



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 2(a)

13th January 2026

Contact: Laura Johnston Phone: Laura.johnston@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant subject to conditions and Section 75

Application	24/01832/FUL	Date Valid	22.08.2024
Site Address	6 - 8 Haughburn Road Glasgow		
Proposal	Erection of flatted residential development (10 units), retail units (Class 1A), parking, landscaping and associated works.		
Applicant	Mr Heera Dean	Agent	SGA Studio Stephen Govan 272 Bath Street GLASGOW G2 4JR
Ward No(s)	3, Greater Pollok	Community Council	02_089, Levern & District
Conservation Area		Listed	
Advert Type	Bad Neighbour Development	Published	30 August 2024
City Plan	Residential		

Representations/Consultations

Representations

A total of 20 objections were received and the principal matters raised by the objections can be summarised as:

- Overshadowing;
- Disruption during construction work;
- Parking and road safety concerns;
- Loss of trees;
- Disruption to grounds due to underground mines; and,
- Noise and antisocial behaviour concerns.

Consultations

Scottish Water – No objection.

The Coal Authority – No objection subject to advisory note.

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

Site and Description

The site currently consists of single storey commercial units and associated parking. It sits to the north of Haughburn Road within Ward 3 - Greater Pollok. There are residential properties to the south and east of the site; a health facility immediately to the north; and a car park to the west. The site is approx. 1573 sqm.

Site History

21/03210/PRD – Prior Notification for Demolition of buildings. – Withdrawn

22/00805/PRE – Demolition of buildings and erection of flatted – Closed

23/01425/PRE – Erection of flatted residential development with ground floor retail. – Closed

23/03104/FUL – Erection of flatted residential development (10 units) five retail units on ground floor and associated works – Withdrawn

Pre Application

The applicant has previously engaged in pre-application discussions with the Planning Service. Matters raised through the process included; principles of development, scale and density, drainage requirements, access and vehicle and cycle parking requirements.

Proposal

The proposed development consists of demolition of the existing commercial buildings and erection of a four-storey flatted residential development containing 10 units and four ground floor commercial units, parking, landscaping and associated works. A basement level is proposed which contains the 16 private parking spaces (1 accessible and 4 EV), cycle parking and two lift cores. The basement is accessed via a vehicle ramp.

Refuse collection and servicing is proposed to the front of the development adjacent to the new vehicle access.

The proposed materials include:

- Facing brick for external walls
- Interlocking concrete roof tiles
- UPVC/aluminium framed windows
- UPVC gutters and downpipes
- Powder coated aluminum cladding to ground floor elevations
- Aluminium framed shopfronts
- Zinc for dormer cheeks and lower roof at the rear of the building
- Single ply membrane to dormer roofs
- Larch timber cladding to rear stairwells

The initial submission included a hot food takeaway, however, the agent has confirmed that this will be omitted and all units are proposed for Class 1A. The application description has been updated to reflect this.

Planning legislation now 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.

Specified Matters

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

i. an environmental statement

Not applicable to this application.

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

None submitted.

iii. a design statement or a design and access statement

A Design and Access Statement has been submitted in support of the application outlining the proposal and policy considerations.

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)

The following reports were submitted with the application:

Daylight and Sunlight Assessment – Analysis has been performed against the performance criteria set out within the Building Research Establishment (BRE) Site Layouts Planning for Daylight and Sunlight – A guide to Good Practice. The report finds that all rooms within the proposed development achieve an acceptable level of daylight illuminance but that several windows fail the sunlight test. The windows that fail the sunlight test are generally orientated north east. The minor non-compliance is justified within the flexible application of BRE 209 and does not materially impact the overall quality of the living environment provided by the proposed development. With regards to the amenity space, the assessment confirms 97.75% of the amenity space would receive at least 2 hours of direct sunlight on 21st March which is an acceptable amount of sunlight.

