



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1b

19th August 2025

Contact: Tabitha Holland **Email:** tabitha.holland@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation **Grant subject to Conditions and S75 Agreement**

Application	24/02728/FUL	Date Valid	08.11.2024
Site Address	Site At Former College Street Goods Yard Adjacent To No 4 Parsonage Square Glasgow		
Proposal	Erection of mixed-use development, including retail (Class 1A), food and drink (Class 3 and Sui Generis), business and commercial uses (Class 4), non-residential institutions (Class 10), assembly and leisure (Class 11), residential (Build to Rent), purpose built student accommodation, alterations to arches, and associated landscaping, public realm, access and infrastructure works.		
Applicant	Apsley (High Street Glasgow) Limited 17 Grosvenor Street London W1K 4QG	Agent	Shahid Ali Ryden Onyx 215 Bothwell Street Glasgow
Ward No(s)	09, Calton	Community Council	02_121, Calton
Conservation Area		Listed	
Advert Type	Bad Neighbour Development Affecting a Conservation Area/Listed Building	Published	6 December 2024
City Plan	Residential		

Representations/Consultations

In summary, a total of 59 representations were received including 17 letters of support, 39 objections (including Calton Community Council) and 2 neutral comments (including John Mason MSP).

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

- Impact on light at Parsonage Square
- Impact on residential amenity in respect of privacy, daylight and sunlight
- Scale and massing of the development
- Height and topographical concerns
- Appearance and design of the development
- Lack of co-ordination with previous developments in the area
- Road safety, traffic and parking issues
- Insufficient public transport and infrastructure
- Increase in footfall and nuisance
- Impact on conservation area and listed buildings

- Structural risk, specifically in relation to archways
- Impact on air quality
- Concerns regarding emergency access with only having one access point and if this is blocked
- Nature of development, specifically tenure of flats
- The site should be retained for potential future railway infrastructure
- Development of the site should not prohibit a future railway footbridge crossing (between College Goods Yard and Collegelands)

The support comments can be summarised as follows:

- The development will bring a derelict brownfield site back into active use
- Increase in footfall will increase safety and visibility in the area
- Addresses a growing demand for housing and the housing emergency
- Provides a range of amenities
- Benefit local businesses and organisations
- Meets the demand for rental properties
- Located in a highly accessible area
- Job creation

Two neutral comments received also raised similar concerns to the objections with regards to: height, density, parking, structural damage to archways and loss of light. In addition, ensuring sufficient green space is provided, the upgrading of High Street Station, the potential bridge over the railway and the coordination with the Avenues Project were raised.

Consultations

City Design – No objection
 CDP 6 / SG6 Open Space – No objection
 Public Health – Contaminated Land – No objection
 West of Scotland Archaeology – No objection
 Transport Planning – No objection
 Flood Risk Management
 The Coal Authority – No objection, subject to conditions.
 Scottish Water – No objection.
 Scottish Power – No comments received.
 Network Rail – No objections, subject to conditions.

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

Site and Description

The application site comprises a triangular site of approximately 3 hectares of brownfield land located at the former College Street Goods Yard adjacent to No.4 Parsonage Square. The site is located to the east of Glasgow City Centre and is within the Calton ward boundary. The site is currently partly occupied by a surface level car park in the central portion of the site, with the remainder being vacant derelict land.

The site is bounded to the north and east by existing railway lines, to the south by Bell Street and to the west by Parsonage Square. A retaining wall formed by traditional brick archways is located towards the southern end of the site which returns northwards along Parsonage Square and then west towards High Street, immediately south of the Unite student accommodation at Blackfriars Road.

In terms of constraints, the site is bounded by railway infrastructure to the north and east and the existing retaining wall to the west and south, where there is a change in levels of approximately one storey, and the Molendinar Burn dissects the site north to south.

Aside from the railway infrastructure, the immediately surrounding area is largely residential in nature with flatted developments located along Bell Street to the south and Parsonage Square to the west and Unite student accommodation also to the west at Blackfriars Road.

Access to the site will be taken via Blackfriars Road to the north from High Street.

Whilst the majority of the site is not located within a conservation area, the south west corner of the site does sit within the Central Conservation Area, the boundary of which runs behind the traditional

warehouse residential conversion that fronts Bell Street. There are two listed buildings located to the south of the site (Category 'A' listed at 105-109 Bell Street and Category 'B' listed at 174 Bell Street).

Planning History

The application site has extensive planning history. The following applications are of particular relevance:

06/01227/DC - Erection of residential development, retail space and associated access, car parking and landscaping (Outline). Approved 27 February 2007.

