragmentation. New development should, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SUDS solutions) as an integral part of their design. Otherwise, new development should contribute to the delivery of green infrastructure off-site where appropriate.

**Comment:** The application site does not include any designated greenspaces, though a newly created landscaped residential courtyard will benefit the site. The required level of on-site amenity provision is addressed below within CDP 12.

The development is considered to generally enhance the Green Network and therefore the proposal is in accordance with CDP 6 and IPG 6.

### **Policy 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 Development Plan takes a broad approach to conserving and enhancing nature. SG 7 notes that wherever possible, development should enhance biodiversity. There is a presumption against development which would have an adverse effect on a protected species and biodiversity, either directly, indirectly or cumulatively. Development shall not result in a loss of biodiversity or habitat connectivity, rather new developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include naturalising existing open spaces and delivering new, multi-functional areas; green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

**Comment:** The application site is not subject to any specific designation within CDP 7. As detailed under the assessment of NPF4 Policy 3, the site is generally of low ecological value.

A preliminary Ecological Survey was submitted in support of the application. The Survey found that there was no evidence of notable plant species/habitats within the site. The Ecological Survey identifies that should demolition/site preparation take place between mid-August and early March, this will avoid core bird breeding season. Should works be required to commence outwith this period, any breeding bird presence will first require to be confirmed by a walkover survey by an ecologist to establish any immediate exclusion areas where works are required to be delayed.

The buildings were found to have potential roost features present therefore following national guidelines, a bat survey was undertaken prior to submission (2020). The survey recorded two common bats at dusk, though none at dawn - suggesting the use may be transitional. A developmental license will therefore be required to allow legal destruction of the bat roost, whilst ensuring no harm to any bats. The survey is accompanied by a Bat Protection Plan detailing the proposed process and compensation for roost loss.

The Bat Survey notes that in consultation with Scottish Natural Heritage Species Licencing Team (now NatureScot), the loss of non-breeding summer roosts used by small numbers of the common bat found is not considered to be significant. The work proposed is therefore not considered to have any potential for significant impact on the national, regional or local conservation status of the species – not causing death or roost loss without mitigation. It also notes that there are abundant opportunities for the bats to move to another location within the urbanised environment.

The submitted method statement identifies that following grant of licence from NatureScot, immediately prior to demolition, a further dusk/dawn survey will be conducted to determine if there are roosting bats present. The appropriate procedure will then be informed by the licensed bat watcher. Following the survey, the licensed bat watcher will attend site and supervise tapping of the roost area of the building by heavy plant or machinery with a pecker. If bats are known to be in roost but have not been found by the licensed bat worker, they will assess the situation and determine if it is safe to proceed with a gradual demolition under their supervision such that any bat would have time to escape the building during works, or the works may be suspended until dusk when the bat would emerge and leave the building to feed. The latter being the case, the building would then be immediately made unusable for the bat, and the demolition completed the following morning.

If more than five bats are found in a roost following the updated survey, works will be suspended and NatureScot consulted.

Compensation for roost loss will be in the form of two multi-season bat boxes to be installed on the new building.

The Nature Scot tests for a licence being granted are listed below. It is the responsibility of the applicant to demonstrate:

- Test 1 – that there is a licensable purpose;
- Test 2 – that there is no satisfactory alternative;

Test 3 – That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Test 1 is considered to be met as it would be implemented under NatureScot's identified purpose of 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'. With regard to Test 2, the building has been found to be in poor structural repair and is not considered to be re-usable in its current form. Under Test 3, measures shall be taken to ensure the small number of bats leave their transitional roost therefore population numbers will not be impacted.

The new development incorporates an external landscaped courtyard which will be planted to contribute to biodiversity enhancement on the site.

An appropriate condition has been suggested to ensure biodiversity gains are implemented. The development is considered to have a positive impact upon biodiversity and therefore the proposal is in accordance with CDP 7 and SG 7.

#### **Policy CDP 8 Water Environment and SG 8 Water Environment**

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.

#### **Policy 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 there is a presumption in favour of the retention of all listed buildings. These buildings must be

allowed to adapt to new uses and the Council is willing to respond favourably to creative ideas and excellent design, in order to ensure and facilitate their retention, subject to other policies of the Plan. Consent for demolition of a listed building is only granted in exceptional circumstances.

