

Suggested Reasons for Refusal

- 01.** The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
- 02.** The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises', Policy 2 'Climate mitigation and adaption' and CDP 2: Sustainable Spatial Strategy of the City Development Plan (adopted 2017), and the Inner East Glasgow Strategic Development Framework (2023) and CDP 5 & SG 5: Resource Management of the City Development Plan (adopted 2017), in that the proposal has not been demonstrated to be designed to reduce the greenhouse gas emissions from the occupation and use of the dwelling. The proposal has not taken due accord of the requirement for climate mitigation and adaption or given significant weight to the global climate and nature crises.
- 03.** The proposal is contrary to NPF 4 Policy 14 'Design, quality and place' and CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017), in that the proposed development would be an incongruous addition to a prominent site in a local town centre and would not reflect the architectural styles of the local area, and the proposal would result in residential development with no external amenity space, reducing the areas for relaxation and recreation which have a positive benefit for the health and wellbeing of future residents. The proposal is not consistent with the six qualities of successful place.
- 04.** The proposal is contrary to NPF 4 Policy 1 'Tackling the climate and nature crises' and Policy 3 'Biodiversity' and CDP 7 & SG 7: Natural Environment of the City Development Plan (adopted 2017), in that the proposal lacks details of biodiversity enhancements. The proposal cannot be deemed to be giving due weight to the global climate and nature crisis and the proposal would result in the loss of any existing biodiversity.
- 05.** The proposal is contrary to NPF4 Policy 13 'Sustainable transport' and CDP 11 & SG 11: Sustainable Transport of the City Development Plan (adopted 2017), in that the proposal would not provide adequate cycle or car parking for the residents of or visitors to the proposed new dwellings.
- 06.** The proposal is contrary to NPF4 Policy 12 'Zero Waste' in that the proposal would not clearly provide for the reduction of waste and waste separation at source. The proposal therefore would not seek to reduce, reuse, or recycle materials in line with the waste hierarchy.
- 07.** The proposal is contrary to NPF4 Policy 22 'Flood risk and water management' and CDP 8 & SG 8 'Water Environment' of the City Development Plan (adopted 2017), in that the proposal has not been adequately screened for flood risk.
- 08.** CDP 12 & IPG 12 'Delivering Development' of the City Development Plan (adopted 2017), in that the proposal is an overdevelopment of the site which results in a lack of amenity for future residents of the development, to the detriment of residential amenity.

- 09.** In the interests of the proper planning of the area, the application contains insufficient information to allow the application to be properly assessed. Specifically the following were not provided: a Statement on Energy, a Drainage Assessment, and an assessment of Biodiversity Net Gain.