09/01470/DC - Erection of residential development, retail space and associated access, car parking and landscaping - amendment to consent 06/01227/DC to extend permission for a further three years. Approved 16 November 2009.

12/02072/DC - Erection of residential development, retail space and associated access, car parking and landscaping - amendment to consent 09/01470/DC to extend permission for a further three years. Approved 20 December 2012.

14/01779/DC - Planning Permission in Principle - Erection of managed student accommodation (sui-generis) with supporting uses and associated works. Approved 17 December 2014.

17/03413/DC – Erection of mixed use development, including retail (Class 1), leisure (Class 11), food and drink (Class 3 and Sui Generis), non-residential institutions (Class 10), business and commercial uses (Class 2 and Class 4), build to rent residential, student accommodation and associated works. Approved subject to conditions on 7 December 2018.

21/03795/FUL – Erection of mixed-use development, including retail (Class 1), food and drink (Class 3 and Sui Generis), business and commercial uses (Class 2 and Class 4), non-residential institutions (Class 10), assembly and leisure (Class 11), residential (Build to Rent and Residential Sui Generis), student accommodation. Approved subject to conditions and S75 agreement on 3 February 2023.

As detailed above, a number of applications have been approved for similar mixed use schemes on the site, most recently in 2021. This scheme has been revisited following new ownership of the site resulting in the proposals submitted under this application.

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; scale and mass and scenario testing of layouts and locations of height; environmental conditions; amenity allocation; height to enhance outlook; elevational treatment 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 August and September 2024 to allow the public to view the proposals and submit feedback prior to the application submission. In addition, meetings have taken place with Calton Community Council, local residents at Parsonage Square and other stakeholders. 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 for the erection of a mixed-use development, including retail (Class 1A), food and drink (Class 3 and Sui Generis), business and commercial uses (Class 4), non-residential institutions (Class 10), assembly and leisure (Class 11), residential (Build to Rent), purpose built student accommodation, alterations to arches, and associated landscaping, public realm, access and infrastructure works at the former College Street Goods Yard adjacent to 4 Parsonage Square. Vehicular access is proposed from High Street via Blackfriars Road to the south of High Street Railway Station with a loop road created to access and service the various buildings within the site. The development will be set within a substantial network of publicly accessible landscaping extending from Bell Street to Blackfriars Road, creating permeability through the site.

The proposed development comprises 713 build to rent residential units consisting of studios, one, two and three bedroom apartments and purpose built student accommodation containing 999 student beds which are a mix of studios and cluster flats. The scheme is split into six blocks as follows:

Block A

Block A is located in the southern portion of the site and consists of two separate buildings, a 12 storey block located furthest south and a L-shaped block comprising 7 storeys along the western boundary, stepping up to 9 storeys to the east. Both blocks are proposed as student accommodation. In the southernmost block, a commercial unit (for potential retail, leisure, food and drink, non-residential institutions, or businesses use), internal amenity space and bin stores are proposed at the lower ground floor level facing Bell Street, where there is a change in levels, with internal amenity space and cycle stores located at ground floor and residential accommodation beginning from the first floor. The second (northern) block proposes a mixture of studio flats, amenity space, plant and bin stores at ground floor, with a mix of studios and cluster flats beginning at first floor. A total of 346 studio and 144 cluster flats are proposed across the Block A buildings. A mixture of external and internal cycle storage is proposed between the blocks.

Block B

Block B is located in the north west portion of the site and extends to 9 storeys in height with a single storey section adjacent to the western elevation. The building is u-shaped and the ground floor comprises a mix of internal amenity space, back of house areas and studio apartments. The upper floors will comprise a mix of studios and cluster flats with a total of 269 studios and 240 cluster flats. Cycle storage is proposed internally and externally.

The total student accommodation split across the Blocks A and B is as follows:

Blocks	Studio	Cluster Flats	Total
A	346	144	490
B	269	240	509
Total	615	384	999
Mix	62%	38%	

Block C

Block C is a standalone 15 storey residential building located in the south eastern part of the site. The ground floor comprises a mixture of internal amenity space and back of house areas with a mixture of 1 bed and 2 bed flats beginning from the first floor which are proposed as build to rent. Cycle parking is proposed externally adjacent to the block.