Applicants need to show that they have made all reasonable efforts to retain Listed Buildings in accordance with Historic Environment Scotland Policy Statement, 2016. Where the demolition of a Listed Building is proposed, applicant will be expected to provide evidence to show that:

- a) the building is not of special interest; or
- b) the building is incapable of repair; or
- c) the demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or
- d) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

Facade retention may be considered but will not be regarded as an automatic option and should be justified in line with the Historic Environment Scotland Policy Statement, 2016. The architectural value of the interior, function and use of the building must be fully assessed; evidence of the obsolescence of the interior will be part of such an assessment. Where demolition of the interior is proposed and authorised, an architectural audit should be produced and submitted to the Council's Conservation Officers to enable them to assess features and artefacts that should be salvaged, retained or re-used.

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 finishes 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 has lain vacant for over 10 years due to lack of interest in the use of the premises. With the exception of the historic facades, the building does not contain significant elements of special interest internally. Though the building contains elements of historic decoration including sections of corning, this is in a significantly fragmented form and has been subject to substantial modern intervention. It is evident that large parts of the building have been entirely re-built during past conversions and overall, there are few remaining legible elements internally. The application has been accompanied by a Structural Survey which finds that the building is generally in a poor state of repair. It is therefore considered appropriate in this case that the facades, being the remaining high level special interest components of the building, are retained and incorporated into a new high-quality development, with the remaining building being demolished.

The site is located within a sensitive historic environment – being within the Central Conservation Area, visible from points of the Park Conservation Area to the west of the M8, and sitting within the context of neighbouring listed buildings. The impact of the proposal on the heritage context has been considered as part of the assessment of the application. To assist with this assessment, the immediate and wider context of the site has been considered with regard to architectural styles, building scale

and massing, material and palette, and heritage assets.

The impact of the scheme has been considered within the applicant's Heritage and Townscape Visual Impact Assessment (HTVIA). Whilst the original submission was considered to be detrimental to the general streetscene and form an imposing backdrop to the heritage context of the site, this has been subject to a number of reductions as the applicant seeks to address these concerns raised. The most recent scheme is considered to significantly reduce the impact of the proposal and mitigate the impact on the heritage context, whilst ensuring that benefits are secured via the viable redevelopment and re-use of the site.

The full HTVIA considers the height and massing of the original proposal, with subsequent updated views having also been produced to inform design discussions and illustrate the scheme as proposed. The Impact Assessment included within the HTVIA provides an understanding of the likely effects of the development above the existing datums on the sensitive townscape receptors and considers the impact from selected verified viewpoints within the Central and Park Conservation Areas.

On Renfrew Street, being of a more residential context, the existing neighbouring building to the west presents a tenemental gable end approx. 19m in height, whilst the new development will present a gable end approx. 21m in height. The proposed building form at Renfrew Street is considered to sit appropriately within the context. It is not uncommon within Glasgow for tenements to present blank gable elevations, with this being the adopted approach in this case.

At Sauchiehall Street, the revised proposal has a southern elevation that will rise approx. 7m above the ridge height of the adjoining building to the west. Immediately to the east, the building will rise approx. 10m above the ridge height of the adjoining building. Having been reduced in height on Sauchiehall Street, the proposal is no longer considered to form an incongruous feature within the urban city centre environment. The high-quality architecture successfully incorporates the historic facades, though will be clearly legible as a modern intervention within the Conservation Area.

In considering the potential impact of the building upon existing views, the revised scale is not considered to unacceptably detract from the distinctive protected townscape qualities. Whilst the perception of the roof profile and setting of listed buildings, particularly Charing Cross Mansions and Albany Chambers, will be altered from selected viewpoints, this has been sought to be reduced and is now considered to be contextual to the urban backdrop of the city centre.

The gables of the scheme appear as a modern addition and have been purposely subtly articulated with simple high-quality materiality so as not to detract from the distinct historic profile and detailing of the heritage roofscapes and silhouettes of these protected features. To further break down the potential impact of a solid gable, subtle design techniques have been employed to break up the built wall by adopting palette variations, breaks in the built form at height, and recessed panels to add subtle texture/relief. It is therefore considered that views of the proposed building from the west will not significantly impact upon the legibility of, nor form competition against, the existing roofscapes or special interest of listed buildings. In consideration of the Conservation Area Appraisal, the view east from Charing Cross is not identified as a principal view within/from the Conservation Area.