Flood Risk Assessment – Flood Risk Assessment dated issued in support of the application with recommendations to design an appropriate surface water drainage system to deal with any potential surface water flooding.

Site Investigation Stage 1 Desk Study – Recommendations have been made within the report in order to deal with the identified constraints as part of the future development of the site.

Energy Statement – Outlines the responses to the relevant sustainability and energy policies. The report confirms the building will be fully detailed to meet the standards required in the Building Regulations. Detail is also provided regarding the demolition works.

Transport Statement – The Statement demonstrates that the development site will be accessible by sustainable modes of travel and integrate effectively with the existing transport network.

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

A Section 75 legal agreement is required in order to secure a CDP6 financial contribution of £13,836.31.

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 to this application.

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

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

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

Not applicable to this application.

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 to this application.

Policies

National Planning Framework 4 (NPF4) was adopted on 13th 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:

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 6 – Forestry, woodland and trees
Policy 12 - Zero Waste
Policy 13 - Sustainable transport
Policy 14 - Design, Quality and Place
Policy 15 – Local living and 20 minute neighbourhoods
Policy 16 – Quality homes
Policy 19 - Heating and Cooling
Policy 20 - Blue and Green Infrastructure
Policy 21 – Play, recreation and sport
Policy 22 - Flood Risk and Water Management
Policy 23 - Health and Safety
Policy 28 - 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.

CDP 1 / SG 1	The Placemaking Principle
CDP 2 / SG 2	Sustainable Spatial Development
CDP 4 / SG 4	Network of Centres
CDP 5 / SG 5	Resource Management
CDP 6 / IPG 6	Green Belt and Green Network
CDP 8 / SG 8	Water Environment
CDP 10 / SG 10	Meeting Housing Needs
CDP 11 / SG 11	Sustainable Transport

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.

The issues to be taken into account in the determination of this application are considered to be:

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

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.

Principle of Development

The application site is a brownfield site consisting of various buildings of commercial use therefore planning permission is required to change the use of the site to residential with ground floor

commercial. The site is located within the Urban Area, as defined by the Glasgow City Development Plan with no other land allocation.

Policy CDP2 - Sustainable Spatial Strategy of the Glasgow City Development Plan provides a spatial representation of the Plan's strategy, with a strong emphasis on placemaking, health and wellbeing, and sustainability. To achieve the aim of the policy, it is recognised that intervention is required in some areas of the City and 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 meet the criteria within CDP2.

In this case the proposal is assessed against the relevant policies of NPF4, which replaced the Clydeplan Strategic Development Plan in 2023. Of relevance is the Pollok Local Development Framework (LDF). This LDF provides a vision for how Greater Pollok can potentially become a more flourishing, sustainable, liveable and socially inclusive city community by 2035.

This Greater Pollok LDF proposes a number of strategic interventions under the four themes of the City Development Plan (CDP); to make the centre more Vibrant, Liveable, Connected and Green and Resilient.

As assessed below the proposal would result in the redevelopment of brownfield land, is in a sustainable location and would contribute towards the creation of a vibrant and accessible residential neighbourhood. The proposal would not adversely affect any key housing investment land, instead contributing to housing land supply within the Glasgow area.

Overall, the proposal accords with the Sustainable Spatial Strategy and therefore accords with policy CDP 2.

Under Policy 16 of NPF4 the land is not allocated for housing but is within the urban area which would support a residential use. Owing to its scale there is no requirement to provide a Statement of Community Benefit.

Policy 16 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. However, the 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 apply an affordable housing policy. Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NPF4 for the time being, until we have agreed in more detail how this can be applied across different areas in the city, based on need.

Should planning permission be granted the applicant would have up to 3 years to begin implementing the permission, which provides an agreed timescale of commencement of works. In addition, the proposal has been deemed to accord with the City Development Plan's spatial strategy and NPF4's policies on local living and 20-minute neighbourhoods.