Block D and E

Blocks D and E are the largest set of blocks located in the eastern portion of the site. The blocks comprise a 20 storey building (Block E) located along the north west of the block with a 9 storey block wrapping around the southern edge (Block D). The two main buildings are connected by a 1 storey section along the north elevation, with an internal courtyard proposed in the centre, accessed from the north east. Blocks D and E are proposed as build to rent residential containing a mixture of studios, one, two and three bedroom apartments. At ground floor, residents internal amenity space, cycle storage and back of house areas are proposed along the north and eastern edges, with one and two bedroom apartments along the south and west. The upper floors are dedicated entirely to residential apartments. Cycle storage is proposed externally within the courtyard as well as internally within the building.

Block F

Block F is a triangular shaped block located to the far north-east of the site and comprises build to rent residential apartments. Similar to the previous blocks, a mix of internal residents amenity space, cycle storage and back of house is proposed on the ground floor, as well as a number of one and two bedroom apartments. Above the ground floor, a mix of studios, one, two and three bedroom flats are proposed on each floor.

The build to rent mix across Blocks C, D, E and F are as follows:

Blocks	Studio	1 Bed	2 Bed	3 Bed	Total
C		84	56		140
D/E	8	241	166	9	424

F	11	92	35	11	149
Total	19	417	257	20	713
Mix	3%	58%	36%	3%	

Access to the site will be taken from a new access route from High Street with a one way vehicle loop around the site. A number of pedestrian and cycle routes are proposed throughout the site.

In terms of design, the Design and Access Statement explains that a series of principles have been adopted for each building. Blocks A, B D & F establish a proportioned grid and pair windows to introduce rhythm and hierarchy to the facade composition. There is differentiation at ground and first floors to create a strong base which is also reflected in a similar design at the top storey. Blocks C and E which are the two taller buildings on site adopt a distinct facade approach, breaking the facade into groups of two storeys to introduce an additional layer of hierarchy into the composition. A grid pattern is established with alternating banding at each storey with a two storey base proposed.

The proposed materials comprise either red and grey toned brick for each block, pressed aluminium cladding details and pre-cast concrete.

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 spaces. The new publicly accessible greenspace and public realm will be located within the centre of the development and will provide a mix of amenities including planted areas, play provision and pedestrian and cyclists routes through the site to create good connectivity through the site and to the surrounding areas.

In total, approximately 50% of overall site area is proposed as amenity space and public realm totalling 15,057sqm.

	Total
PBSA - Block A	2454sqm
PBSA - Block B	2615sqm
BTR/General Amenity	9988sqm

In terms of landscaping, an extensive landscape scheme has been submitted as part of the application. Suitable planting is also proposed where residential is to be located at ground floor to provide privacy to the apartments. In addition blue/green roofs are proposed on each of the blocks and cycle stores.

Cycle storage is also proposed at each block, either internally or externally, as detailed above, as well as a free cycle hire service proposed for residents. The development will be largely car free with the exception of 45 unallocated car parking spaces for residents and visitors of the new development as well as 9 servicing bays.

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 Assessment; Preliminary Ecological Appraisal; Student Accommodation Needs Assessment; Air Quality Assessment; Flood Risk Assessment; Drainage Strategy; Noise and Vibration Impact Assessment; Stage 1 and Stage 2 Geo Environmental Report; Sustainability Statement; Economic Statement; Wind Microclimate Report; Tree Survey and Cultural Heritage Assessment.

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

Financial contributions of £323,200 to meet the requirements of IPG 12 in light of deficiencies in on-site provision of outdoor sport and allotment categories.

To ensure the implementation of the development provides the requisite on site infrastructure and public realm/open space for each phase and to achieve accessibility across the site.

To ensure public access to public realm and public open space.

To ensure the effective maintenance of common parts of the development including buildings, landscaping, public realm, amenity spaces and footpaths and cycle routes.

To ensure that the future occupiers of Blocks A and B are full-time students engaged in a course of study at an institution of higher or further education;

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

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.

To ensure that the area to the north of the site identified for a potential footbridge landing is reserved for this purpose, should the project be developed and delivered.

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 the condition and that it will either be imposed or need not be imposed.

Policies

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

Policy 1 - Tackling the Climate and Nature Crises
Policy 2 - Climate Mitigation and Adaptation
Policy 3 - Biodiversity
Policy 6 - Forestry, Woodland and Trees
Policy 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
Policy 28 - Retail
Policy 31 - Culture and Creativity

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
CDP 12 / IPG 12	Delivering Development

Assessment and Conclusions

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

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 comprises a derelict site and thus the development of the site will recycle and optimise the existing land asset by redeveloping a vacant site. The proposal has been developed from an early stage to ensure energy efficiency and ensure carbon reduction targets will be met and the proposed residential blocks incorporate renewable technologies to minimise emissions from the development. 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.