From points of public vantage to the east of the application site, the proposed building will occlude views of the roofscape of Charing Cross Mansions, though these views will continue to be legible from other viewpoints. In addition, there is an existing stepping of blank gables towards the application site and the additional step created by the east elevation of the new building does not sit incongruously above these. This is an accepted pattern that exists and has evolved over various periods of development in the City Centre. Whilst the Conservation Area Appraisal identifies a westward principal view on Sauchiehall Street, this terminates a number of blocks before the application site, with visibility of the application site being blocked by existing buildings (the Dental Hospital and Beresford Building).

In consideration of the submitted documentation, and following significant post-submission discussion, the amended proposal is no longer considered to have a negative impact upon the Central Conservation Area, nor neighbouring listed buildings or their settings.

The full planning application is accompanied by an associated application for Listed Building Consent (21/02068/LBA), also presented to the Planning Applications Committee for determination.

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

### **Policy 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 residential accommodation requires to be assessed against the standards set out within SG 11. New build mainstream housing for sale/rent typically has a minimum vehicle parking requirement of 1 allocated (unallocated if on-street) space per dwelling unit for residents, and an additional 0.25 unallocated spaces per dwelling unit for visitors. However, variation of these basic standards can be justified in areas of high public transport accessibility. Additionally, redevelopment within the City Centre has no minimum requirement for vehicular parking.

The minimum required level of cycle parking for mainstream residential is 1 space per unit (unless a dedicated garage, or other storage facility/option of sufficient size is provided). Visitor parking should be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally. Cycle parking should always be safe, sheltered and secure.

With regard to the proposed ground floor ancillary uses, within the City Centre the provision of these shall be considered in the context of public supply.

**Comment:** The application site is highly accessible. To support the use of sustainable transport modes, there is no parking provision proposed on site. This is considered to be acceptable and an appropriate response to the mid-block site.

The development has a minimum cycle parking requirement of 89 spaces which will be delivered within a secure storage space to the ground floor of the property.

The proposed ground floor commercial use is not expected to raise significant vehicle journeys, though a condition has been recommended to ensure appropriate servicing arrangements.

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

#### **Policy CDP 12 Delivering Development and IPG 12 Delivering Development**

Policy CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

IPG 12 provides the minimum open space and public realm standards for residential developments. Development comprising 10 flats or more within the city centre is required to provide 1.25 hectares of recreational open space per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport, and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens).

Under IPG 12, where developers are unable to make full provision for the open space requirements for the development on land within their control, in accordance with the open space standards, they will be required to enter into a legal agreement with the Council to make a financial contribution towards the enhancement of existing Council open spaces or towards the provision and maintenance of such facilities on Council land.

**Comment:** The external amenity space associated with the proposal, including policy requirement and shortfall has been detailed within the table below.

#### External Amenity Provision

	<b>IPG12 Requirement (ha)</b>	<b>On-Site provision (ha)</b>	<b>Shortfall (ha)</b>
<b>Children's Play</b>	0.0199	0	0.0199
<b>Outdoor Sport – Formal</b>	0.0142	0	0.0142
<b>Outdoor Sport – Informal</b>	0.0057	0	0.0057
<b>Allotments or Community Gardens</b>	0.0028	0	0.0028
<b>Amenity Greenspace</b>	0.0284	0.0130	0.0154
<b>Total Equivalent Financial</b>	-	-	£58,000



<b>Obligation</b>			
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Being a mid-block city centre site, there is limited opportunity to include external amenity spaces therefore there is a shortfall in all amenity categories. Whilst the original proposal included a roof terrace to the Sauchiehall Street block, this has subsequently been removed as part of the desire to reduce the height and massing of the building. Whilst an additional external space would have been beneficial to the proposal, in this case the benefits of external space were not considered to outweigh the negative impact of the original building mass. To increase residential amenity levels, a number of internal amenity spaces have also been provided, consisting ground floor flexible amenity space, communal kitchen/diner, laundry room, lounge, and communal workspace.

In circumstances where a developer cannot meet the full requirement but has attempted to provide some acceptable amenity provision, a shortfall calculation can be carried out. The total required financial contribution required for the proposal is £58,000.

The applicant has agreed to pay the aforementioned figure via a legal agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997.

