



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Jordan Howard
Phone: 0141 287 1160
Email: Jordan.howard@glasgow.gov.uk

Item 2

16th December 2025

Application Type Full Planning Permission

Recommendation Grant subject to Conditions and S75 Agreement

Application	25/01258/FUL	Date Valid	27.06.2025
Site Address	100 Morrison Street Glasgow G5 8LN		
Proposal	Demolition of vacant office and redevelopment of site, with erection of Co-Living development (Sui generis) including ancillary uses, and commercial unit (Class 3 - Food and Drink), with access, amenity, landscaping and associated works.		
Applicant	Copperstone Partners 2 201 West George Street Glasgow G2 2LW	Agent	Lyndsay Macleod Iceni Projects 201 West George Street Glasgow G2 2LW
Ward No(s)	05, Govan	Community Council	02_076 Kinning Park
Conservation Area		Listed	
Advert Type	Bad Neighbour Development Neighbour Notification	Published	11 July 2025
City Plan	Residential		

Representations/Consultations

In summary, a total of 8 representations were received. 7 were objections, 1 was in support,

Note: neighbour notifications were issued upon receipt of the application, and 9 representations were received however, due to a technical issue, only the site address and development description were visible on the Public Portal and *no documents were accessible*. As such, these representations were made without viewing the application drawings or supporting information. Once all documents were made available all neighbours were renotified, and only 3 representations were received.

The key issues raised within the objections can be summarised as follows:

- Impact on the quay wall
- Impact on residential amenity in respect of privacy, daylight and sunlight
- Increased demand for vehicle parking
- Increase in footfall and damage to paths
- Noise and anti-social behaviour
- Impact on views

The comment in support was *'broadly supportive, however there are no documents available to view.'*

Consultations

City Design – No objection
CDP 6 / SG6 Open Space – No objection
Public Health – Contaminated Land – No objection
Transport Planning – No objection
Flood Risk Management – no objection, subject to conditions
Scottish Water – No objection
Network Rail – No objection
NRS Waste and Recycling – No objection
Landscape and Design – No objection
SEPA – No objection

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

Site and Description

The application site is approximately 0.70 acres and comprises a full block bound by streets to all four sides in the Tradeston area just south of the River Clyde and Glasgow City Centre. The site is south of Kingston Street (A8) north of Morrison Street, west of Paterson Street and east of Laidlaw Street.

The site is currently occupied by a 4/5 storey office building constructed in the 1970's and was refurbished in the 1990's. Most recently this was occupied by Glasgow City Council, although it was vacated in 2016 and therefore has had a significant period of vacancy.

The area is of mixed character with residential buildings directly to the south on Morrison Street and further north across Kingston Street. To the west is a vacant site, beyond which is the Kingston Bridge, a Category C listed building, to the east is a warehouse building occupied by a cash and carry retailer and to the southwest there are two Category 'B' listed buildings, including the Co-Operative Building.

Planning History

Display of two internally illuminated individual letter signs.

Ref. No: 89/01178/DC | Status: Decided - Grant Subject to Condition(s)

Internal and external refurbishment to office premises including overcladding and replacement windows

Ref. No: 95/01958/DC | Status: Decided - Grant Subject to Condition(s)

Pre Application

The applicant has engaged in pre-application discussions consisting of a number of meetings with the Planning Service, including City Design. Matters raised and addressed through the process included principles of development including the potential retention or demolition of the existing building; scale and massing with scenario testing of layouts and positions of height; environmental conditions; amenity allocation; materiality, elevational design and articulation.

The applicant has undertaken a thorough consultation process prior to the application submission. As part of the statutory pre-application process, the applicant held two consultation events in December 2024 and May 2025 to allow the public to view the proposals and submit feedback prior to the application submission. The applicant has reviewed the feedback in detail and provided responses to the key issues raised in the submitted Pre-Application Consultation report.

Proposal

The application seeks full planning permission to demolish an existing vacant office building and redevelop the site with the erection of a co-living development including one ground floor commercial unit (Class 3 – Food and Drink) and associated amenity, access and landscaping works.

No vehicular access into the site is proposed, though Laidlaw Street, a cul-de-sac to the west, is proposed as an access road which will be used for refuse collection and access to the basement level bike store. There are existing on-street parking spaces and a loading bay on Morrison Street to the south

and on Paterson Street to the east. No vehicle parking is proposed as part of the development. Pedestrian entrances are to be on the north and south of the building as well ancillary maintenance access and escape routes to the east and west.

The proposed development comprises 420 co-living studios 10% of which are accessible units. To support this is 2100sqm of internal amenity space, 700sqm of external private green space for residents, 745sqm of external green space for residents and public use and a 100sqm ground floor commercial unit.

In terms of design, the Design and Access Statement explains that, although the proposed development is one building, the design approach has been to create separate visual elements. A plinth has been designed to create a dialogue with the architectural language of Morrison Street’s listed buildings, establishing a strong base where the building meets the ground. Breaks between masses are used to separate the volumes of each block and setbacks are used at upper levels to further reduce the visual impact of the building. An articulated ‘crown’ highlights the top of the building and creates visual interest in the skyline. Separate façade designs and material colours differentiate the 3 main sections of the building, with vertical emphasis to the tower and horizontal elements to the lower blocks to increase visual contrast.

The proposed materials further distinguish between these separate elements of the building. The tower has buff brickwork with vertical recessed brick piers to accentuate its verticality. Window bays have burnt orange metal panels with grey window frames to add colour to the tallest element of the building. The lower blocks have a stronger horizontal course made from a light-coloured precast concrete. Darker brick further separates this section from the rest of the building. Block C which connects the two larger sections of the building has a subtle differentiation, bridging the two larger elements. Thicker horizontal bands and the removal of window mullions accentuates the horizontality of this lowest section of the building. A plinth of precast concrete enveloping the ground and first floors accentuates the base of the building and matching ridged panels lighten the overall appearance, helping to emphasise the active frontages of the building.

A variety of internal and external amenity spaces are proposed throughout the site, including private internal and external amenity spaces for residents and landscaped public space. The new publicly accessible greenspace and public realm will be located within the centre of the development, open to the street to the north and will provide a mix of amenities including planted areas, public art, cycle parking, seating and access to all 3 sides of the building and the commercial unit.

	Total
Supportive Amenity	420.2 sqm
Lifestyle Amenity	1680.1 sqm

In terms of landscaping, an extensive landscape scheme has been submitted as part of the application and has been improved through the application process, with the final design introducing almost 400m2 of planting and over 35 trees at ground floor level. In addition, blue/green roofs are proposed where possible on rooftops, as well as two additional rooftop spaces with landscaping/planting accessible as amenity spaces.

Cycle storage is proposed both internally and externally, with the main cycle store area located in the basement accessible from the west of the building. 120 resident spaces as well as 15 resident bike club spaces for cycles available for hire with no charge to residents are located in the basement. Additional cycle parking is provided externally to the north of the site. The proposed development is car free which is suitable for this area of High Accessibility.

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 submitted with the proposal, covering the context; proposed uses; proposed building designs; amenity; landscape; and sustainability.

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 documents have been submitted in support of the application:

Planning Statement; Pre-Application Consultation Report; Transport Statement; Statement of Community Benefit; Preliminary Ecological Appraisal; Air Quality Assessment; Flood Risk Assessment; Drainage Impact Assessment; Noise and Vibration Impact Assessment; Stage 1 and Stage 2 Geo Environmental Report; Whole Life Carbon Assessment; Circular Economy Statement; Wind Microclimate Report; Heritage and Townscape Visual Impact Assessment; Energy Strategy Report; Draft Management Plan; Daylight and Sunlight Assessment ; Alternative Floor Plan; Financial Viability Appraisal.

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

Financial contributions of **£325,493.98** total are required to meet SG6 as well as an allotment and outdoor sport contribution.

To ensure an effective management and maintenance regime for the building.

To ensure free cycle hire is provided for residents of the development and to agree the management of this aspect of the development, given the shortfall in cycle parking provision.

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

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 7 - Historic Assets and Places
Policy 9 - Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12 - Zero Waste
Policy 13 - Sustainable transport
Policy 14 - Design, Quality and Place
Policy 15 - Local Living and 20 Minute Neighbourhoods
Policy 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 25 - Community Wealth Building

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 7 / SG 7	Natural Environment
CDP 8 / SG 8	Water Environment
CDP 9 / SG 9	Historic 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.

National Planning Framework 4

National Planning Framework 4 was adopted on 13 February 2023. In the case of this application, there is not considered to be significant conflict between the proposals and the policies of NPF4 and it is considered that the proposals comply with the overall aims and intentions of NPF4.

The application has been assessed against the relevant policies below.

Policy 1 Tackling the Climate and Nature Crises is an overarching policy which encourages,

promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

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

Comment: The application site is currently occupied by a vacant building, last occupied in 2016. The beginning of the pre-application process focussed on the options for reuse and adaptation of the existing building and, latterly, the options for minimising the carbon impact of the demolition and the construction and operation of a new building.

A Whole Life Carbon Assessment has been completed in line with the RICS Whole Life Carbon Assessment for the built environment. The assessment has been prepared in alignment with the UK Green Building Council (UKGBC) Net Zero Carbon framework. GCC also requested a specific assessment on the options for reuse and adaptation of the existing building which was prepared by Mosaic Civil and Structural Engineers. This details specific constraints that make the adaptation of the existing structure exceptionally challenging and financially unviable, including the difficulty bringing the building in line with various fundamental Building Standards. The main challenges set out in the report are split into the broad categories of layout, daylight, fire, noise, services.

As the detailed design progresses, an updated Whole Life Carbon Assessment will be required by condition to ensure that the completed building will achieve the embodied and operational carbon targets set.

A Circular Economy Statement was provided to support the case for demolition and explains what can be done to mitigate the impact of the demolition and maximise the reuse of materials. The study is based on the mass of recovered building material compared to virgin material and the percentage of the material that can be returned to building construction at the end of the life of the building. It is estimated that around 20.8% of materials will be recycled and approximately 58.6% of the materials will be returned for end-of-life circular handling. The retention of the existing basement was also encouraged as this structure is significantly more carbon intensive than an above-ground level of a building. As a result, the proposed development of the site will recycle and optimise the existing asset and minimise emissions.