Assuming compliance with other policies within the Development Plan the principle of the development could be supported.

Layout, Siting and Design

In terms of design, NPF4 Policy 14 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development will also be supported where they are consistent with the six qualities of successful places; Healthy, Pleasant, Connected, Distinctive, Sustainable, Adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. NPF4 Policy 15 promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet most of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

CDP 1 & SG 1 further supports this as they require a holistic, design-led approach to development to achieve the City Development Plan's key aims where new development should contribute towards making the city a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the city's heritage.

The application site is in an area of Base Accessibility to public transport within the Outer Urban Area. In Outer Urban Areas with Base Accessibility sites may be developed to a maximum of 50 dwellings per hectare. Based on the size of the site this would equate to a maximum number of 8 units.

However, based on the location and scale of the building, it is considered that 2 additional units would not have a significant impact in terms of overdevelopment and residential amenity. In this instance the proposed 10 dwellings are considered acceptable.

Most buildings within the surrounding area are two storey in height. The proposed development consists of a three and a half storey building. This exceeds the height of the surrounding buildings; however, it is not considered to detract from the mixed character of the area which includes residential and various commercial buildings of varying scale. Owing to its urban location, proximity to the town centre and other transport facilities there is justification in a slight increase in scale particularly where there is no detrimental impact on neighbouring amenity as assessed below. The proposal also seeks to provide a high-quality contemporary design which is compatible with the surrounding area. A condition is proposed to require the proposed materials to be submitted for approval, to ensure they are of sufficiently high quality to achieve the finish described in the proposal. As such it is considered that the scale, massing and siting is acceptable and would not have a detrimental impact on the surrounding area.

A Daylight and Sunlight Analysis Report has been submitted alongside the application to test its potential effects on amenity and assess daylight that will be achieved within the development. The analysis has been performed against the performance criteria set out within the Building Research Establishment (BRE) Site Layouts Planning for Daylight and Sunlight – A guide to Good Practice. Daylight is appraised using two methods. The first measures the Vertical Sky Component (VSC) – this is the amount of sky seen from a window. Each window is measured separately regardless of whether there are several windows to a specific room – even when the windows are immediately adjacent or, such as with a bay window, might be in three parts.

Sunlight is measured separately from Daylight. The methodology for assessing sunlight is the 'Annual Probable Sunlight Hours' (APSH) and this method quantifies the amount of direct sunlight a window receives over the course of a year. It is normal that a specific room or window in a development can pass the daylight assessments, but the room can fail the sunlight assessment because the windows have a northerly aspect.

The report finds that all rooms within the proposed development achieve an acceptable level of daylight illuminance but that several windows fail the sunlight test. The windows that fail the sunlight test are generally orientated northeast. The failure is due to the unavoidable outlook of the windows and overshadowing from the proposed building. Neighbouring structures inherently limit direct sunlight penetration, particularly to rooms located on the lower floors or those with less optimal orientations. The report confirms that the development performs reasonably well in terms of sunlight access, with a significant majority of rooms meeting the APSH criteria. The minor non-compliance in 23 rooms is justified within the flexible application of BRE 209 and does not materially impact the overall quality of the living environment provided by the proposed development and the dual aspect character of the flats. On balance, the proposed daylight and sunlight levels achieved for individual flats are considered to achieve an acceptable standard within the proposed development.

An assessment has been carried out with regards to the level of sunlight to the proposed amenity space to the rear of building. If at least half a garden or amenity area receives at least two hours of sunlight on 21 March, it is considered to be adequately sunlit. The assessment confirms 97.75% of the amenity space would receive at least 2 hours of direct sunlight on 21st March, therefore, the space would receive an acceptable amount of sunlight.

The overall impact on daylight and sunlight has been considered and is deemed acceptable.

With respect to the privacy of surrounding properties, the proposal would not have a detrimental impact due to the distance from neighbouring properties.