A condition is suggested to secure the submission of a Whole Life Carbon Assessment for each of the proposed buildings and a subsequent outcome report to demonstrate adherence to the assessment aims and targets.

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: Given the scale of the site, the proposals provide ample opportunity to provide significant biodiversity enhancements. As part of the proposals, extensive landscaping and public open space is proposed. In addition, blue/green roofs are proposed to each of the blocks and cycle stores.

A Biodiversity Enhancements Plan has been submitted as part of the application which identifies a number of areas within the site for biodiversity enhancement including biodiversity meadow planting, three biodiverse Sustainable Drainage System ponds, various hedgehog houses, bird boxes and insect hotels as well as native hedgerows and woodland trees. On this basis, it is considered that the proposed development accords with Policy 3 and will provide significant biodiversity enhancements on site.

Policy 4 Natural Places aims to protect, restore and enhance natural assets making best use of nature-based solutions. Development proposals which by virtue of type, location or scale will have an unacceptable impact on the natural environment, will not be supported.

Comment: The submitted preliminary Ecological Appraisal (PEA) states that the proposed development will directly impact native woodland within the site; however, the recorded condition of

the woodland is 'poor'. Grassland, with a recorded condition of 'good' will also be directly impacted by the proposed development. The remainder of the site is dominated by hardstanding with low ecological value. Invasive, non-native species were found present. The PEA concludes that there is no evidence for nearby protected sites which could be adversely impacted or potentially constrain this development, nor of any protected species being within the application site. Furthermore, the proposals identify a number of biodiversity enhancements and include extensive public open space and landscaped areas which will provide a betterment to the existing environment.

Policy 6 Forestry, woodland and trees aims to protect and expand forests, woodland and trees.

Comment: The proposed development will result in some tree loss across the eastern part of the site, however, this has been identified largely as lowland mixed woodland. Suitable tree protection measures are proposed to retain certain tree groups around the outskirts of the site. Furthermore, the proposals include an extensive landscape plan which will compensate for any loss of woodland.

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 located outwith the Central Conservation however, the south western corner is located on the very boundary where arches are located adjacent to Bell Street. There are no listed buildings on site. Whilst a small part of the site is located on the boundary of the Conservation Area, it is not considered that the proposals will impact the special character or setting of this and will provide a positive contribution to the surrounding townscape through the redevelopment of a derelict site. The Design and Access Statement shows a series of viewpoints which demonstrates that the proposed development will sit well within the surrounding area which is already characterised by a variety of development types, styles and scales. Furthermore, the proposed viewpoints demonstrate that there will be a betterment to the surrounding views from the previously approved scheme due to the re-orientation of the taller building and variations in building heights.

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 site 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. Given the nature of the site, no demolition will occur and there are no materials to salvage for reuse. The Planning Statement outlines that that a comprehensive waste and recycling plan will be implemented as part of the development both during construction and when operational. As noted above, a condition has been recommended to require a Whole Life Carbon Assessment for each of the buildings to be constructed on site to ensure that these principles are embedded within the development.

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 within the City Centre and has good access to a range of public transport options, including High Street Station immediately north west of the site and a number of bus stops along various routes in the immediately surrounding area. Given the location of the development, this will be largely car free, with the exception of 45 unallocated on-street parking spaces which is considered to be acceptable. In terms of pedestrians and cyclists, the proposals will create a number of new connections through the site for both pedestrians and cyclists and allow connectivity to the existing cycle and footpath network.

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. 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 brownfield 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 wide range of amenities, services and employment opportunities within the City Centre, supporting the aims of the 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 713 build to rent homes, including studios, one, two and three bedroom apartments to provide choice for potential residents and assist in meeting the growing housing demand, as well as provision of 999 student beds comprising a mix of studios and clusters located in close proximity to further and higher education facilities. The proposal will help bring a derelict brownfield site back into active use, re-populating an area of the City Centre that has been vacant for decades. 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 Neat 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 buildings are all residential in nature, they have been sustainably designed in terms of their thermal values and heating requirements and controls.

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 a significant green infrastructure enhancements through the provision of a hierarchy of open and amenity spaces. New pedestrian and cycle connections are also proposed through the site. The proposals also include a detailed landscape scheme including new areas of shrub planting, biodiversity planting mix, trees and Wetland/SUDs planting.

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 Strategy Report and Flood Risk Assessment has been submitted as part of the application. The site lies outwith the future risk of flooding from all sources 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.

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 by the enhanced connections through the site. The proposals will also provide various private and public amenity areas which will facilitate exercise, play, community growing and general community interaction in a part of the City Centre currently deficient in greenspace.