Similarly, prior to demolition of the building, an updated Circular Economy Statement, providing an inventory of items and materials to be salvaged from the building for re-use, repurposing and recycling and clarifying the proposed strategy for landfill disposal. It will also require a further written report detailing and verifying the outcome of the exercise.

The replacement building has been developed from an early stage to ensure energy efficiency and that carbon reduction targets will be met. This will incorporate renewable technologies to minimise emissions from the development wherever possible. A Sustainability Statement has been submitted as part of the application which concludes that the development meets gold hybrid requirements, and the inclusion of Low and Zero Carbon Generating Technologies which implements heating systems with zero direct emissions.

Further detailed proposals to ensure energy efficiency and that carbon reduction targets will be met will be required by planning condition.

On this basis, the proposal is considered to comply with policies 1 and 2.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Major developments will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii. wherever feasible, nature-based solutions have been integrated and made best use of;
- iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;

- iv. *significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and*
- v. *local community benefits of the biodiversity and/or nature networks have been considered.*

Comment: At present, the building/site provides little or no opportunity for biodiversity. Given the scale of the site and the extent to which it is to be redeveloped, the proposals provide ample opportunity to provide significant biodiversity enhancements. As part of the proposals, extensive landscaping and some public open space is proposed both within the site and to the street edge at ground floor, as well as private landscaped areas on activated rooftop spaces. In addition, blue/green roofs are proposed and the extent and variety of planting proposed on site has been increased upon request.

A Preliminary Ecological Appraisal, Landscape Report with Outline Specification, Improved Public Realm Plan, Landscape Layouts and Planting Plans have been submitted in support of the application. These identify a number of areas within the site for biodiversity enhancement including street edge planting around the entire perimeter of the site with the exception of access points. In total, the proposal creates over 700m² of new public realm, almost 400m² of which is to be planting, with over 35 trees proposed. Further biodiversity measures including Swift Bricks will be included through a condition attached. On this basis, it is considered that the proposed development accords with Policy 3 and will provide significant biodiversity enhancements on site.

Policy 7 Historic Assets and Places *seeks to protect and enhance 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.*

Comment: The proposed development is not located within a Conservation Area however, the site is in close proximity to two large Category B listed buildings on Morrison Street, both of which help to define the street edge and datum to the south. These are prominent buildings that are clearly visible from the north as well as on approach from the east and west and their setting must be respected accordingly. Early discussions with the applicant ensured the principles for the proposal were guided accordingly.

It is not considered that the proposals will negatively impact the special character or setting of these buildings and will provide a positive contribution to the surrounding townscape through the redevelopment of a site with a long-term vacant building of low architectural quality and townscape merit. The Design and Access Statement shows a series of viewpoints which demonstrates that the proposed development will sit well within the wider surrounding area which is already characterised by a variety of development types, styles, scales and ages. Furthermore, proposed viewpoints demonstrate that the development improves this sites interaction with the street and reinforces the street edge, introduces street level plating and improves public realm. The placement of the taller elements of the proposed building has been informed by the existing built form and has been thoroughly tested to ensure they are most appropriately placed to avoid negatively impacting on these existing heritage assets visually or in terms of daylight, sunlight or microclimate.

The proposal is therefore considered to be in accordance with Policy 7.

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

Comment: The proposal will see the redevelopment of a long-term vacant building, last occupied in 2016, at a sustainable location with the City Centre which will provide significant investment and revitalise a large brownfield site within the city and supports the aims of the policy.

Policy 12 Zero Waste *aims to encourage, promote and facilitate development that is consistent with the waste hierarchy.*

- a) *Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy;*
- b) *Development proposals will be supported where they:*

- i) reuse existing buildings and infrastructure;
- ii) minimise demolition and salvage materials for reuse;
- iii) minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
- iv) use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.

Comment: The proposed development involves the reuse and regeneration of a derelict brownfield site. The Circular Economy Statement explains the efforts to maximise salvage of materials for reuse from the existing building. Furthermore, the Planning Statement and Whole Life Carbon Assessment outline that a comprehensive waste and recycling plan will be implemented as part of the development both during construction and when operational. As noted above, these aspects will be secured by appropriate planning conditions.

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 adequately mitigate any impact on local public access routes.

Comment: The application site is in a highly sustainable location of High Accessibility with good access to a range of public transport options, including Bridge Street Subway Station, with the City Centre transport network within walking distance. There are two bus stops immediately adjacent to the site, serving various route in the surrounding area.

Given the location of this development this will be a car free building though existing on-street Council parking provision will be unaffected by the development.

The proposal will encourage sustainable travel methods with the provision of secure cycle parking within the basement of the building. A relaxation to cycle parking provision was agreed with the applicant with 50% of capacity provided however, as part of this concession, a Legal Agreement the building operator will secure a cycle hire scheme free of charge to residents. Additionally, the nearest paid private bike hire station (Next Bike) is estimated to be a 6-minute walk from the site.

Policy 14 Design, Quality and Place encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

Comment: The detailed design of the development is considered elsewhere within the report (see CDP 1/SG 1 Placemaking below). The proposal is considered to deliver the six place making principles, having been designed to address both the opportunities and constraints of the site to bring a vacant site into active use, incorporating high quality 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: The proposed development is located within a highly accessible location within close range of a number of amenities and services. Within a 20-minute walk, residents will be able to access the range of city centre amenities, services and employment opportunities via the Tradeston 'Squiggly' Bridge over the River Clyde. Overall, this development is viewed to support the aims of this policy.

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 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. Policy 16 notes that this could include homes for people undertaking further and higher education.

Comment: The proposed development will deliver a total of 420 co-living studios, a tenure model that is not currently available in Glasgow, assisting in meeting the growing housing demand. The applicant is an experienced operator of several sites of this model in England and brings their experience to this Glasgow development, in accordance with the requirements of national and local planning policy and guidance. The proposal will help bring a vacant site back into active use, increasing population density in an area of the City Centre where it is particularly appropriate to do so. The site is sustainably located with immediate access to public transport and the range of facilities and services the City Centre offers.

Policy 19 Heating and Cooling seeks to ensure that proposals in close proximity to a Heat Network Zone are designed and constructed to connect to a heat network or can be retrofitted to provide a connection. The policy also offers support for development proposals with buildings that will be occupied by people, 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 proposed development is not located within a proposed or committed heat network. As the building is residential in nature, it has been sustainably designed in terms of its thermal values and heating requirements and controls. PV panels and an air sourced heat pump system integrated with a high-efficiency HVAC system are proposed to ensure low-carbon heating, cooling and power. Air Tightness and U-Values are reflective of a modern, highly-efficient building that will achieve a 'Platinum' rating.

Policy 20 Blue Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals that result in fragmentation or net loss of existing blue and green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.

Proposals incorporating new or enhanced blue and/or green infrastructure are expected to 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: The proposed development incorporates significant green infrastructure enhancements through the provision of open and amenity spaces with a high ratio of planted area to hard landscaping. The proposals also include a detailed landscape scheme including new areas of shrub planting, biodiversity planting mix, trees and SUDs planting. As such, the proposal will accord with the aims of Policy 20.

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. Exceptions to this apply, including the redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice (part iv of part a).

Additionally, the applicant will be required to demonstrate that;

- all risks of flooding are understood and addressed;
- there is no reduction in floodplain capacity, increased risk for others, or a need for future flood protection schemes;
- the development remains safe and operational during floods;
- flood resistant and resilient materials and construction methods are used; and
- future adaptations can be made to accommodate the effects of climate change.

Furthermore, where flood risk is managed at the site rather than avoided, development proposals will also require:

- the first occupied/utilised floor, and the underside of the development if relevant, to be above the flood risk level and have an additional allowance for freeboard; and
- that the proposal does not create an island of development and that safe access/egress can be achieved

Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

Comment: A Drainage Impact Assessment and Flood Risk Assessment have been submitted as part of the application. The site has been checked on SEPA mapping resources for surface water and small watercourses, rivers and coastal flooding. SEPA were also consulted on the application and have no comments to provide. The mapping data considers the site to be suitable for the proposed development. Flooding to the site from a range of sources including coastal, fluvial, pluvial flooding/overland flows and groundwater flooding have been considered and mitigation measures have been assessed and approved.

Water runoff into the public system will be efficiently managed with filtered water entering an attenuation tank in the basement. This will be a significant improvement over the current condition as the site is currently impermeable and has no rainwater management facilities or areas of greenery. The proposal therefore complies with Policy 22.

Policy 23 Health and safety aims to protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.

Comment: The proposal is not considered to raise health and safety issues. The application is accompanied by an Air Quality Assessment which has considered the air quality impact on the local environment from both the construction and operational phases of the proposed development. Whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place.

The Air Quality Assessment considers the site suitability for residents and concludes that the operational phase of the development will not have a significant impact upon the existing air quality and future occupants are not predicted to be exposed to poor air quality.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features and mitigation measures.

The application site is in a sustainable location encouraging walking and cycling. Levels of amenity will be significantly enhanced by an improved environment with a large area of publicly accessible landscaping and improved public realm. The proposals therefore embodies the aims of Policy 23.

Policy 25 Community Wealth Building aims to deliver a strategic approach to economic development. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be supported. This could, for example, include improving community resilience and reducing inequalities; increasing spending within communities; ensuring the use of local supply chains and services; and local job creation.

Comment: A Statement of Community Benefit and Economic Benefits Statement have been submitted as part of the application which demonstrates how the development will generate a range of economic benefits both during construction and operation phases. This includes £52.5m of construction spending and 193 indirect and included jobs supported during the construction phase. In operation, 19 full time jobs and a residential expenditure of £4m annually with an operational GVA of £1.6m expected.

The proposal introduces a new housing tenure model, redevelops and reactivates a vacant site, providing publicly accessible open space, and supports principles of a compact city and a 20-minute neighbourhood. As such, the proposal aligns with the aims of Policy 25.

Policy 28 Retail encourages, promotes and facilitates retail investment to the most sustainable locations that are most accessible by a range of sustainable transport modes. As part of the measures to facilitate this, proposals for new small scale neighbourhood retail development will be supported where the proposed development; contributes to local living, including where relevant 20-minute neighbourhoods and/or; it can be demonstrated to contribute to the health and wellbeing of the local community.

Comment: As part of the development, a new commercial unit is proposed in the northeast corner of the ground floor which will add to the existing local offer to residents and employees in the area therefore contributing to the aims of Policy 28.