The proposal is in accordance with CDP 12 and IPG 12.

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. This proposal has been subject to extensive negotiation to present a viable development scheme which will no longer form an incongruous feature within the urban city centre environment, whilst delivering investment by returning an active use to the long-term vacant site and preserving the historic features of the building – being Listed and registered as a ‘building at risk’.

This proposal would assist in providing greater choice of accommodation within the housing market, so addressing the housing crises whilst supporting the agenda to sustainably increase the population of the city centre. The building form has been developed to be clearly legible as a modern addition within the heritage context and has been detailed appropriately to avoid competing with roofscape views of neighbouring listed buildings.

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, the following policies are material considerations, and have been considered within the assessment of the linked Listed Building Application.

### **Historic Environment Policy for Scotland May 2019**

This policy statement is a material consideration and should be used to direct decision making for the whole of the historic environment. It consists of 6 policies, being:

- HEP 1 – Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance;
- HEP 2 – Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations;
- HEP 3 – Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 4 – Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place;
- HEP 5 – Decisions affecting the historic environment should contribute to the sustainable development of communities and places;
- HEP 6 – Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

## Managing Change in the Historic Environment – Demolition of Listed Buildings April 2019

Managing Change is a series of guidance notes produced by Historic Environment Scotland. The series supports the national level policy for planning and the historic environment. This document states that if one of the following situations applies, then the loss of the listed building is likely to be acceptable, as long as this is clearly demonstrated and justified.

- a) The building is not of special interest – this includes where there has been a significant loss of fabric or features of interest;
- b) The building is incapable of repair – instances where meaningful repair might not be possible include where the building has inherent design failures, or where a timber structure has decayed so much that no original material can be saved. It would not be possible to meaningfully repair a building where there is structural damage that cannot be repaired without complete reconstruction – such as serious corrosion of reinforced concrete frames, or extensive damage to the building;
- c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community – some projects may be of such economic or public significance that their benefits may be seen to outweigh the strong presumption in favour of retaining a listed building. Often these projects form part of wider strategies at national or regional level;
- d) The repair of the building is not economically viable – this means that the cost of retaining the listed building would be higher than its end value.

**Comment:** There is a presumption that listed buildings should be protected from demolition. In order to obtain consent for demolition, applications will need to meet at least one of the tests of Managing Change in the Historic Environment – Demolition of Listed Buildings 2019.

The proposal fails to meet test a) as whilst there are limited remaining features of special interest internally, there remains significant interest in the historic facades. It would therefore not currently be considered appropriate to de-list the property.

With regard to test b), a structural survey submitted in support of the application notes that the structural condition of the brickwork throughout the building is generally considered to be poor. Deterioration of the walls is evident throughout the building and is attributable to excessive moisture. The walls are very wet in some locations and degradation and spalling has occurred. The dampness within the majority of the building has also caused damage to finishes, internal masonry, and steel. Whilst some mild steel beams were observed to be in good condition with some surface corrosion evident, other steel members were found to be in poor condition with more significant corrosion, with pitting and delamination evident. The survey deduces that there is water ingress occurring at roof level, with standing water being evident, and bulging and collapsing ceiling finishes at second floor level.

The Sauchiehall Street and Renfrew Street facades are generally found to be in good structural condition and do not raise immediate structural concern.

Given the low scale of the existing buildings within the site, and the results of the structural survey, there is limited scope for the reuse of the structure as existing and the proposal is found to meet the test b).

In terms of c), the significant demolition of the structure of the building will allow an active use to be developed on the long-term vacant site and provide wider community and economic benefit, whilst incorporating the special interest of the historic facades.

With regard to test d), supporting justification has not been provided as the proposal meets test b), though it has been evidenced that there is no market interest in the use of the building in its current form.

The historic facades are considered to be the remaining features of special interest and shall be retained. As the proposal for substantial demolition meets the Managing Change in the Historic Environment test, then the substantial demolition of the listed building is acceptable in this case.

The demolition of the building therefore is justified against the above policy documents, 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 the Listed Building and the character and appearance of the Central Conservation Area.

Regarding further material considerations, representations were received from 32 representees. These representations can be summarised and addressed as follows:

- The proposal will have a negative impact upon existing visual amenity due to the inappropriate scale, form and materiality of the building.