With regards to privacy of the proposed flats, the development meets the window-to-window separation distance of 18 metres to maintain privacy. Some of the proposed windows would look onto the communal garden spaces associated with the development, however, this does not raise any concerns.

With respect to the new flats themselves all dwellings would be dual aspect with access to a shared outdoor amenity space at the rear of the building. All private parking and cycle storage would be located at basement level. For the residential dwellings, refuse storage is also located at ground level at the rear of building and for the commercial, refuse storage is shown to be located within the individual units.

In terms of NPF4 Policy 23, it is considered that the proposed development would be compatible with the surrounding residential properties and is not a use that would raise unacceptable noise issues.

The proposed development would, through the Building Warrant process, meet the Scottish Building Regulations and therefore be designed to minimise suicide risk. In addition, the proposed residential development has prioritised the provision of a private shared amenity space. This amenity space provides an area for relaxation and recreation which would have positive benefits for the health and wellbeing of future residents.

With regards to NPF4 Policy 15, the 20-minute neighbourhood concept aims to provide access to most daily needs within a 20 minute walk, wheel or cycle. Research shows that 20 minutes (roughly 10 minutes out (800m) and the same to return home) is generally the threshold time-period that people are willing to walk to access key destinations.

The application site can be easily accessed by walking, wheeling, cycling and public transport. There is a bus station within a 10-minute walk from the site and there is a bus route on B762 and Peat Road which are both less than a 5-minute walk from the site. There are a mix of uses immediately surrounding the site including health care facilities, a church and residential.

The site is located close to a major town centre (Pollok) providing a range of employment, shopping, health and social care facilities, childcare and schools. The facilities are within a 15-minute walk from the application site, as such, it is considered that the proposed residential development would contribute to local living. As such, the proposal accords with Policy 15.

The design, scale, density and overall appearance of the development is considered acceptable. In addition, the proposal is consistent with the six qualities of successful places and subject to conditions would be in accordance with NPF4 Policy 7, Policy 14, Policy 15, Policy 23 and CDP1 & SG1.

Sustainability

NPF4 Policies 1, 2 and 19 and CDP 5 & SG 5 of the Glasgow City Development Plan are important factors for determining the acceptability of the principle of the development, however these policies also seek to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis, minimises emissions and adapts to the current and future impacts of climate change.

Policies 9 and 12 also seek to reduce the impact of development through the re-use of existing buildings, a focus on delivering new development on brownfield land and seeking to reduce, reuse, or recycle materials in line with the waste hierarchy. Finally, Policy 22 and CDP8 aim to protect existing buildings from flood risk in light of climate change.

The application site is an existing brownfield site with existing buildings and elements of hardstanding. The proposal is to redevelop the site to provide a mix of retail units and energy efficient flats. An energy statement has been provided demonstrating that the CDP5 requirement will be met. The statement confirms that the building will be fully detailed to meet the standards required in the Building Regulations. The energy statement also confirms materials from demolition will be re-used as infill or sub-base materials.

The proposal will generate waste when occupied and bin stores are proposed which includes acceptable space for the range of GCC recycling bins.

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 has met the requirements of NRS Flood Risk Management subject to conditions. These conditions are proposed in the list of conditions below. Scottish Water have not objected to the proposed development.

It is considered that the application has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage requirements of Policy CDP 8 and SG 8.

Overall, the proposal is to redevelop the site to provide energy efficient housing and commercial units within a residential area whilst promoting sustainable transport choices. As assessed below the landscaped amenity space would provide for biodiversity enhancements and conditions are proposed to ensure their ongoing contribution to tackling the nature crisis.

The proposal is in compliance with NPF4: Policies 1, 2, 9, 12, 19 and 22, CDP5 and SG5 and CDP8 and SG8.

Retail Impact

NPF4 Policy 28 and CDP4/SG4 seek 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 and that proposals for retail will be consistent with the town centre first principle.