Conclusion

Having assessed the development against the aims of NPF4, the proposal is considered to be in accordance with NPF4 policies and its objectives.

Glasgow City Development Plan

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

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

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

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.

In order to be successful, new development should be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage.

SG10 directs applicants to the guidance on flatted residential development contained within SG 1 Section 2 which will be applied to all proposals with regard to design, privacy, sunlight and daylight.

SG 1 'Placemaking' supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts - Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

SG1, Part 2 provides detailed assessment criteria for development. In particular, it provides guidance for residential developments and on matters relating to detailed design, layout, building materials, amenity provision, waste and recycling storage and energy efficient buildings. All new development in Glasgow should be primarily design led and should be determined by the nature of a site, the wider site context and the City's broad urban design objectives.

Residential Layouts

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, particularly when providing balcony and/or garden spaces*

- 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 (see SG7 - Natural Environment, Section 8);*
- d) *have roads designed to the standards set out in RDG (see SG11 - Sustainable Transport);*
- 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.*
- 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.*

Comment: The proposed development is the result of extensive design discussions and environmental testing to inform the optimal layout for a building on the site, minimising the impact on the setting and maximising enjoyment and practicality for residents.

Window-to-window distances both within the proposed development and from the proposed development to existing buildings are all sufficient to protect privacy and are suitable for this urban location. The existing condition to Morrison Street, where nearest existing buildings are located, is maintained at approximately 19m between buildings. The courtyard area proposed within the site is approximately 20m wide. All amenity spaces proposed are communal and overlooking has been minimised by the placement of windows where possible with no bedroom windows directly level with communal spaces. The levels of privacy achieved suitable for a development of this type in this location.

Refuse and recycling is centrally located in the building's basement for convenient access for all residents, staff and for presentation for collection on the street.

The site currently has no trees of formal planting but will benefit from an extensive landscaping scheme with a broad range of plants including wildflowers, shrubs and trees at ground floor and on rooftop amenity spaces as well as perimeter planting around the entire site, with the exception of access points.

Site drainage has been considered from the outset and the proposed buildings ability to slow water runoff into the public system will be a significant improvement over the current condition which is impermeable. Water is designed to be captured by the buildings design and will be filtered before being stored in a 197m³ attenuation tank in the basement which will slow release into the public system.

The site is not considered to be large enough to have to facilitate public paths through the site though the surrounding streets will be improved by the proposed landscaping and more of the site will be publicly accessible and useable than the current condition.

Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that 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 the 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.

All new residential developments in the City Centre, whether new build or conversions, should meet the requirements of SG1 - Placemaking, Part 2, Detailed Guidance - Residential Density, Policy CDP9 and SG9 - Historic Environment where relevant, as well as meeting all of the following criteria:

- a) *developments should be medium to high density of a suitable urban scale. Family accommodation is encouraged in appropriate locations;*
- b) *good outlooks or views should be provided wherever possible and design solutions should ideally provide for dual aspect accommodation;*
- c) *proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space;*
- d) *the level of parking should not prejudice the design or integrity of housing development in the City Centre;*
- 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 privacy of habitable rooms;*

- g) *to improve the convenience and attractiveness of the development, the provision of common drying, storage and refuse/recycling and cycle parking facilities will be required, and;*
- h) *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: Each application site will present specific opportunities and challenges, with new development requiring to be responsive to its context. Proposals must be compatible with existing uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.

With regards to the individual co-living studios, these meet the minimum space standards set out in the Large Scale Co-Living Guidance and are all a minimum of 22m². The majority of these are single aspect, which is unavoidable on floorplates of this size, though dual aspect is delivered on corner units where possible. Floor to ceiling windows are present in every studio to maximise internal light and the proposal maximises south-facing rooms with the overall compliance considered to be very high and in line with the BRE guidance.

The proposed building has evolved to respond to its setting and minimise and largely avoid any negative impacts on daylight and sunlight within its immediate proximity.

- Retaining the datum established to Morrison Street.
- A 20m open space between the east and west blocks of the building, with the lowest section of the building to the south to allow sunlight to penetrate into the courtyard area.
- Block B, the tallest part of the building, is strategically located in the north east of the site and is set back 16m from the building edge to the south making it 35m from the buildings on the south side of Morrison Street and 48m from the buildings to the north of Kingston Street.

Whilst the preference would be to increase the number of apartments achieving dual aspect, it is recognised that substantial amenity spaces and public and private open space is proposed on site which enhances the quality of outlook and amenity offering to residents. On balance, it should be noted that this is not a mainstream residential model, and it is considered that the orientation and levels of daylight and amenity has been optimised. All residents will have good access to a range of amenity space around the site and within the building itself.

Kitchen areas are designed to encourage socialisation with fully equipped communal kitchens at key locations throughout the building. Residents will also have access to a range of internal and external amenity spaces throughout the building which provide varying aspects at different heights as well as access to public open space within the centre and to the north of the site.

The massing and scale of the proposed built form are considered to align within the evolving townscape, without overwhelming existing buildings within its immediate context. The position of masses has been carefully considered to pull the tallest block away from the closest neighbouring residential buildings which are to the south. The scale of the southern edge of the building has also been designed to respond to the established scale and datum of Morrison Street.

Of the proposed building, 420 studios, 374 (89%) will meet or exceed the BRE Daylight Illuminance targets which is considered to be an excellent level of compliance. Of the 46 studios that are falling below the targets, 37 of these will continue to achieve a median lux of greater than 100, which is considered a less significant shift from the 150-lux target. All these studios have kitchens at the rear part of the rooms which will benefit from task lighting whilst the primary living areas closest to the windows will enjoy higher daylight levels. All 6 of the communal living areas will fully meet the BRE Daylight Illuminance targets.

Overall, this is an excellent level of internal daylight and confirms that the future occupants will benefit from high-quality and well-lit accommodation.

The Assessment concludes the daylight condition within the proposal *'has been achieved through considered layout, appropriate window sizing, and orientation strategies, all of which align with best practice. As such, the scheme not only complies with the guidance but demonstrates a proactive design-led approach to daylighting, suitable for the intended use as high-quality co-living accommodation.'*

Existing surrounding buildings have also been tested for the daylight and sunlight impacts of the proposed building. Specifically, the residential development at Windmillcroft Quay to the north, 53 Morrison Street, the listed building to the south west and the non-residential buildings to the east are fully compliant with both the BRE daylight and sunlight targets. The assessment provided states *'there are no material effects to these properties.'* The closest of the Windmillcroft Quay buildings is

approximately 39m from the application site boundary

41-41 Morrison Street directly south of the application site has been assessed in detail in the Daylight and Sunlight Assessment. The Vertical Sky Component test shows that 19 rooms deviate from BRE guidelines, 4 of which serve communal stairways and do not need to be assessed. Testing on the deviations to habitable rooms show that this is a result of existing overhangs on the building rather than the proposed development that cause this. For sunlight, all windows with an orientation within 90 degrees of due south serving this property have demonstrated annual and winter probable sunlight hours well in excess of BRE guidelines.

The Assessment concludes: *'all neighbouring windows assessed will retain daylight levels in line with or exceeding the recommended targets. This level of compliance is considered very good, particularly in a dense urban context such as this, and reflects a well-considered design approach that actively mitigates impact on surrounding properties.'*

Sustainable Development

SG 1 Part 2, Section 1 *'Sustainable Development – Energy Efficient Buildings'* identifies that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

Comment: A range of measures to achieve energy efficiency aims are proposed and are further elaborated on in reference to policy CDP5 and SG5.

Amenity

SG, Part 2, Section 4 *'Amenity'* addresses issues of *'Air Quality'*, *'Noise'* and *'Community Safety'*.

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).

In relation to noise, SG1 encourages consultation with the Council's Environmental Health Service to help applicants understand the impact not only of noise but also vibration on the community and realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions, and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

Comment: Though the application site is not within an Air Quality Management Area, the proposal has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during construction. The development also has the potential to expose future occupants to any existing air quality issues at the site. As such, an Air Quality Assessment was undertaken in order to determine baseline conditions and consider potential effects as a result of the scheme.

The assessment concludes that whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place. Similarly, the anticipated number of vehicle trips associated with the completed development is low meaning the operational phase is considered to have air quality impacts that are 'not significant'.

Concentrations of particulate matter emissions are likely to be below their respective long and short-term objectives and are considered suitable for residential use. The assessment concludes that the proposed development is not expected to have a significant effect on local air quality.

A Noise Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including suitable glazing and ventilation. Suitable conditions shall ensure that the proposed development will not have a significant impact upon existing amenity levels of adjacent residential properties. The Assessment also tested external amenity spaces and found that the Level 05 terrace is predicted to achieve the World Health Organisation upper target of 55dB. The smaller terrace at Level 16 is predicted to exceed the target by circa 6dB though it is considered that residents who choose to use the upper terrace may be doing so

for the view and would be likely to accept a higher noise level. The development provides a choice of outdoor amenity spaces that will provide lower noise environments throughout the day.

In relation to community safety, the proposal offers a large area of public realm to be delivered as part of the development which will create a space for everybody to enjoy, whilst smaller private amenity spaces are provided that are accessible to residents only. Ground floor amenity spaces and a commercial unit proposed across the entire ground floor, as well as windows from habitable rooms above ground floor will also provide a welcome degree of passive overlooking of these spaces and public realm. In general, the redevelopment of this block will bring footfall and activity to a site which has been inactive for nearly a decade and therefore should significantly improve community safety in the locality.

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.*

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

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

Comment: The proposed development has been developed to deliver high quality architecture and materiality suitable for the surrounding context, which has a varied character, and will be resilient over time. A series of principles have been adopted for each of the three main sections of the building helping to break up the massing and reduce the overall visual impact. The design team separated the building into blocks A, B and C, though all physically connected, have different visual treatments to suit their scale. Design principles help to distinguish these elements; establishing a plinth to Morrison Street; setbacks between the blocks to create breaks between volumes; an articulated crown atop the 'tower' element to improve the visual impact in the skyline and; splitting facades into horizontal and vertical languages.

Tall Buildings

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

In response to increasing demand for development of taller buildings, Tall Building Design Guidance has been prepared and approved by the Council. This guidance is intended to assist in directing tall buildings to appropriate locations of the city centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the draft guidance identifies the area in which the application site is located as being a positive theoretical area for a tall building.