**Comment:** The visual impact of the proposal has been considered within the report above. The scale and height of the building has been subject to post-submission revision to address concerns of the inappropriate height of the building. As now presented, the proposal is considered to respond appropriately to both Sauchiehall Street and Renfrew Street. Whilst taller than the adjoining buildings, the proposed scale and form does not form an incongruous feature within the urban City Centre environment. New developments within conservation areas do not require to adopt traditional materials, with modern high-quality materials being acceptable. The high-quality architecture of the proposal would be considered to deliver an appropriate contemporary intervention to this vacant site.

- The proposal will have a negative impact upon the setting and character of the Central Conservation Area and surrounding Listed Buildings.

**Comment:** The visual impact of the proposal has been addressed within the report above. The existing listed building is in a poor state of repair, with the historic facades being considered to be the special interest features. The facades have therefore been retained and will be restored as part of the proposed scheme. The reduced height of the Sauchiehall Street building is considered to mitigate the impact of the development upon the Central Conservation Area, and produces a development which is no longer competing with the views of the adjacent Listed Buildings. As the building is of a high-quality contemporary design, legible as a modern addition to the streetscene, it will not detract from the general existing heritage context.

- The blank gables presented to the east and west will have a negative impact upon the streetscene.

**Comment:** Blank gables are not an unfamiliar feature within the Glasgow tenemental context and are not considered to form incongruous features. Investigation has been undertaken as to how to breakdown the mass of these. The impact has been greatly reduced by reducing the height of the proposed building, furthermore subtle detailing has been added to the gables to break down the mass whilst avoiding forming dominant features within the streetscene which may otherwise detract from the heritage context of the surrounding area.

- The proposal will negatively impact upon residential amenity levels – including privacy, daylight, sunlight, and noise.

**Comment:** Existing amenity levels have been considered within the assessment of the application. The proposal is not considered to raise privacy issues as appropriate window to window distances are achieved. A daylight assessment has been submitted which finds that daylight to existing sensitive buildings will meet BRE guidelines. Due to the site layout running north-south, whilst neighbouring land may be affected for periods of the day, the shadow cast by the development will transition from the west to south during the day. The garden areas to the west of the application site are currently affected to an extent by the existing building at Sauchiehall Street, and by the existing built development in the middle of the street block. The occupation of a residential building would not be expected to give rise to unacceptable noise levels, whilst servicing of the commercial unit is subject to a recommended condition.

- Concern regarding the cumulative impact of development proposals/consents within Garnethill.

**Comment:** Whilst there have been a number of recent proposals along Renfrew Street and within the Garnethill area, these are not considered to be unsustainable within the city centre environment. Each application requires to be assessed against planning policy and the material considerations of the case. These assessments include consideration of potential impact upon existing amenity levels.

- There will be a negative impact on amenity arising from demolition and construction works, including noise, dust and impact upon air quality. Additional concern regarding impact on structure of neighbour buildings.

**Comment:** Demolition/construction works are temporary in nature and are not a material planning consideration. As detailed within the report above, suitable mitigation measures are subject to recommended conditions to reduce the impact to residents. It is the responsibility of the developer to ensure the safeguarding of neighbouring properties during construction.

- The proposal would increase vehicular traffic associated with the development.

**Comment:** The proposal is 'car-free' and does not provide any on-site parking for staff or residents. This is supported by policy, which encourages sustainable active travel by supporting the use of public transport and discouraging non-essential car journeys. The application site is highly accessible and therefore the use of active travel methods is appropriate. The impact of vehicular journeys is not considered to be exacerbated, with servicing of the property requiring to observe existing road regulations.

- The proposal represents over-development of the site.

**Comment:** Residential development should be of an appropriate urban scale and townscape form. The appropriate density of residential development will vary according to location; context and setting; the scale and massing of adjacent buildings; and public transport accessibility/active travel opportunities. Higher densities will generally be appropriate within the City Centre. The proposal for 71 residential units is considered to be appropriate within the City Centre, where there is no policy standards in terms of dwellings per hectare – rather densities will be determined by design, heritage and townscape considerations along with the City Centre SDF which encourages the densification of the residential population.

- Concern regarding the carbon impact of the development.

**Comment:** The redevelopment of vacant brownfield sites is highly encouraged. The provision of residential accommodation within a high accessibility area of the City Centre presents a sustainable development with easy access to a range of services and facilities. The building has been designed to deliver carbon savings through the use of low carbon technologies, and meets the first stage of requirements for the Statement on Energy.