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: An Economic Statement has 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 the generation of 2,207 person years' worth of construction labour, which equates to an average of 293 net additional construction jobs per annum over the construction phases, and £64.1m of GVA in the construction phase. A net residential expenditure of £7.6m is expected once the site is operational as well as £0.8m net additional GVA per annum and 12 on site jobs.

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 within Block A. As detailed above, the location of the development is in close proximity to a range of facilities and services within the city centre, supporting the 20 minute neighbourhood aims.

Policy 31 Culture and Creativity aims to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries.

Comment: The proposals include a new public realm in the centre of the development. In addition, a public art strategy is proposed as demonstrated within the submitted Art and Culture Vision Document.

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.

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.

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.

Residential Development

SG10 directs applicants proposing student accommodation to the guidance on flatted residential development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – with regard to design, privacy, sunlight and daylight. In this instance, therefore, the guidance is relevant to both the residential and the student accommodation components of the proposal.

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.

Guidance for residential layouts includes the following relevant requirements. Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- 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.

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

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

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 BTR apartments, the majority of 2 and 3 bedroom apartments will be dual aspect whilst the studios and 1 bed will be largely single aspect. 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 is therefore considered that the mix of flats are acceptable and have good access to a range of amenity space around the site and within the individual blocks themselves.

With regard to the student accommodation, all cluster flats proposed will have access to a dual aspect living room, dining, kitchen space. 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 of the site.

The proposed 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 blocks have been carefully aligned to pull the taller blocks away from neighbouring residential buildings and key viewpoints.

In terms of daylighting, it is recognised that the Parsonage Square development to the west faces directly onto development land with no existing obstructions (except for the retaining wall), resulting in high levels of daylight and VSC values reaching 39.5%. It is therefore recognised and accepted that there will be a degree of impact to the neighbouring buildings as the present situation doesn't reflect a typical urban environment. The submitted Daylight Impact Assessment has also assessed the development against the previous scenario of the extant planning permission at the site and demonstrates that the VSC results show an improvement on the daylight levels found across the assessed windows of the updated proposal when compared to the previously approved development at the site. This is due to a number of factors including:

- Step-backs: Block A features a stepped back massing design, floors nearest Parsonage Square have been reduced in height to reduce their impact on daylight.
- Block Massing: The number of storeys across all of the blocks overlooking Parsonage Square have been reduced (blocks A and B).
- Site Layout: The block to the north of the site in the previous proposal has been removed. This allows for an avenue of an unobstructed view of the sky. Furthermore, block A, which impacts daylight to Parsonage Square the most, only presents a narrow gable end to the Parsonage Square windows.

The assessment concludes that 96% of windows meet the VSC>20% marginal pass target.

The BRE's guidance document for assessing daylight and sunlight (BR209) states that a VSC level of 15-27% is likely to create a reasonable level of daylight if larger windows are provided. The guidance also states that reasonable levels of daylight can be achieved with a VSC of 5-15% if very large windows are provided which has been reflected in the design of the proposed development.

The development contains a total of 3,942 Windows to residential accommodation. Of these windows, 3,747 (95.1%) achieve a VSC level in excess of 15% with 67.6% of windows exceeding 27% VSC. It is therefore considered that as a result of the location and size of the windows, the proposed daylighting is acceptable.

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: 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. Due to the low number of anticipated vehicle trips associated with the completed development, the operational phase is considered to have air quality impacts that are 'not significant'.

Based on the assessment results, air quality factors are not considered to be a constraint to the proposed development and no mitigation measures (such as mechanical ventilation) are deemed necessary.

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.

In relation to community safety, the proposal offers large areas of public realm to be delivered as part of the development which will create a series of spaces for everybody to enjoy, whilst smaller private amenity spaces are proposed within individual blocks. Ground floor amenity spaces proposed within each of the blocks as well as windows from habitable rooms will also provide a welcome degree of passive overlooking of the spaces and public realm.

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 which is in keeping with the surrounding context and will be resilient over time. A series of principles have been adopted for each building. Blocks A, B D & F establish a proportioned grid and pair windows to introduce rhythm and hierarchy to the facade composition. There is differentiation at ground and first floors to create a strong base which is also reflected in a similar design at the top storey. Blocks C and E which are the two taller buildings on site adopt a distinct facade approach, breaking the facade into groups of two storeys to introduce an additional layer of hierarchy into the composition.