NPF4 Policy 28 also supports proposals for new small scale neighbourhood retail development where it contributes to local living, including where relevant 20-minute neighbourhoods and/or can be demonstrated to contribute to the health and wellbeing of the local community.

SG4 states the sequential approach will be applied to all large-scale developments (over 1000 sq m (gross) convenience retail floorspace and/or over 2000 sq m (gross) comparison retail (or commercial leisure) floorspace. Proposals for other Town Centre uses or for smaller scale retail and commercial leisure development should also be assessed where they are likely to generate significant footfall.

The application site is situated outside of Pollok Town Centre; however, it is an established site for retail use which serves the local neighbourhood. Given that the site's use is currently for commercial, redevelopment of the site for residential flats with ground floor retail is not considered to detrimentally impact the town centre. The proposed units are small scale which would contribute to local living and benefit the community, in accordance with Policy 28.

Four retail units are proposed with a combined floor area of 366.5 sqm, therefore, a sequential test is not required. In addition, the development is not likely to generate significant footfall as it will serve residents and replaces existing retail currently on site.

Overall, the proposed ground floor retail is not considered to detrimentally impact the town centre, therefore, complies with NPF4 Policy 28, CDP4 and SG4.

Landscape and Biodiversity

Of most relevance to the overall biodiversity value and impact of new planting are Policy 3 of NPF4 and CDP7 and SG7 of the Glasgow City Development Plan, both of which require that where a protected or otherwise important species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information. Policy 3 has introduced an expectation that the biodiversity value of a development site should increase as part of the works. Site appraisals and surveys should be undertaken by a suitably qualified/experienced licensed ecologist, and with reference to the geodiversity surveys by BGS.

Biodiversity and the value of the natural environment are also rooted in many other policies within NPF4 and the City Development Plan, in particular Policy 14, Policy 20 and CDP1 & SG1.

The application site is existing brownfield land with elements of hardstanding and limited biodiversity. The proposed development includes the creation of new habitat on site including wildflower nectar mix, native hedgerow, tree and shrub planting which will provide habitat for nesting birds, pollinators, invertebrates and small mammals. The proposed development will not result in loss or fragmentation of existing blue or green infrastructure. It is considered that the development proposes a positive balance between redevelopment and nature solutions, enhancing biodiversity on the site, in compliance with NPF4 Policy 3, Policy 20, CDP7 and SG7

NPF4 Policy 6 supports development proposals that enhance, expand and improve woodland and tree cover. Development proposals will not be supported where they will result in any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition or adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy.

There are no ancient and veteran trees within the site, however, there are trees bounding the site; therefore, it is recommended that safeguarding conditions are applied to the decision notice. The proposal includes planting of hedging and a range of other plants within the application site which enhances the tree cover in accordance with the above policy. As such, it is considered that the proposed development complies with NPF4 Policy 6.

Parking and Accessibility

NPF4 Policies 13 and 15 along with CDP 11 and SG 11 of the Glasgow City Development Plan are of most relevance when considering the proposed scheme's impact on parking and accessibility. Policy 13 states that development proposal will be supported where it can be demonstrated that the transport requirements generated have been considered in line with sustainable travel and investment hierarchies. Development proposals will also be supported where they set out ambitious targets in

terms of low/no car parking, particularly in urban locations, well served by sustainable transport modes.

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

Parking provision in new residential development is also considered against the standards set out in SG 11 where the basic minimum standard for new build residential is 125%. But variation of these standards can be justified in certain cases.

The application site is in an area of Base Accessibility within the Outer Urban Area. The site is close to Pollok town centre which can be easily accessed by walking and cycling. The site is also easily accessible by public transport with bus routes on B762 and Peat Road which are both less than a 5-minute walk from the site. Also, there is a bus station within a 10-minute walk from the site.

The proposed development includes 16 car parking spaces for residents including 1 accessible parking space and 4 electric vehicle charging spaces. The proposed number of parking spaces is considered acceptable as it is in accordance with SG11.