Existing adopted general tall building policy within supplementary guidance acknowledges that tall buildings in particular present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- a) *within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;*

- b) *to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;*
- c) *To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;*
- d) *In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;*
- e) *In a manner that is not detrimental to local microclimate, public realm and local views; In areas which are financially viable for long term adaptability of alternative uses.*

In addition to the general Placemaking design principles outlined in SG1, Part 1, the design of tall buildings should take specific cognisance of:

- a) *the urban morphology of their context, in terms of height, datums, urban grain, roofscapes, scale and massing;*
- b) *the design of the building 'in the round' creating articulated elevations that respond to wider as well as local views. Generally avoiding large, blank or inactive gables;*
- c) *how a building's design responds to and enhances the character of the skyline, as well as avoiding slab-like forms that over-dominate, and carefully designing and controlling any rooftop plant;*
- d) *the creation of a lively, engaging and activated public realm, that specifically considers and mitigates a building's impacts in terms of wind, overshadowing, and servicing requirements at ground floor;*
- e) *the townscape character of the specific street(s) that they are located on (especially in relation to datums, urban grain and massing);*
- f) *creating an appropriately scaled 'base' in relation to the building's height;*
- g) *the use of robust materials, carefully considered to ensure that the constraints of tall building construction are appropriate within the local context;*
- h) *adaptability to future uses, particularly given the servicing and structural constraints of tall buildings;*
- i) *issues of microclimate, with wind studies informing massing and design mitigation measures; and*
- j) *the potential to offer something of additional and unique benefit to the city, such as rooftop access to the public (with a clearly defined public entrance), enhanced public realm as well as outstanding, and distinctive architectural character that imaginatively responds to its Glasgow context.*

Comment: The application site is located in a highly sustainable area of the City, with good accessibility to a range of amenities and easy access to public transport connections. The site itself is not within a designated Conservation Area, though nearby listed buildings have informed the design and massing of the building to ensure this building does not harm their setting or character. The site itself is not subject to any sensitive designation.

The application site is located in the Tradeston area, directly south of the City Centre, across the River Clyde, and represents a location where tall buildings can be favourably considered. The proposed scheme has been designed to respond to the existing context and the tallest block has been positioned and orientated where it is felt that height can be accommodated on the site and will make a positive contribution to the area without a detrimental impact to or interruption of strategic views in or out of the site, or across the wider area.

The application is accompanied by a number of assessments which include consideration of daylighting and wind analysis. The daylighting assessment results are discussed above. The wind assessment concludes that with the introduction of the proposed development, conditions within the site and surrounds remain suitable with respect to both wind safety and comfort and will have no instances of strong winds exceeding the safety threshold the site or immediate surroundings. Therefore, the development is not considered to raise significant impact upon daylighting received to sensitive neighbouring buildings, nor unacceptably increase wind speeds in the surrounding streets due to appropriate wind mitigation measures designed into the proposal.

The buildings have also been designed and tested on the basis of future adaptability to accommodate alternative uses. An example floorplan has been provided.

The townscape analysis undertaken by the applicant considers the site history, surroundings, urban context, topography, transport and movement, and comparison with previously approved development with the Townscape and Visual Impact Assessment within the DAS, assisting in understanding the impact that the development may have on strategic and local views. It concludes that the architectural and urban design qualities of the proposed development in terms of scale, height and massing, are appropriate and complementary to the projected wider townscape of this area of the City and would improve the appearance and function of the townscape.

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: The proposal includes dedicated internal space for waste and recycling storage within the basement. Arrangements will be put in place to ensure regular collection from this area and final details will be conditioned as part of any planning permission.

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

CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

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

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

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

This City Centre SDF 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. It proposes six Strategic Place Ambitions in response to priority issues raised by city stakeholders for the improvement of the City Centre, which seek to:

- *Reinforce the Centre's economic competitiveness and boost vibrancy to grow prosperity for all*
- *Re-populate the Centre and improve liveability to ensure sustainable neighbourhoods that promote health, wellbeing and social cohesion*
- *Reconnect the Centre with surrounding communities and its riverside*
- *Reduce traffic dominance and create a pedestrian and cycle friendly centre, with improved public transport, that is healthier and cleaner*
- *Green the Centre and make it climate resilient with a network of high-quality public spaces and green-blue infrastructure that caters for a variety of human and climatic needs*
- *Repair, restore and enhance the urban fabric to reinforce the City's distinctive character and celebrate its heritage.*

In terms of 'Priorities & Place Ambitions' the SDF supports a transformation of the City Centre that focusses on people, place and planet to ensure its future social, economic and environmental resilience. It recognises that bold interventions are required to radically adapt the City Centre's urban environment to meet the demands of climate change and to increase the Centre's appeal and attractiveness to future residents, investors, workers and visitors. Therefore, the SDF prioritises the following:

- *Priority 1 - Accelerate transformation of the urban environment to ensure climate resilience, improved liveability and place quality*
- *Priority 2 - Increase activity and diversity in the centre to support its continued prosperity at the heart of the City region and as a key contributor to the national economy.*
- *Priority 3 - Define placemaking ambitions for the City Centre to provide a framework around which multi -sectoral policies, plans and projects can be aligned and partnership working can be galvanised towards their delivery.*

The River Clyde Corridor Strategic Development Framework details a vision for the regeneration and sustainable development of the river corridor over the next 30 years and it aims to create a vibrant, well-connected, and climate-resilient urban space that enhances economic, environmental, and social outcomes. The guidance for Broomielaw and Tradeston aims to 'enhance, repair, reactivate, densify and repopulate'

There is significant potential for Tradeston to become a destination with a strong interaction with the waterfront, and with excellent active travel linkages. With the densification of the area putting further pressure on open space, the provision of high-quality multifunctional open space will be key. Currently the Tradeston area is particularly impacted by transport infrastructure, and future placemaking strategies should seek to lessen the severance, enhance connectivity and develop strong spatial relations to the City Centre and waterfront.

River Room Placemaking Guidance

The River Corridor presents a number of areas of differing character which we have identified as 'River Rooms'. These contain clusters of skilled employment locations, leisure and cultural attractions, commercial centres and residential areas. The guidance for each of the River Rooms aligns with the key principles outlined in SG1 Placemaking of the City Development Plan. They encompass a number of approaches that focus on placemaking, the relationship between urban form, landscape and open space, connectivity, diversification of uses, and activation. The guidance states that new development should enhance the riverside setting on both sides of the Clyde, activating and bringing people to the river by making the waterfront their 'front door' through strong urban design principles.

The development of several key vacant and derelict sites in this area is vital to achieving the overall vision of the SDF. There is the potential to bring a density of people and a variety of activity to a newly vibrant waterfront. This will help create safe walking and cycling routes westwards to the SEC Campus, the SSE Hydro and the Science Centre.

With the densification of the area putting further pressure on open space, the provision of high-quality multifunctional open space will be key. Development should benefit health and wellbeing, and help create and enhance natural habitat. The spatial prioritisation of the movement network currently favours vehicular travel, and this requires a readjustment to be made both cognitively and physically to favour pedestrians, cyclists and sustainable public transport.

South Central Local Development Framework

The South-Central Local Development Framework covers a series of diverse neighbourhoods, many of which have undergone significant transformation under various regeneration schemes. Neighbourhoods such as Kinning Park, Tradeston and Laurieston, who were once the hub of the city's thriving industrial economy, had their fabric completely altered by the construction of the motorways in the 1970s or creation of the City Development Areas. The social and physical impacts of these efforts have left a lasting imprint on these areas in the form of high deprivation and a declining, car-oriented urban form. Recent regeneration efforts such as the 'Transformation Regeneration Areas (TRAs)' and investment through other avenues, are bringing some much-needed renewal to some of these areas.

Ongoing regeneration efforts including new developments such as those in Tradeston present opportunity for the improvement of the area and incentivise future investment. The Place Standard Survey showed that several neighbourhoods in the area including Tradeston lack access to services and amenities such as green spaces and recreational areas as well as both density and diversity of housing. In this regard, the Framework aims to support the delivery of the City Centre Living Strategy for the relevant parts of Tradeston. Important points about Tradeston from the LDF include:

- Neighbourhoods with lowest population and population density are Tradeston and Oatlands, both with a suburban townscape.*
- Tradeston has the lowest housing density owing to majority non-residential uses or vacant buildings.*
- Tradeston is top South Central neighbourhood for percentage of residents in private rented sector.*
- Tradeston is an area of high deprivation overall with minor improvement in index between 2016 & 2020 from most deprived to 2nd most deprived.*
- For neighbourhoods on the edge of the City Centre and with direct access, such as Tradeston, Laurieston and Gorbals, the most preferred mode of travel to work is walking or cycling.*
- The Barclays development has the potential to set in motion the regeneration of the wider area which is characterised by uses not befitting such a central location.*

Comment: *The application proposes co-living accommodation on a site located within walking distance of Glasgow City Centre, which lies directly to the north of the River Clyde, but is also pivotal in achieving the aims of the South Central LDF as above. The proposal would utilise a site of an existing long term vacant building, bringing it back into active use through the development of a building that is sympathetic to its setting as well as introducing a visual landmark, employing sustainable materials, construction*

techniques and operational standards. The development would help to meet the priorities and place ambitions identified and would transform the site, from one with a long-term vacant building, to a more vibrant and liveable area with increased activity and diversity of uses and increased residential population with a new tenure model.

The application site is a key location along the River Clyde and would help continue the momentum of positive redevelopment in the Tradeston area and south of the River Clyde and the 745m² public space to the north of the site contributes to aims of improving the environment and user experience along the river.

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

CDP 4 Network of Centres and SG 4 Network of Centres

Policy CDP 4 aims to ensure that all of Glasgow's residents and visitors have good access to a network of centres which are vibrant, multi-functional and sustainable destinations providing a range of goods and services. This will be achieved by:

- *maintaining and strengthening the role of Glasgow City Centre as the key economic driver in the West of Scotland;*
- *protecting and revitalising all Town Centres within the Network;*
- *supporting the 'Town Centres First' principle by directing appropriate footfall generating uses to Town Centres;*
- *supporting the role that Town Centres play as integrated transport hubs and encouraging travel by sustainable means to and between Centres; and*
- *embracing the principles of placemaking and building on the strengths of each Centre.*

The City Centre is the primary location for retail, office, commercial, leisure, tourism and civic uses servicing the city region as well as a national transport hub. Accordingly, the Council will favour proposals that support the primary retail, office and leisure functions of the City Centre.