- Concern regarding the impact on the community of a typically short-stay population.

**Comment:** The proposal is for a managed residential development rather than any form of short-term let accommodation.

- The proposed studios offer poor quality accommodation, and a more varied accommodation should be provided.

**Comment:** The proposal, providing predominantly studio accommodation, is considered to assist in delivering choice within the housing market and increasing accessibility to housing options for the wider residential demographic. This would assist in addressing the housing emergency and in meeting varying housing requirements of Glasgow residents.

- The submitted daylight assessment is flawed in that it does not include the correct form of building at 347 Renfrew Street which has not been assessed within the report.

**Comment:** Following identification of the issue with the daylight assessment, this was subsequently addressed by an addendum to the original report (dated 9 June 2023). The result from the analysis conclude that the proposed development complies with BRE guidance in terms of daylight impact to 347 Renfrew Street.

- Residents of Charing Cross Mansions were not notified of the application.

**Comment:** Regulations require that all buildings within a 20m radius are issued with neighbour notification. A map of all neighbours notified is available online, with Charing Cross Mansions being outwith the 20m notification zone. In addition to neighbour notification, the application has been placed on the Weekly List, has been subject to publication within the Glasgow Times and Edinburgh Gazette, and site notices have been placed at the application site.

- There is an emergency fire exit immediately onto the back court of the neighbouring property.

**Comment:** This is no longer included within the revised scheme.

Representations in support of the proposal include:

- The redevelopment of the site presents an opportunity to activate the area and increase footfall;
- The redevelopment/investment will deliver economic benefit to the area;
- The proposal will assist in increase the City Centre population;
- The proposal meets the aspirations of the City Centre Development Regeneration Framework;
- The retention of the historic facades, and re-instatement of Beethoven's Bust are welcomed;

- Removal of the previously proposed roof terrace welcomed due to concern of impact upon amenity;
- The proposal will assist in addressing the housing crises, and add the housing options available;
- Development should be encouraged within this high accessibility area.

**Comment:** The proposal is considered to deliver economic, social and placemaking benefits to the City. It will assist in the regeneration and diversification of Sauchiehall Street and is therefore recommended for approval.

## Conclusion

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

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

## Drawings

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

ADP-00-02-DR-A-0913 Location Plan 25 June 2021  
 ADP-00-XX-DR-A-1001 S2 P1 Proposed Downtakings 25 June 2021  
 ADP-00-ZZ-DR-A-1000 Proposed Downtakings 25 June 2021  
 ADP-00-ZZ-DR-A-1301 S2 P2 Proposed Site Sections 16 January 2024  
 ADP-00-XX-DR-A-0910 S2 P2 Proposed Site Plan 16 January 2024  
 ADP-00-00-DR-A-1010 S2 P1 Proposed Ground Floor Plan 16 January 2024  
 ADP-00-M1-DR-A-1011 S2 P2 Proposed Mezzanine Floor Plan 16 January 2024  
 ADP-00-01-DR-A-1012 S2 P1 Proposed Level 1 (SHS & RS) 16 January 2024  
 ADP-00-ZZ-DR-A-1013 S2 P1 Proposed Level 2 (SHS & RS) 16 January 2024  
 ADP-00-03-DR-A-1014 S2 P1 Proposed Level 3-5 (SHS) & 2-4 (RS) 16 January 2024  
 ADP-00-06-DR-A-1016 S2 P1 Proposed Level 6-7 (SHS) & 5-6 (RS) 16 January 2024  
 ADP-00-09-DR-A-1019 S2 P1 Proposed Roof Plan 16 January 2024  
 ADP-00-ZZ-DR-A-1202 S2 P1 Proposed North Elevation 16 January 2024  
 ADP-00-ZZ-DR-A-1203 S2 P1 Proposed South Elevation 16 January 2024  
 ADP-00-ZZ-DR-A-1201 S2 P1 Proposed East and West Elevations 11 October 2023

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority

## 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 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 listed building and the amenity 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. All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Following written approval by the Planning Authority, the measures set out in the report shall be implemented, 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 detailed phasing plan for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, phasing of the demolition and construction works shall be implemented in the approved manner, unless otherwise agreed in writing by the Planning Authority. For the avoidance of doubt, the required works to secure and retain the listed building's façade shall form the first phase of the works on site.