The proposal demonstrates sufficient cycle storage for residents located within the basement car park. Additionally, cycle storage and trip end facilities are shown within the retail units for employees and customer cycle parking is shown to the front of the units. The cycle storage meets the requirements of SG11.

Overall, the development demonstrates that it has been designed in line with sustainable travel and complies with NPF4 Policy 13, Policy 15 and CDP 11 and SG 11 of the Glasgow City Development Plan.

Financial Contributions

NPF Policy 21 and Policy 23 as well as CDP6, SG6, CDP 12 and SG 12 of the Glasgow City Development Plan are of most relevance when considering the potential impacts of the new development.

Policy 21 of NPF4 states that development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.

CDP6 states that standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy and that the contributions which may be sought will reflect any requirements based on application of these standards and identified local circumstances, as set out in the OSS.

SG6 guidance sets out how development should protect, and make provision for the enhancement of, the Green Network. It sets out how development proposals in the Green Belt should be considered and how open space should be protected. SG6 also supports policies CDP6 and CDP12 in setting out requirements for open space to support new development, including through developer contributions.

CDP12 allows the Council to secure contributions, and the detail of open space contributions is set out within SG6.

Under SG6 a contribution towards the maintenance of the nearby Househill Park is required, together with contributions towards allotments and outdoor sport provision. The total contribution is £13,836.31 and consists of:

Allotment Contribution	£657.31
Maintenance Contribution	£9,530.95
Outdoor Sport Contribution	£3,648.05

This can be addressed by way of a legal agreement and the applicant has been made aware of the contribution requirements.

Subject to a Section 75 agreement, the proposal accords with CDP6 and SG6.

Summary

Overall, it is considered that the applicant has provided sufficient information to support the change of use of the land as well as demonstrate and mitigate against the potential impacts of the development.

In terms of issue (a) the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b) other material considerations include the views of statutory and other consultees and the contents of letters of representations. In this case 20 letters of representation have been received in relation to the application. These representations can be summarised and addressed as follows:

- *Overshadowing*

Comment: Daylight and overshadowing has been considered within the assessment. It is not considered that the development would have a significant impact to neighbouring developments.

- *Disruption during construction work*

Comment: It is not considered that the construction works will have a significant impact on the local community, and this is not a material planning consideration to take into account during the assessment of the application. However, an advisory note can be applied to advise that a construction management plan should be in place to limit impact to the surrounding area.

- *Parking and road safety concerns*

Comment: It is considered that the proposed residential parking spaces is considered sufficient for the development. The retail units are to serve residents and can be easily accessed by walking, wheeling or cycling. Visitor and employee cycle parking will be available and can be conditioned. Overall, it is not considered that the development will create parking and road safety concerns.

- *Loss of trees*

Comment: As detailed within the assessment, planning conditions can be applied to protect existing trees.

- *Disruption to grounds due to underground mines*

Comment: This has been assessed and the information submitted is considered satisfactory. Safeguarding conditions can be applied to monitor this.

- *Noise and antisocial behaviour concerns*

Comment: The Planning Authority can control noise from the commercial units themselves by way of a planning condition. However, with regards to antisocial behaviour and noise from individuals, this is not a matter that can be regarded as a material planning consideration. As such, this aspect cannot be considered during the assessment of the application.

No concerns were raised by consultees.

Conclusion

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and representations have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

Approved Drawings

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

1. 2312-2-05 REV 1 ELEVATIONS AS PROPOSED Received 10 June 2025
2. 2312-2-03 REV K GROUND AND BASEMENT FLOOR PLANS AS PROPOSED
Received 10 June 2025
3. 2312-2-06 REV E LANDSCAPING PLAN Received 10 June 2025
4. 2312-2-07 REV E SECTIONS AS PROPOSED Received 10 June 2025
5. 2312-2-02 REV K SITE PLAN AS PROPOSED Received 10 June 2025
6. 2312-2-04 REV K FLOOR PLANS AS PROPOSED Received 10 June 2025
7. 2312-2-01 REV A SITE PLAN AS EXISTING Received 19 July 2024

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 development shall commence on site until a comprehensive contaminated land assessment has been 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 and shall take account of feedback provided on the August 2024 Stage 1 Desk Study and proposed scope of site investigations. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. 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.