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 is in a highly sustainable area within the city centre, with high accessibility to a range of amenities, as well as easy access to public transport connections including High Street Station at the access point into the site and a number of bus stops along the route. The site itself is not within a designated Conservation Area, though falls on the boundary of the Central Conservation Area at the south west corner, and an assessment and careful design consideration has been undertaken to ensure the development does not harm the character of adjacent listed buildings or their setting. The site itself is not subject to any sensitive designation.

The application site is located in the City Centre and represents a location where tall buildings can be favourably considered. The principle of taller buildings on site has also been tested and accepted as part of previously approved applications. The proposed scheme has been designed to respond to the existing context and the taller blocks have 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 material impact on wind conditions within 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.

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 ground floor of each block. 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.

Comment: The application proposes student accommodation on a site located within walking distance of many of Glasgow's further and higher education institutions, while other universities and colleges are easily accessible via public transport and has the potential to add to the City's population. In addition, the proposals include a number of residential blocks which will assist in meeting the City's housing demand and provide a wider range of housing options in the area. The proposal would also utilise an existing long term vacant brownfield site, bringing it back into active use through the development of a group of sympathetic but modern buildings employing sustainable materials, construction techniques and operational standards. The development would help to meet the priorities and place ambitions identified in the SDF and would transform the site, from one consisting of pockets of vacant and derelict land, to a more vibrant and liveable area with increased activity and diversity of uses.

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 BTR and purpose-built student accommodation 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 that the proposed development will meet Gold Hybrid requirements and the 20% abatement of carbon emissions are met through the inclusion of Low and Zero Carbon Generating Technologies and implementing heating systems with zero direct emissions.

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

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 highlights that the proposed development will directly impact native woodland within the site; however the recorded condition of the woodland is Poor. Grassland, with a recorded condition of Good will also be directly impacted by the proposed development. The remainder of the site is dominated by hardstanding with low ecological value. Invasive, non-native species were also found to present.

The proposed development will provide a number of biodiversity gains through the extensive landscaping scheme and open space proposed. The submitted PEA has identified a number of opportunities for biodiversity enhancement including blue/green roofs on each of the blocks and cycle stores, trees, woodland and shrub planting including 400 new trees, biodiversity meadow planting, and installation of bird, bat, invertebrate, and hedgehog boxes, log piles, and wetland/SUDs. Whilst no protected species on site were found, the site may support foraging bats, reptiles, badger and nesting birds and the PEA sets out a number of recommendations to protect species, birds and mammals. On that basis 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 shall 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.

A number of discussions and meetings have been held between the applicant's flood risk and drainage consultant and GCC Flood Risk Team who have confirmed that the applicant has now met all our requirements in relation to flood risk and drainage and have no objections.

The proposal therefore accords with CDP 8 and SG8

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 lies outwith a conservation area and there are no listed buildings on site. The south west corner of the site lies on the curtilage of the Central Conservation Area (CCA) where a number of traditional railway arches adjacent to Bell Street are to be removed in order to address the significant change in site levels and therefore, an assessment has been made to ensure the proposed development does not harm the setting or character of the CCA. The proposed development is considered to have been sensitively designed to ensure the development does have and will provide a positive contribution to the surrounding townscape through the redevelopment of a derelict site. 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 conservation area.

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: The application site is included within the most recent Glasgow City Council Housing Land Audit (2024) as an allocation with an indicative capacity of 821 units. The proposed development would result in the redevelopment of a derelict, brownfield site and introduce 713 apartments ranging between studios, and 1, 2, and 3 bedroom flats in a highly accessible location in close proximity to existing amenities and facilities. The introduction of a range of accommodation will assist in increasing the offer of accommodation within the city centre and help meet the housing demand. In addition, the development proposes 999 student beds which is assessed in further detail below.

SG10 Meeting Housing Needs - Student Accommodation

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 supplementary guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects purpose-built student accommodation to provide students with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

High-quality purpose-built student accommodation that is appropriately located can make a positive contribution to the local environment; supporting regeneration objectives through the renewal of vacant and derelict sites and boosting local populations to sustain facilities and amenities. However, the potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.

Successful places rely on a strong relationship between the community and its locality. This relationship is strengthened as residents invest in their community and local facilities and services become a point of focus and contact over time. In contrast, because academic study is time-limited, students living in bespoke accommodation are less likely to establish strong relationships with a location. While Student Accommodation often brings positive impacts as described above, there is a risk that an increased concentration of student accommodation in a locality will lead to the erosion of the established community, harming the relationship between the community and place.