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

Comment: The proposal would bring a currently underutilised part of the City Centre back into active use and assist in strengthening its role as a key economic driver by repopulating the area and delivering sustainable footfall generating uses, as supported by the City Centre SDF.

The principle of co-living in this location is considered to be appropriate and to meet the aims of the policy to strengthen the economy of Glasgow.

The proposal is in accordance with CDP 4 and SG 4.

CDP 5 Resource Management and SG 5 Resource Management

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

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

Comment: A Sustainability Statement has been provided demonstrating that the CDP5 requirement will be met. The assessment demonstrates the assessment of all possible technologies and explains those that are most appropriate for the development which, in this case, have been identified as PV solar panels, air sourced heat pumps. The proposed development will meet Platinum (2025) Section 6 Energy target and provide 20% abatement of carbon emissions through the inclusion of Low and Zero Carbon Generating Technologies and implementing heating systems with zero direct emissions.

The proposal will therefore accord with CDP 5 and SG 5.

CDP 6 and SG 6 Green Belt and Green Network

Policy CDP6 states that the Council will support development that delivers an enhanced/extended Green Network as an integral, functioning part of the wider area. Part 2 of this SG sets out guidance on the Green Network to ensure it is protected and enhanced through new development

CDP6 states that standards for the provision of open space in new development will be brought forward through the City's OSS 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. Part 5 sets out the standards and the identified local circumstances and guidance on when and how they will be applied. In essence, developer contributions may be taken for the following purposes:

- a) to meet the Quality and Accessibility Standards of the OSS and used to invest in a specific, identified subset of the City's open spaces ("Community Spaces") with a view to ensuring households, outwith the City Centre, have safe access to a good quality, multifunctional open space (providing opportunity for rest and relaxation, children's play, informal sport and biodiversity) within an easy walk of their home;*
- b) to meet the Quantity Standard of the OSS and used to invest in the creation of new "publicly usable" open space (all open space other than outdoor sports facilities, allotment/growing spaces and cemeteries) in those parts of the City where there is an identified deficiency;*
- c) to provide for open space in the City Centre (where the OSS standards do not apply) in line with open space, public realm and green/blue infrastructure requirements identified through work associated with the City Centre Strategy;*
- d) to provide open space for food growing in line with the requirements for allotments identified in the Council's Food Growing Strategy; and*
- e) to provide for outdoor sports provision in line with the requirements for outdoor sports identified in the Council's emerging Sports Pitch Strategy.*

Comment: As detailed above, the proposed development includes open space and public realm which will improve the available open space within the locality where currently it is very limited. Additional open spaces are provided at upper floors, with planting, for use of residents.

It is expected that a minimum of 30% of the roof space in new development will be utilised for nature and water management but that a greater percentage may be required in larger developments and where this is necessary to meet the requirements of NPF4 Policy 3. Where roof space is to be used for other purposes (eg solar photovoltaics), this should be designed to also incorporate benefits for nature and water management. Where parts of the roof are to be used for amenity, it will be important that the purpose of the green roof is clear, to avoid conflict and potential misuse/mismanagement.

Comment: The proposed development has 3 separate sections of roof. The roof of the tower 'Block B' is the smallest in area and is occupied almost entirely by a plant enclosure including risers, lift overruns and generator and switch rooms. These are necessary to service the building, and this is an appropriate place to locate them to minimise negative amenity impacts such as noise intrusion to residents and avoids occupying useful internal space.

Next, on level 07, the rooftop of Block A accommodates additional plant including air sourced heat pumps as well as an array of PV panels. There is scope to accommodate a blue/green roof here due to its larger surface area and details of this are required to be submitted to and approved by the Planning Authority by a condition attached.

The third and largest rooftop space is a large amenity deck at Level 05. The entire 611.7m² surface is used for external amenity with extensive planting including trees, shrubs and lawn areas. An additional rooftop space at Level 16 provides an additional external amenity space with some ornamental planting. A Landscape Strategy and Planting Schedule has been provided for both.

The proposal maximises the use of rooftop spaces for amenity and utilities/plant. Though the proposal increases open space on site, it is not possible to deliver large-scale open space provision per SG6. On this basis, a financial contribution towards off site open space provision has been calculated.

The provision is deemed to accord with the SG6 requirement and is subject to condition.

A S75 Agreement is required to secure an open space contribution under SG6 for the City Centre as follows:-

Allotment Contribution: £17,810.89
Allotment Contribution Capital Element: 75%
City Centre Contribution: £258,257.88
City Centre Contribution Capital Element: 75%
Outdoor Sport Contribution: £49,425.21
Total Contribution: £325,493.98

CDP7 Natural Environment and SG7 Natural Environment

CDP7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG7 though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

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

Comment: The Preliminary Ecological Appraisal (PEA) confirms that there is no evidence of nearby protected sites which could be adversely impacted or potentially constrain this development, nor of any protected species being within the application site.

The PEA does not highlight any specific impact ecological conditions. The proposed development will provide a number of biodiversity gains through the extensive landscaping scheme and open spaces provided, significantly improving the provision of biodiverse spaces compared to the existing site. The submitted PEA has identified a number of opportunities for biodiversity enhancement and mitigation recommendations including installation of bird, bat, and invertebrate habitats and suggestions to best align with local and national poles of pollinators and birds. It is considered that the proposed recommendations and enhancements will result in positive change to the site and meet the aims to enhance wildlife and habitats on site. The proposal will therefore accord with CDP 7 and SG 7.

CDP8 Water Environment and SG8 Water Environment

CDP8 clarifies that local authorities are required by The Flood Risk Management (Scotland) Act 2009 to manage and reduce flood risk and promote sustainable flood risk management, which will entail working with responsible authorities and stakeholders, such as SEPA, to meet legislative requirements.

This will require action to assess and address flood risk in new development, including restricting development in certain areas of flood risk and designing new development to reduce flood risk at the development site and impact elsewhere. It also entails an assessment of flood risk across the City, as a basis for the identification and implementation of flood risk management measures.

All proposals are required to make satisfactory provision for Sustainable Urban Drainage Systems (SUDS) and to safeguard the development from the risk of flooding. In addition, proposals for new development should ensure that it does not adversely impact on the water environment, does not increase the probability of flooding elsewhere and does not interfere with the storage capacity of the flood plain.

SG8, Section 6 confirms that where flood risks are identified as part of the screening of development proposals, a detailed Flood Risk Assessment (FRA) will be required.

The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. It must demonstrate that the flood mitigation strategy can be delivered, taking on board the relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

All development identified to be at risk of flooding using the Council Flood Risk Framework, must incorporate a 'freeboard allowance' and/or the use of water-resistant materials and forms of construction which must be appropriate to its function, location and planned lifetime.

SG8, Section 7 confirms the Scottish Planning Policy presumption against land raising within a functional flood plain. Any proposed development within a functional flood plain should be designed to be commensurate with the potential flood risk, in line with Section 6, without the need to raise or defend

land. Consequently, the majority of development proposed within a functional flood plain (inclusive of fluvial and pluvial flooding) is likely to be inappropriate.

Only in exceptional circumstances will land raising or defence of a functional flood plain be considered for new development. Where land raising or land defending is to be accepted, equivalent compensatory storage plus 10% must be provided and a drainage impact assessment will be required to demonstrate that there will be no increase in water level of the relevant watercourse. To ensure safe means of access and egress, land raising should not create islands of development.

The exceptional circumstances in which the Council may consider land raising or defence of a functional flood plain, in support of new development, include:

- *Critical infrastructure*
- *Major regeneration projects*
- *Recreational facilities (sports fields, golf courses, cycleways etc.)*
- *Where this would have a neutral or positive effect on the probability of flooding elsewhere.*

Comment: A Drainage Strategy Report and Flood Risk Assessment has been submitted as part of the application. The site does not lie within an area at future risk of flooding and is therefore considered to be suitable for the proposed development. The Flood Risk Assessment has considered the risk of flooding to the site from a range of sources including coastal, fluvial, pluvial flooding/overland flows, groundwater flooding and sewer flooding. It has been concluded that the site is not at risk of flooding from sea, fluvial, groundwater, surface water and local drainage.

Glasgow City Council Flood Risk Management Team have confirmed that the application has now met all our requirements in relation to flood risk and drainage and have no objections, subject to conditions relating to flood resilient design.

The proposal therefore accords with CDP 8 and SG 8.

CDP9 Historic Environment and SG9 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.

Supplementary Guidance SG 9 supports Policy CDP 9 by providing detailed design guidance. With regard to development affecting the setting of Listed Buildings and the character and setting of the Conservation Areas, guidance notes that the desirability of preserving and enhancing the setting of these will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape.

Comment: As detailed above, the application site is not within a Conservation Area and the existing building is not listed. There are two Category 'B' listed buildings to the southwest of the site, with the Category 'C' listed Kingston Bridge located to the east, and therefore an assessment has been made to ensure the proposed development does not harm the setting or character of these heritage assets through visual testing and modelling. The proposed development is considered to have been sensitively designed to ensure the development will provide a positive contribution to the surrounding townscape through the redevelopment of a long vacant building of little architectural merit. The Design and Access Statement shows a series of viewpoints which demonstrates that the proposed development will sit well within the surrounding area and it is not considered that the proposals will impact the special character or setting of the listed buildings. This proposal accords with policy CDP 9 and supplementary guidance SG 9.

CDP 10 and SG10 Meeting Housing Needs

CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. The Council will:

- *Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;*

- *Maintain a five-year supply of effective housing land at all times;*
- *Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;*
- *Work with the house building industry and the Scottish Government to address site constraints and infrastructure issues in the established housing land supply.*

Where an audit identifies that the five-year effective supply is not being maintained, the Council will support housing development proposals for all tenures that can be delivered in accordance with the approach set out in Strategy Support Measure 10 of the Strategic Development Plan 2012. Such sites will be supported if they:

- *are capable of delivering completions in the next five years;*
- *can address infrastructure constraints;*
- *are in a sustainable location as guided by Diagram 4 of the Glasgow and the Clyde Valley Strategic Development Plan; and*
- *are capable of complying with other relevant policies and proposals in the Plan, and any relevant Supplementary Guidance.*

Comment: SG10 encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case, while only one ground floor commercial unit is proposed, the development overall includes extensive public realm and public open space. The proposed development would result in the redevelopment of a site with a vacant building that was last occupied in 2016 site and introduces 420 studio apartments in a highly accessible location in close proximity to existing amenities and facilities. Co-living is a tenure model not currently operational in Glasgow and will assist in increasing the offer of accommodation within the City and help meet the housing demand.