Reason: To enable the planning authority to monitor the implementation of the development.

Reason: To safeguard the character of the listed building.

- 05 Prior to commencement of demolition and construction works on site, a detailed construction methodology, specifying how the listed building's façade shall be secured and retained, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the required works to secure and retain the listed building's façade shall be implemented in the approved manner unless otherwise agreed in writing by the Planning Authority and shall form the first phase of works on site.

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

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 06 Prior to commencement of demolition and construction works on site, details shall be submitted for the written approval of the Planning Authority setting out the method of ensuring the safety and stability of the building fabric identified to be retained throughout the phases of demolition and reconstruction. Such details are to include structural engineering drawings and a method statement. The work shall thereafter be carried out fully in accordance with the method statement approved unless otherwise agreed in writing by the Planning Authority.

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

Reason: To safeguard the character of the listed building.

- 07 Prior to demolition of the building(s), details of any structure intended to support the retained façades on Sauchiehall Street/Renfrew Street during the development which may obstruct the public footway shall be submitted to and approved in writing by the Planning Authority. Thereafter, the structure shall be implemented in the approved manner until such times as it is no longer required.

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

Reason: In the interests of pedestrian and vehicular safety.

- 08 Any external scaffolding required as part of the façade retention on Sauchiehall Street/Renfrew Street shall be erected such that it does not damage the fabric of the existing building. Full details shall be submitted for the written approval of the Planning Authority prior to demolition of the building and thereafter the scaffolding shall be implemented in the approved manner until such times as it is no longer required.

Reason: To safeguard the character of the listed building.

- 09 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,

(e) measures for control and limitation of damage to the Avenues public realm on Sauchiehall Street and;

(f) 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. Thereafter, the programming, methodology and site management shall be implemented and maintained in the approved manner throughout the demolition and construction phases.

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.

- 10 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 throughout the demolition and construction works on site.

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

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

- 11 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.

- 12 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.

- 13 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.

- 14 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.

- 15 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.

- 16 Prior to commencement of above ground construction works on site, details of all works to the retained Sauchiehall Street/Renfrew Street facades (to include modern additions) shall be submitted to the planning authority in the form of elevational drawings. No work shall be begun on this element of the development until written approval has been issued by the planning authority.

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

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 17 Prior to the commencement of above ground construction works on site, and following completion of exploratory/scoping works or investigations of the retained Sauchiehall Street/Renfrew Street façades, details of the extent of repairs and re-instatement shall be submitted to and approved in writing by the Planning Authority in the form of marked-up elevational and sectional drawings at a scale of not less than 1:20 and shall be accompanied by a full stone survey and stonemason's report. Thereafter, the repairs and reinstatement shall be implemented in the approved manner prior to occupation of the building.

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

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 18 Prior to the commencement of above ground construction works on site, a petrographic analysis of the original stonework and the proposed replacement stone together with samples shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, stone repairs shall be carried out using replacement natural stone to match the original stonework in every respect including colour, geological character, texture and coursing pattern. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness. Thereafter, the stone repairs shall be carried out in accordance with the submitted and agreed details prior to occupation of the building.

Reason: Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 19 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.

- 20 Prior to the commencement of above ground construction works for the new buildings 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 listed building and the amenity of the surrounding conservation area.

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

- 21 Prior to the commencement of above ground construction works for the new buildings on site, a sample panel of the materials to be used on the external elevations of the building shall be erected at an agreed location 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 listed building and the amenity of the surrounding conservation area.

- 22 Prior to the commencement of above ground construction works for the new buildings on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical front elevation bays (to include the existing facades) and typical part elevation for the side and rear elevations, detailing the elevational treatments (to include gables), 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 listed building and the amenity of the surrounding conservation area.

- 23 Prior to the commencement of above ground construction works for the new building on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street, at Sauchiehall Street elevation, 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 safeguard the character of the listed building and the amenity of the surrounding conservation area.

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

- 24 Prior to commencement of above ground construction works for the new building on site, a marked up elevational study detailing profile, makeup and detailing of the Sauchiehall Street and Renfrew Street elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area..