There is no single threshold or methodology to establish whether a concentration of student accommodation is too high and will be harmful to maintaining a sustainable community. However, there are factors that can be considered in assessing a community's capacity to absorb student accommodation without undermining its relationship with place. An area that has a high-density residential population and a broad range of supporting uses, facilities and services is likely to generate a stronger relationship between community with a place as there are far more opportunities for social interaction and common points of interest that help define a shared community relationship. On this basis, such an area is likely to have a greater capacity to absorb student accommodation without harming the community's cohesion.

Based upon this relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. This information will serve to inform the assessment of whether the proposal will have a harmful impact upon the maintenance of a sustainable community. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration.

This information will serve to inform the assessment of whether the proposal will have a harmful impact on the maintenance of a sustainable community. Where it is deemed that there will be a harmful impact upon a community, applications will not be supported.

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact. Applications for development within these areas will be expected to include a proportion of mainstream residential development to help support the development of a sustainable community.

Along with the assessment of concentration, the Council expects applications for purpose-built student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:

- a) Will not undermine the character and amenity of the surrounding area;
- b) Has good access to shops, services, healthcare, leisure and community facilities; and
- c) Will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.

Proposals will also be encouraged where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework or Local Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities.

Comment: Being within the City Centre, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a number of higher and further education campuses within the city centre, including University of Strathclyde, Glasgow Caledonian University and City of Glasgow College. Additionally, the site is well served by public transport to serve campuses outwith the city centre including University of Glasgow, Glasgow Kelvin College and Glasgow Clyde College.

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.

A full Student Need Assessment has been submitted with the application. An analysis of the locality has been considered, as below:

- a) The pattern of density of residential population within the locality;

Comment: The application site lies within the Merchant City area of the City Centre and analysis of pattern of density identifies that the surrounding area is dominated by a mix of residential, commercial

uses and infrastructure with the railway lines. The existing residential provision is typically to the south and west of the site accessed from Bell Street and High Street.

A mix of uses in the City Centre contributes to a healthy and viable city and an increase in residential population in the area is considered to be beneficial. The proposal will assist in delivering economic development within the Merchant City area and within the wider community. Given the pattern of density of residential population within the locality, and the mixture of uses within the area, it is considered that the proposal can be successfully accommodated within the existing community.

b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations;

Comment: Figures taken from the 2022 Census identify the total residential population of the 400m study area as 6038. Including the existing 3682 PBSA beds within the same study area, the total population is 9720, meaning that currently PBSA beds/students make up 38% of the total population.

In terms of the PBSA pipeline, the current application includes 999 beds, and there are two further schemes currently under consideration at Havannah Street, which comprises 591 beds, and George Street/High Street, which proposes 437 beds.

In order to undertake an equitable assessment, the projected population of proposed residential schemes should also be taken into account. In this regard, there are 3 residential developments within the 400m study area that benefit from planning permission which includes 220 potential residents at Ingram Street (22/01225/FUL), 69 potential residents at Molendinar Street (23/01200/FUL) and 62 potential residents at Turnbull Street (23/02881/FUL), all of which benefit from planning permission. In terms of applications currently under consideration, there would be 1,440 mainstream residents as part of the subject application and a further 477 mainstream residents at Collegelands to the north.

This would result in 5709 PBSA beds/students and 8306 mainstream residents in the 400m study area, resulting in a total population of 14,015. This equates to PBSA beds/students representing 41% of the total population, which, in this location close to public transport, amenities and services, educational institutions and sources of employment is considered to be an appropriate community balance.

The calculations are based on the figures below:

Current Situation

Total residential population (2022 Census) – **6038**

Total existing PBSA beds – **3682**

Total population - **9720**

% PBSA beds/students of total population – **38%**

Including PBSA Pipeline

College Goods Yard (current application site) - 999

Havannah Street (24/02272/FUL) - 591

George Street/High Street (25/00928/FUL) – 437

Total PBSA pipeline - **2027**

Total PBSA beds (inc pipeline) – 5709

Including Residential Pipeline

Residential/BTR in pipeline:

Ingram Street (22/01225/FUL) – 109 x household 2.02 = 220

Molendinar Street (23/01200/FUL) – 34 x household 2.02 = 69

Turnbull Street (23/02881/FUL) – 31 x household 2.02 = 62

Collegelands (21/00543/FUL) – 236 x household 2.02 = 477

College Goods Yard (Current application site) – 713 x household 2.02 = 1440

Total residential pipeline – **2628**

Total potential residential population (inc pipeline) – 8306

Total potential population (inc students) - 14015

Potential % PBSA beds/students of potential total population – 41%

c) The range of local facilities and mix of uses within the locality

Comment: The proposal is within the City Centre, with the site benefiting from excellent transport links and access to a wide variety of amenities and facilities, with uses including retail, food and drink, offices, hotels, cultural services, and education campuses.

d) What non-student accommodation facilities the proposed development will introduce to support community integration.