Large-Scale Co-Living Planning Guidance

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on co-living was adopted in March 2024. The guidance seeks to ensure the provision of high quality accommodation with suitable levels of amenity in appropriate locations. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects co-living developments to provide residents with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that such developments are designed to benefit their surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

For the time being, LCL will be limited to the Glasgow City Centre Living Strategy boundary (which extends just beyond the City Centre boundary) for the following reasons:

- *The city centre area has sufficient capacity to absorb the potential impacts of LCL development;*
- *The city centre area provides ready access to a range of local supporting facilities including shops, services, leisure and community facilities, and is the key 'high accessibility' public transport zone; and*
- *Focusing LCL within the city centre will assist in meeting Glasgow's goal of doubling the city centre's population by 2035; and creating new living opportunities in the city centre.*

Comment: Being within the City Centre Living Strategy boundary, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a concentration of services. Additionally, the site is well served by public transport to reach the rest of the city.

The proposal represents a betterment to the character of the built environment, replacing a long-term vacant site with high quality architecture and returning activity to the site whilst increased footfall at all times of day to improve the vitality of the area. The City Centre SDF, River Clyde SDF, South Central LDF also identify the site as an area of opportunity for densification, urban repair and greater height and scale.

Space Standards

As a minimum, communal kitchen, dining and laundry facilities should be provided at a demonstrably commensurate level to enable all residents to cook, prepare and eat meals; and do laundry without queuing or inconvenience. Convenient toilet facilities should also be provided for use alongside other

communal facilities for residents' and guests. These necessary supporting facilities must be provided and will not be considered as part of the mix of internal communal lifestyle facilities crucial in delivering LCL's unique offer. Namely, encouraging and supporting communal living.

Communal Kitchens: The design and location of communal kitchen facilities will depend on considerations such as floorplate size, the number of stories within the building, and the number of residents. In general, communal kitchens should be provided on every floor. In the case of cluster flats, kitchens should be on the same level. However, in some cases due to layout constraints such as small floorplates, it may be appropriate to provide kitchens on alternate floors, or another alternative arrangement. Any alternative arrangements need to demonstrate convenient access, measured by distance from furthest unit.

Communal Dining Spaces: Dining spaces should enable people to eat where they cook and hence can be provided either alongside communal kitchen facilities or with other communal space that is located near the kitchen facilities. For each resident, 0.5 sqm of dining space should be provided, including space for chairs, tables, and circulation. Any café and restaurant seating that is open to public and that will incur an additional cost to LCL residents cannot be counted toward the dining space or required communal space.

Internal Communal Dining Spaces: Lounge and living spaces should be provided to encourage incidental meetings, socialising, lounging, engagement and recreation. Ideally, internal communal space should be provided on every floor to allow for convenient access to a living or lounge space, especially if there is no kitchen and dining area on the same floor. Internal communal spaces must be adequately sized, integrated within the building design and not provided in left over spaces.

Resident's External Communal Space Provision: At least one sqm of external communal space should be provided per resident. This space should be provided as one outdoor space at ground floor or podium level. If an aggregated space is not possible, external communal space should be provided as ground floor, terrace or roof gardens, with each individual outdoor space being at least 40 sqm. In the case of conversions to historic buildings, exceptions to the external communal open space minimum will be considered where a robust justification has been provided to the satisfaction of the Council. For example, it may not be possible to provide all units to the minimum standard in a scheme involving the conversion of a listed building.

External communal space should be accessed directly from usable internal spaces and should be overlooked by usable internal spaces. Where appropriate, internal space will provide passive surveillance and avoid isolated external areas that cannot be used safely.

External communal space should provide adequate seating, lighting, and landscaping to provide a good quality, safe environment. When landscaping is provided in external communal space, it should be designed to enhance biodiversity in accordance with NPF4 Policy 3.

Private Bedrooms: New build units should be not less than 22 sqm and not more than 31 sqm to avoid being converted to substandard self-contained units. (See paragraph 1.8) A two-person room should be designed for two people rather than be a basic enlargement of a single room.

Comment: The proposal meets all the space requirements set out in the LCL Guidance. The provision of communal kitchens has been explored extensively with the applicant to ensure suitable provision that will meet the needs of residents while being suitable for the building layout. The applicant provided an assessment to demonstrate the furthest possible travel distance from a studio to a communal kitchen which has deemed to be suitable. LCL Guidance does not require a minimum number of cooking facilities per-person but does require a minimum of 5 cookers and hobs per communal kitchen which have been provided. In addition to cooking facilities within each studio, 26 hobs and ovens are provided in communal kitchens creating a ratio of 1 hob and cooker per 16 residents. Two additional 'tea prep' areas are provided with fitted kitchens but with no cooking facilities.

The existing building has a full-sized basement which is being retained as part of the proposals and has limited options for repurposing however it is preferable to keep this structure to reduce carbon emissions, as basement structures are significantly more carbon intensive than above-ground floors. As much of this space as possible has been allocated for uses such as plant, waste storage, cycle storage and laundry areas however the remaining area is to be used for amenity space. 584.4m² of lifestyle and 111.1m² of supportive amenity is to be provided at this level. Similarly, other than circulation spaces, 'back of house' and the commercial unit, the entire ground floor is amenity space providing 851.8m² of lifestyle and 210.8m² of supportive amenity meaning that combined, these spaces provide 83% of the building's internal amenity space. Within these large spaces is a mix of large open-plan areas but also smaller, separate spaces for a variety of uses that should be conducive to social cohesion while providing residents with options for quieter amenity spaces. At basement level, the majority of proposed

amenity space and communal kitchens have high-level glazing around the perimeter of the building to allow natural light into the space.

Internal amenity facilities provided include but are not limited to:

- gym, yoga space and spin tunnel
- co-working spaces
- communal lounges and dining areas with a variety of seating
- games room
- reading space
- plant nursery
- rooftop viewing space with lounge

External amenity is delivered in 3 separate spaces; the ground floor courtyard which opens to the street to the north and will be publicly accessible; a south-facing residents only roof terrace at Level 05; and a north-facing residents only roof terrace on Level 16. All have been tested for noise, wind and sunlight conditions and will deliver a variety of environments, all suitable to provide good quality amenity for residents. All outdoor spaces will have a variety of seating, planting and a lighting scheme.

All bedrooms meet the space standard requirement as well as providing all the essential in-room facilities expected. Windows have been designed to maximise daylight to rooms and wherever possible, corner rooms will be dual aspect. Example layouts of standard and accessible rooms have been provided as well as a list of furniture, fit out and appliances which includes but is not limited to:

- double wardrobe
- peg wall and mirror
- full height shelving and storage
- double bed with bedside table and overhead storage
- sofa, dining table and pouf
- workstation, desk chair and television
- kitchenette with sink, fridge with freezer compartment, hob and combi-oven
- bathroom with toilet, shower, vanity unit and storage

Management Plans

With a key justification for LCL being to facilitate and encourage communal living, a degree of governance of space will be necessary. Therefore, a draft Management Plan will be required to support proposals for Large Scale Co-Living accommodation and should be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into surrounding communities / neighbourhoods.

The management plan should be secured through planning condition or a Section 75 agreement and should include, but not be limited to, detailed information on the following:

- 1) *Security and fire safety procedures, including crime prevention and anti-social behaviour measures;*
- 2) *Moving in and move out arrangements;*
- 3) *How all internal and external areas of the development will be maintained including:*
 - *procedures for how cooking and dining facilities will be managed to ensure all residents can comfortably cook and eat when they desire;*
 - *ensuring that the standards for communal space for the use of residents, will be met in perpetuity regardless of the change in ownership or management;*
 - *cycle storage provision, servicing, maintenance and upkeep;*
 - *personal storage management; and*
 - *an out of hours management strategy.*
- 4) *How communal spaces and private units will be cleaned and how linen changing services will operate;*
- 5) *How deliveries for servicing the development and residents' deliveries will be managed, including:*
 - *management of food and online deliveries to individual residents to avoid unacceptable impact on public realm and the highway;*
 - *security and concierge facilities;*
 - *storage facilities for packages when not immediately picked up by residents.*
- 6) *Key responsibilities of the site staff which could include the organisation of social activities and a system of communication for residents to foster a sense of community;*
- 7) *The details of how the LCL development will be managed by a single management company and if any future management changes are anticipated, how the single management will be transferred, and including an annual monitoring and review framework to ensure the effectiveness of the management plan;*

- 8) *All services and facilities must be included in the rent, except utility bills for individual units (although rents may be inclusive of bills).*

Comment: a Draft Management Plan has been provided in response to the criteria set out in the LCL Guidance above. This is considered satisfactory to meet the requirements of the guidance and will be confirmed per condition attached. Maintenance and management arrangement for the building itself are required as part of the associated Section 75 Legal Agreement.

Design Criteria

Glasgow's Large-Scale Co-Living Guidance is underpinned by the existing City Development Plan therefore any proposal is expected to present a design that accords with CDP-1: The Placemaking Principle.

Additional guidance, based on the CDP is included in the Guidance however all aspects of this have been assessed in detail in the rest of this section of the report above and below.

The proposal is considered to be in accordance with the intentions of CDP10 and SG 10.

CDP 11 and SG 11 Sustainable Transport

CDP 11 policy aims to ensure that the city is characterised by sustainable and active travel. It supports the development of car-free housing on suitable sites. New developments are required to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

SG 11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on the provision of parking in new development.

With regards to Cycle Parking, for mainstream residential 1 space per unit is expected. Visitor parking to be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally.

Comment:

Though SG 11 does not provide specific guidance for co-living car parking provision, it can be considered as mainstream residential as it is for some other CDP policies, wherein the Council supports the development of car free housing on suitable sites. Where there are existing restricted or controlled parking zones, there is also no minimum parking standard. It can also be considered in line with the car-free housing policy within SG 11. The application site is located within a high public transport accessibility area as defined in SG 11 and therefore is suitable for car-free living. Existing on-street parking provision to the surrounding streets shall remain available.