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

- 25 Prior to above ground construction works for the new building commencing on site, a noise assessment of the impact of mixed noise sources, including road traffic noise and adjacent noise generating premises, 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. Where an adverse impact on residents is identified, mitigation measures to be incorporated in the building design and the method and scope of the future verification of the internal noise levels within the dwellings shall be specified in the report and approved in writing by the Planning Authority. Thereafter, the building shall be constructed in accordance with the approved mitigation measures prior to occupation and future verification shall be carried out in accordance with the detailed noise mitigation measures and the verification process as approved.

The verification process shall be carried out by a qualified acoustic consultant and include noise measurements of the indoor environment of the dwellings from the external noise sources and shall take place prior to the occupation of the dwellings.

The results of the verification process shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the dwellings and the development shall not be occupied until written approval is secured. In the event that the implemented noise mitigation measures do not satisfy the required standard set out in the approved noise assessment, the development shall not be occupied until further noise mitigation measures have been incorporated into the building to achieve the required internal noise levels and the results of a further verification process have been submitted to the Planning Authority demonstrating that the required internal noise levels have been met. All building design features set out in the approved detailed noise mitigation measures (or applied subsequently) shall be retained for the lifetime of the development.

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

- 26 Prior to above ground construction works for the new building commencing on site, an assessment of the impact of local air quality on residents of the proposed development based on the standards and objectives of the National Air Quality Strategy and carried out by a method agreed by the Planning Authority, shall be submitted to and approved in writing by the Planning Authority. Where an adverse impact on residents is identified, mitigation measures to be incorporated in the building design shall be specified in the report. Thereafter, the building shall be constructed in accordance with the approved mitigation measures prior to occupation.

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

- 27 Prior to the commencement of above ground construction works for the new buildings on site, details of an architectural lighting scheme 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 listed building and the amenity of the surrounding conservation area.

- 28 Prior to above ground construction works for the new buildings on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on the external elevations of the building.

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

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 29 Prior to commencement of above ground construction works, details of mitigation measures to prevent an adverse impact of noise on occupiers of the building shall be submitted for the written approval of the planning authority. The approved mitigation measures shall be completed before the use of the development commences.

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

- 30 Prior to the commencement of above ground construction works for the new buildings 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.

- 31 Prior to the commencement of above ground construction works for the new buildings on site, detail 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.

- 32 Prior to commencement of this aspect of the works for the new buildings on site, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, privacy treatments, details of planting and any other features, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme prior to occupation of the building.

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

- 33 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 safeguard the character of the listed building and the amenity of the surrounding conservation area.

- 33 Prior to the commencement of this aspect of the works for the new buildings 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.

- 35 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.

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

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

- 37 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 prior to occupation of the building.

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

- 38 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.

- 39 Prior to occupation of the building, all repair and reinstatement works to the retained façades shall be completed in accordance with the approved details.

Reason: To safeguard the character of the listed building and the amenity of the surrounding conservation area.

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

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

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

- 41 Prior to the commencement of use of the ground floor commercial premises, the applicant shall confirm the use class of the premises in writing to the planning authority. Upon commencement of operations, that use will become the established planning use of the premises.

Reason To enable the planning authority to monitor the implementation of the development.

- 42 The intended hours of operation for the ground floor commercial unit shall be submitted for the inspection and written approval of the Planning Authority prior to the use of the unit commencing.

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

- 43 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.

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

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

- 45 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.
- 46 Door and access threshold levels shall be compatible with existing footway levels and footway gradients.
- Reason: In the interests of pedestrian safety.
- Reason: In the interest of the safety of the users of the premises.
- 47 Cycle parking within the site shall comply with SG11 requirements and shall be safe, sheltered and secure.
- Reason: To ensure that cycle parking is available for the occupiers/users of the development.
- 48 All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.
- Reason: In the interests of pedestrian and vehicular safety.
- 49 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.
- 50 All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.
- Reason: To protect residents in the development from road traffic noise.
- 51 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.
- 52 External security shutters shall not be permitted in the development hereby approved.
- Reason: To safeguard the character of the surrounding conservation area.
- 53 Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.
- Reason: To safeguard the character of the surrounding conservation area.

#### **Reason(s) for Granting This Application**

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. The developer and each prospective resident shall be made aware, that they will not be eligible to purchase resident's on-road parking permits.
15. The applicant must contact NatureScot and be issued with a developmental license prior to demolition works commencing on site.

## BACKGROUND PAPERS

**PLEASE NOTE THE FOLLOWING:**

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