03. 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.

04. 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.

05. 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.

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

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

07. Prior to commencement of development details of the proposed residential and commercial refuse storage and collection arrangements shall be submitted to and approved by the planning authority in writing. If agreed the development shall be completed in compliance with these details. Unless otherwise agreed in writing commercial and residential waste shall be stored in separate areas.

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

08. Prior to commencement of development, finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features shall be submitted to and approved in writing by the Planning Authority. The submitted details shall:

- i) include a timetable for its implementation relative to the construction and occupation of the development hereby permitted;
- ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,
- iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime.

If agreed the development shall be completed in compliance with these details.

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

09. All occupied buildings within the approved development shall be placed above the minimum finished floor level of 18mAOD in accordance with the recommendations within the self-certified '6-8 Haughburn Road, Pollok - Flood Risk Assessment (December 2024).'

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of NPF 4.

10. The use of the ground floor commercial units shall be restricted to Class 1A whereby the days and hours of operation shall be restricted to the following days and hours of operation: Monday to Sunday, 8am until 10pm.

Reason: To safeguard the amenity of the surrounding area.

11. Noise from or associated with the completed retail 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 safeguard the amenity of the surrounding area.

12. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

13. Prior to occupation of any part of the building, the landscaping works shall be implemented in accordance with the approved drawing no 2312-2-06 Rev E, Landscaping Plan.

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

biodiversity of the area.

14. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

15. Prior to the commencement of above ground works details and samples of all proposed materials to be used on the external elevations and roofs shall be submitted to and approved by the planning authority in writing in respect of type, colour, specification and texture. A sample panel wall, the size and detail of which shall be agreed, featuring all facing brick and mortar, cladding, roof materials and double glazed units shall be erected on site for inspection and written approval of the Planning Authority. All product specifications of the agreed external materials in respect of type, format, colour and texture of the; roof materials, glazing units, elevations, mortar colour, cills, flashing, soffits, front and rear doors entrances shall be submitted to and approved in writing by the Planning Authority and, thereafter, the development shall be implemented in accordance with the approved materials prior to occupation.

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

16. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. If agreed the development shall be completed in compliance with these details.

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

17. The cycle storage provision shall be completed in compliance with the approved plans prior to the occupation of the development.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

18. Prior to occupation of the development, verification and evidence that passive electric vehicle ducting for 100% of the residents parking court in the basement has been installed, shall be provided to the Planning Authority.

Reason: In order to promote Sustainable Transport

Reasons 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. The applicant shall consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in the most recent version of "Sewers for Scotland" published by Scottish Water. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
02. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any

mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Standards approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com. If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

03. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
04. 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.
05. It should be noted that presently or in the future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
06. All doors and /or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.
07. All vehicles must be capable of entering and leaving the site in a forward gear.
08. The vehicular access on Haughburn Street shall be taken via a dropped kerb footway crossing in accordance with Figure 9, of the SCOTS National Roads Development.
09. Car parking spaces shall be 2.5 metres in width x 5.0 metre in length for 6 metres wide aisles. Disabled parking spaces shall be a minimum of 3.3 m wide and 6 m in length. And these shall not protrude into the aisle.
10. The applicant will require to apply to NRS Transport Planning (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.
11. The vehicle access shall be suitably hard surfaced and a gradient of 10% shall not be exceeded.
12. A construction management plan should developed and put in place prior to works commencing on site in order to minimise disruption to the surrounding area.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/LJOH/06/01/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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