With regard to cycle parking, it was agreed that this proposal could deliver a reduced provision if a satisfactory cycle-hire scheme, free of charge can be implemented and managed by the building operator. Details of this have been provided and will be included in the legal agreement for the application, should planning permission be granted. This development will deliver 50% cycle parking or, 0.5 spaces per resident. Cycle storage is to be within the basement, accessed via a ramp. 8 visitor spaces are provided at ground floor level to the north of the site.

The proposed cycle hire scheme will have 15 bicycles for residents to hire free of charge. These shall be maintained by the building operator through the associated Legal Agreement. On induction to living in the building, residents will be made aware of the facility and how to use it. Additionally, the nearest on-street bike hire scheme (Next Bike) is a 6-minute walk from the site.

In this site context of High Accessibility, near the City Centre, this variation from policy is deemed to be acceptable and will still deliver a sustainable living model in a suitable location, achieving the aims of SG11.

The proposed provision is as follows:

Cycle hire cycles: 15
Resident cycle spaces: 210
Visitor spaces: 8

A condition for electric bike charging has been recommended.

Having regard to the above, it is accepted that the proposals meet the requirements of CDP11 and SG11.

Material Considerations

In respect of c), with regard to material considerations, 7 objecting and 1 supportive comments were received.

The key issues raised within the objections can be summarised as follows:

- Impact on residential amenity in respect of privacy, daylight and sunlight

Comment: As detailed in the assessment above, the application has assessed the development against these impacts and the relevant studies have demonstrated that there will be no negative impact.

- Height, scale and massing of the development

Comment: The scale and height of the buildings have been the subject of pre-application and post submission discussions. The tallest section has been strategically located away from neighbouring residential buildings. In addition, a Visual Impact Assessment and Daylight and Sunlight assessment have been submitted as part of the application and concluded that there is no detrimental impact to surrounding buildings in terms of daylight or impact on key viewpoints.

- Traffic and parking issues

Comment: A Transport Assessment has been submitted as part of the application which has assessed the impact of the development in terms of road safety, traffic and parking. Given the highly accessible location, this car free development is considered to be appropriate and has been accepted by GCC's transport department. Existing on-street car parking will be unaffected. Parking to existing surrounding residential developments are subject to private management.

- Increase in footfall and nuisance

Comment: The proposed development will bring a long-term vacant City Centre site back into active use. With regards to community safety and nuisance, the redevelopment of the site and increase in footfall is considered to be a positive change to the site and the creation of the new public spaces and residential blocks will increase both natural and passive surveillance within the site and surrounding area. The surrounding public realm will be improved as a result of this proposal.

- Impact on quay walls

Comment: This is not a material planning consideration. At its closest point, this site is approximately 140 metres from the quay wall. Control of noise, dust and vibration during construction is controlled via a Construction Management Plan to be submitted to and approved by the Planning Authority as per the recommended condition. Construction details are otherwise matters controlled through Building Regulations and the Building Warrant process.

- Nature of development, specifically the presence of student accommodation.

Comment: The proposed development is not purpose-built student accommodation but is a co-living building available to an unrestricted range of potential occupiers. This proposal will introduce a new housing model to Glasgow that will contribute to a diverse range of accommodation in the area and will help achieve aims of increasing the City Centre population and provide much needed housing.

- Impact on property values

Comment: This is not a material planning consideration

- Impact on access to a loading bay on Paterson Street.

Comment: A Construction Management Plan is required per condition attached. The applicant has advised of the intention to locate a site office and direct deliveries and materials to Laidlaw Street to the west where no businesses or residences are located and has met with the adjacent Cash and Carry Business operator to re-assure them of their intention to ensure business continuity.

Conclusion

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

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

Drawings

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

1. PROPOSED BASEMENT FLOOR PLAN-P05 10.12.2025
2. PROPOSED ROOF PLAN P03 10.12.2025
3. PROPOSED GROUND FLOOR PLAN-P04 23.10.2025
4. PROPOSED LEVEL 01 FLOOR PLAN-P03 23.10.2025
5. PROPOSED LEVEL 02-04 FLOOR PLAN-P02 23.10.2025
6. PROPOSED LEVEL 05 FLOOR PLA-P04 UPDATE 02.12.2025
7. PROPOSED LEVEL 06 FLOOR PLAN-P02 23.10.2025
8. PROPOSED LEVEL 07 FLOOR PLAN-P01 23.10.2025
9. PROPOSED LEVEL 08-15 FLOOR PLAN-P01 23.10.2025
10. PROPOSED LEVEL 16 FLOOR PLAN-P03 23.10.2025
11. PROPOSED LEVEL 17-18 FLOOR PLAN-P01 23.10.2025
12. PROPOSED LEVEL 19 FLOOR PLAN-P03 23.10.2025
13. 24006-CAL-ZZ-ZZ-DR-A-03001-DEMOLITION SITE PLAN 28.08.2025
14. 24006-CAL-ZZ-ZZ-DR-A-05003-PROPOSED ELEVATION – NORTH-P02 28.08.2025
15. 24006-CAL-ZZ-ZZ-DR-A-05004-PROPOSED ELEVATION – WEST-P02 28.08.2025
16. 24006-CAL-ZZ-ZZ-DR-A-05005-PROPOSED ELEVATION – EAST-P02 28.08.2025
17. 24006-CAL-ZZ-ZZ-DR-A-05006-PROPOSED ELEVATION – SOUTH-P02 28.08.2025
18. 24006-CAL-ZZ-ZZ-DR-A-05007-PROPOSED COURTYARD ELEVATIONS-P02 28.08.2025
19. 24006-CAL-ZZ-ZZ-DR-A-06001-PROPOSED SECTION 1-P01 28.08.2025
20. 24006-CAL-ZZ-ZZ-DR-A-06002-PROPOSED SECTION 2-P01 28.08.2025
21. 24006-CAL-ZZ-ZZ-DR-A-06003-PROPOSED SECTION 3-P01 28.08.2025
22. 24006-CAL-ZZ-ZZ-DR-A-06004-PROPOSED SECTION 4-P01 28.08.2025
23. 24006-CAL-ZZ-ZZ-DR-A-06005-PROPOSED SECTION 5-P01 28.08.2025
24. DEMOLITION ELEVATIONS NORTH AND EAST P01 28.08.2025
25. DEMOLITION ELEVATIONS SOUTH AND WEST P01 28.08.2025
26. -CAL-ZZ-ZZ-DR-A-00001 LOCATION PLAN 04.06.2025
27. 6055-00B-ZZ-00-D-L-000040 PLANTING STRATEGY GROUND FLOOR 04.06.2025
28. 6055-00B-ZZ-00-D-L-000001 GROUND FLOOR LANDSCAPE PLAN 04.06.2025
29. 6055-00B-ZZ-05-D-L-000003 ROOF TERRACES LEVEL 05 04.06.2025
30. 6055-00B-ZZ-16-D-L-000004 ROOF TERRACES LEVEL 16 04.06.2025
31. 6055-00B-ZZ-XX-D-L-000050 PROPOSED SITE SECTIONS 04.06.2025
32. 6055-00B-ZZ-XX-D-L-000051 PROPOSED SITE SECTIONS TERRACE 16 04.06.2025
33. PLANTING STRATEGY ROOF TERRACES 03.12.2025

1. 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.

2. Prior to demolition of the existing building, a written report shall be submitted to the Planning Authority, providing an inventory of items and materials to be salvaged from the demolished building for re-use, repurposing and recycling. Furthermore, the report shall clarify the proposed strategy for landfill material disposal. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise approved 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 being completed.

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

3. Prior to demolition of the existing building and construction of the new building on site, a demolition and construction method statement/site management plan, to include:
- a) measures for the control and mitigation of noise, dust and vibration;
 - b) a demolition/construction traffic management plan;
 - c) areas for the delivery and storage of equipment and materials;
 - d) proposals for contractors accommodation;
 - e) plant details, locations and lifting plans;
 - f) onsite sediment treatment and filtration systems, and;
 - g) details and method of water quality monitoring in respect of demolition and construction activities,

in a manner that minimises disruption to the local community and associated road network, maintains the safe movement of pedestrians and traffic and ensures that water quality is unaffected by construction activities, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved measures shall be implemented in full for the duration of the demolition and construction works.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail, to minimise disturbance during construction and in the interests of vehicular and road safety.

4. Prior to works commencing 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 for the duration of the construction works.

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

Reason: In the interests of pedestrian and vehicular safety.

5. No development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority to take account of comment issued on the Phase 1 Geo-Environmental Risk Assessment of Oct 2025 and site investigation proposals. 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.

6. 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.

7. 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 Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

8. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / verification 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.

9. 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 and any further necessary agreed measures to remediate the affected area have been completed.

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

10. Prior to work commencing on site, finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features for the site shall be submitted to and approved in writing by the Planning Authority. The submitted details shall 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. Thereafter, the development shall be carried out in accordance with the approved information prior to occupation of the development and shall be managed and maintained in accordance with the approved management and maintenance plan in perpetuity.

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.

11. Prior to the commencement of above ground construction works for the new building on site, proposals for flood resilient design for areas of the building where the finished floor level is below 6.53m aod shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, critical building systems should not be located below 6.53m aod. Thereafter, the approved measures shall be completed prior to occupation of the building.

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.

12. Prior to the commencement of above ground construction works for the new building on site, a written report shall be submitted to the Planning Authority detailing all construction materials and building components to be used in the development and their whole life carbon emissions, as well as a demonstrable strategy to ensure construction materials and building materials are reduced, reused, and/or recycled at the end of the building lifespan in line with the waste hierarchy and the principles of the circular economy. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report verifying the outcome of the exercise shall be submitted to the Planning Authority prior to occupation of the building.

Reason: To encourage, promote and facilitate development that is consistent with the aim of a circular economy.

13. Prior to the commencement of above ground construction works 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, and; roof areas and surfaces, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building(s) 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: In order to protect the appearance of both the property itself and the surrounding area.

14. Prior to the commencement of above ground construction works of the development on site, sample panels of the materials to be used on the external elevations shall be erected for the inspection by and written approval of the Planning Authority either on site or at another accessible location. Thereafter, the building(s) shall be constructed in accordance with the approved sample

panel(s), unless otherwise agreed in writing with the Planning Authority, prior to occupation of the building.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area.

15. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used, where appropriate, and the incorporation of design measures to prevent premature weathering and staining, 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 enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

16. 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 and/or public realm 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 enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

17. Prior to commencement of above ground construction works for the new building on site, drawings at 1:20 scale illustrating the safety guarding treatment on the external terraces 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 enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

18. Prior to the commencement of above ground construction works for the new building on site, details of all roof-mounted plant, apparatus and screening, including detailed construction drawings, shall be submitted to and approved in writing by the Planning Authority. Thereafter, any roof-mounted plant, apparatus and screening, shall be constructed in accordance with the approved details prior to occupation of the building.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area.

19. Prior to the commencement of above ground construction works on site, ventilation proposals shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the ventilation shall be internalised through the building using a riser system and/or integrated into the building fabric in a manner that does not interrupt the building elevations and no vents, flues, aerials or other such external fittings are approved on the external elevations without the prior written approval of the Planning Authority. Thereafter, the ventilation proposals 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: In order to protect the appearance of both the property itself and the surrounding area.

20. Prior to the commencement of above ground construction works for the new building on site, details of positions and types of external street and public realm lighting for public and private areas, including all adopted and non-adopted areas, and of maintenance and management arrangements for the lighting, shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed and operational prior to occupation of the development and thereafter shall be maintained in accordance with the maintenance and management arrangements.

Reason: To enhance safety and security during hours of darkness.

21. Prior to the commencement of above ground construction works 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.

22. Prior to the commencement of above ground construction works on site, a signage strategy for the development shall be submitted to and approved in writing by the Planning Authority and subsequent signage/advertisement proposals shall be designed in accordance with the approved strategy.

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

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

23. Prior to the commencement of above ground construction works on site, details of a public art strategy for the site shall be submitted to and approved in writing by the Planning Authority. The public art strategy shall be based on an appropriate theme with provenance to the site's locality. Thereafter, the public art strategy shall be implemented in accordance with the approved details prior to occupation of the building.

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

24. Prior to the commencement of above ground construction works 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 and boundary treatments together with a programme for the implementation/phasing of the landscaping in relation to the construction of the development. Thereafter, the landscaping, including planting, seeding and hard landscaping shall be implemented in accordance with the approved details and phasing prior to occupation of the development. For the avoidance of doubt, all landscaping, including planting, seeding and hard landscaping for the entire development shall be completed in full prior to the first occupation of the development.

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

25. Prior to the commencement of above ground construction works on site, full details of the final surfacing of the surrounding footways and all other new hard surface areas within the curtilage of the development, in accordance with the 'Avenues' public realm standards, including material specifications, samples and phasing information, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the footways and hard surface areas shall be implemented in accordance with the approved details prior to occupation of the development.

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

Reason: In the interests of pedestrian safety.

26. Prior to the commencement of above ground construction works of the development on site, details of biodiversity improvement measures, with an emphasis on native species, along with a programme of maintenance, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the biodiversity improvement measures shall be implemented in the approved manner prior to occupation of the building and shall be maintained in accordance with the approved maintenance programme.

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

27. Prior to the commencement of above ground construction works of the development on site, full details for the provision, extent and location of Swift bricks, suitable for the nesting of the Common Swift, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the Swift bricks shall be implemented in the approved manner prior occupation of the development.

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

Reason: To meet the requirements of the Glasgow City Local Species Action Plan on Swifts and to stabilise and increase the swift populations in Glasgow by ensuring that provision is made for Swifts in new buildings.

28. Prior to the commencement of above ground construction works of the development 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 is occupied.

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

29. Prior to occupation of the development, the specific design details to achieve the required mitigation measures outlined in the Noise Impact Assessment prepared by EnviroCentre (dated June 2025) shall be implemented in full.

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

30. Prior to occupation of the development, a building management plan to include:

- a) security and fire safety procedures, including crime prevention and anti-social behaviour measures;
- b) moving in and move out arrangements;
- c) How all internal and external areas of the development will be maintained including:
 - procedures for how cooking and dining facilities will be managed to ensure all residents can comfortably cook and eat when they desire;
 - ensuring that the standards for communal space for the use of residents, will be met in perpetuity regardless of the change in ownership or management;
 - cycle storage provision, servicing, maintenance and upkeep;
 - personal storage management; and
 - an out of hours management strategy.
- d) how communal spaces and private units will be cleaned and how linen changing services will operate.
- e) how deliveries for servicing the development and residents' deliveries will be managed, including:
 - management of food and online deliveries to individual residents to avoid unacceptable impact on public realm and the highway;
 - security and concierge facilities;
 - storage facilities for packages when not immediately picked up by residents.
- f) key responsibilities of the site staff which could include the organisation of social activities and a system of communication for residents to foster a sense of community;
- g) The details of how the LCL development will be managed by a single management company and if any future management changes are anticipated, how the single management will be transferred, and including an annual monitoring and review framework to ensure the effectiveness of the management plan;
- h) all services and facilities must be included in the rent, except utility bills for individual units (although rents may be inclusive of bills).

shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved measures shall be implemented in full for opening and full duration of operation of the building.

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

Reason: To meet the requirements of Glasgow's Large-Scale Co-Living Planning Guidance.

31. Prior to occupation of the development, a management plan for the collection of refuse and recycling for both the co-living residences and operations and commercial unit shall be submitted to and approved in writing by the Planning Authority. The refuse and recycling facilities detailed on the approved drawings shall be completed before the development is occupied and shall thereafter be managed in accordance with the approved management plan.

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

32. Prior to occupation of the development, a maintenance schedule for the biodiversity and habitat enhancement measures and the landscaping scheme along with details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed measures shall be maintained in the approved manner.

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

33. Prior to occupation of the development, a Residential Travel Pack shall be provided for each dwelling unit. A draft pack shall be submitted to and approved in writing by the Planning Authority. The pack shall state that the development is car free and shall include maps / website links detailing the location of public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, and information about the health / environmental benefits of walking and cycling.

Reason: To ensure that sustainable transport outcomes are achieved.

34. Prior to occupation of the development, details of the free cycle hire scheme for residents shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved cycle hire scheme shall be implemented and operational prior to occupation of the building.

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

Reason: To ensure that sustainable transport outcomes are achieved.

35. Prior to occupation of the development, details of facilities providing electric bicycle charging, shall be submitted to and approved in writing by the Planning Authority. The charging facilities shall be completed and operational prior to occupation of the development.

Reason: To ensure that sustainable transport outcomes are achieved.

36. Disposal of Cooking Odours/Fumes

- a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally through the building and terminating at a point 1 metre above parapet / flat roof at an agreed location. 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.

37. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps being located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

38. All pedestrian access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. All doors / gates shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.

Reason: In the interests of pedestrian safety.

39. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

40. 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 that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

41. Acoustic/amplified music from any commercial unit 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.

42. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows opened, 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.

43. On completion of the development, the first use of the commercial unit shall not be used for any purpose other than within Classes 1A and 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 or any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order. The Planning Authority shall be advised in writing of the 'Use Class' of the ground floor commercial unit prior to the premises becoming operational.

Reason: To encourage the establishment of active ground floor uses, to promote flexible office space and to maintain an accurate record of the use of the planning unit.

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

Reason: In the interests of pedestrian safety.

45. External security shutters shall not be permitted in the development hereby approved.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Advisory Notes to Applicant

1. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. A Road Construction Consent is required under Section 21 of the Roads (Scotland) Act 1984.
2. The developer should advise each prospective purchaser that residents will not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy
3. 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.
4. The applicant should contact Cleansing regarding the collection of bins from the proposed residential development.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/JHO/10/12/2025

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow G1 1RX

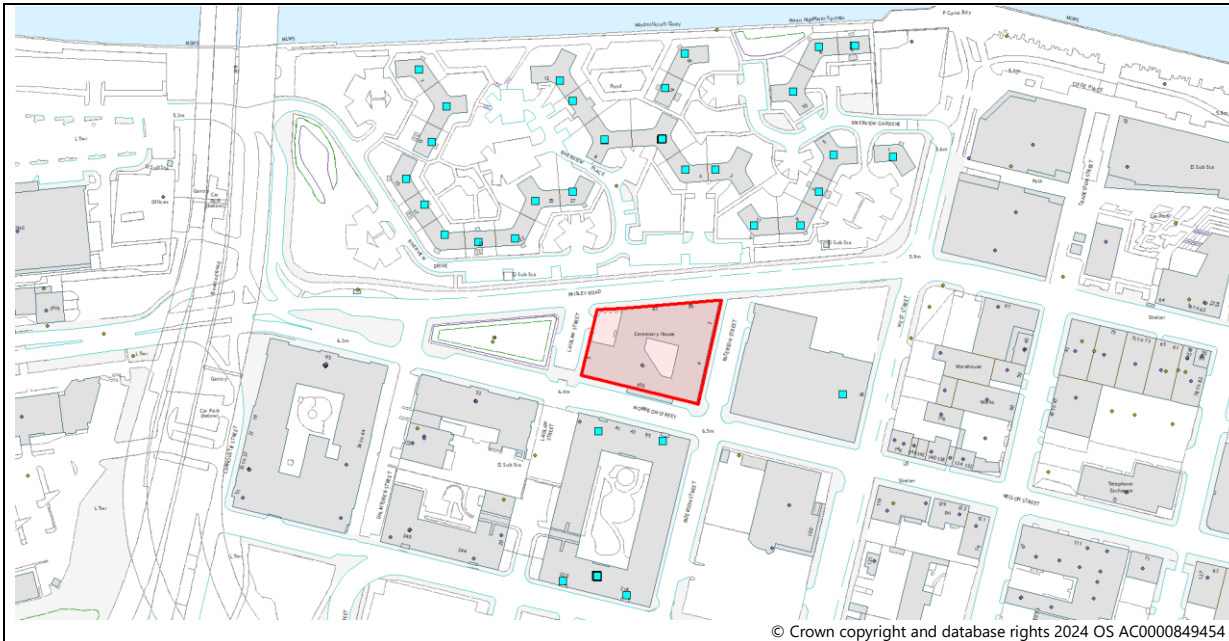
Head of Planning: Sarah Shaw

Reference No: 25/01258/FUL

Address: 100 Morrison Street, Glasgow, G5 8LN

Ward: 05, Govan

Indicative Site Location



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Location of Site (for details refer to report)