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, only one ground floor commercial unit is proposed at Block A, however, the development overall includes extensive public realm and public open space. In addition, 713 BTR flats are proposed on the development to provide a wider mix of residential uses.

Design Criteria

The design of purpose-built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should also enhance the character of the area. Proposals shall incorporate:

- a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;
- b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;
- c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
- d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;
- e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

In addition to the City-Wide criteria, applicants in Areas of Change (Strategic Development Frameworks and Local Development Frameworks) as set out in City Development Plan Policy CDP2 Sustainable Spatial Strategy will be required to consider additional design opportunities. It is the Council's aspiration to reconnect and repopulate these areas of the city. In order to facilitate this growth, the Council invites applications for purpose-built student accommodation which offer innovative solutions that can achieve the following outcomes:

- a) Upper floor conversions of vacant property in the City Centre;
- b) Vertical mix of accommodation;
- c) Affordable and key user accommodation;
- d) Improvements to public spaces;
- e) Providing new open space;
- f) Supports and facilitates the long-term regeneration of an area

Comment: As detailed above, the development represents a prime opportunity to provide a large area of public realm and open space within the city centre and supports the regeneration of the site by bringing a long term vacant site back into active use. The ground floor use and activation is considered within the SG10 assessment above, with a variety of private amenity space and publicly usable open space/public realm proposed. The student accommodation also only forms part of the mixed use development where a range of BTR accommodation is also proposed.

The built form is assessed elsewhere within the report, being considered to represent an appropriate contextual response to the site. The flexibility of the internal layout of the proposal has been tested to ensure a sustainable future for the buildings, should PBSA demand reduce.

Aligning with the aspirations of the City Centre SDF, the proposal would increase the population of the City Centre, diversify the mix of uses within the traditionally commercial area and improve the quality of the built environment. It therefore supports and facilitates the long-term regeneration of the area.

Mixed Tenure Detailed Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over certain thresholds will be required to deliver a proportion of mainstream residential accommodation as set out in the table below. As part of this requirement, a vertical mix of mainstream residential and PBSA will only be accepted where it can be demonstrated that the development design is such that there will be no conflict or harm to amenity between the different uses. The minimum proportion of mainstream accommodation required is scaled and will be dependent on location and the size of the site as set out in the table below:

Comment: The application site exceeds the threshold which requires a portion of mainstream residential accommodation to be provided on site. In accordance with guidance, 40% of the total units

will come forward as BTR and the Design and Access Statement demonstrates that the BTR exceeds the total floorspace of student accommodation as summarised below. The proposals therefore align with mixed tenure guidance.

BTR

Block	Total Floorspace (sqm)
C	10,610
D & E	32,285
F	10,760
Total	53,655

Student Accommodation

Block	Total Floorspace (sqm)
A	16,079
B	14,953
Total	31,032

Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;
- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.

Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network, will be applied to student accommodation developments. The requirement of student accommodation is 5sqm of amenity space per bedspace.

In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority. Circulation and reception spaces will not be accepted as contributing to the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority.

On-site communal facilities may include laundry, utility and mail facilities. On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

Comment: The proposed development has an amenity space requirement of 4995sqm based on 5sqm per bed and a total of 999 beds. This is split into 2450sqm for Block A and 2545sqm for Block B. The development would deliver a range of amenity spaces, totalling 5065sqm proposed as:

Location	Internal Amenity Space	External Amenity Space	Total
Block A	664sqm	1790sqm	2454sqm
Block B	797sqm	1818sqm	2615sqm
Total Provided	1461sqm	3608sqm	5069sqm

The above results in an acceptable amenity provision.

Space Standards

The Council recognises that Purpose Built Student Accommodation is delivered primarily by private sector commercial developers. Market competition in this sector has resulted in an increasing variety of room types available to students that range in size and amenity. In supporting this range of options, the Council aims to ensure that developers provide a reasonable standard of amenity with respect to minimum room sizes. To achieve this, it is expected that no accommodation will fall below the

following space standards:

- a) Study bedroom without ensuite: 10sqm
- b) Study bedroom with ensuite: 13sqm
- c) Studio room for one student with ensuite bathroom and kitchen: 18sqm

Comment: The proposals include a mixture of studios and clusters as detailed above. The studio flats range from 17.6sqm to 25sqm in floor area. Whilst it is noted some of the studios are slightly below the 18sqm, the proposal overall is considered broadly in line with requirements and the development also includes offers enhanced internal and external amenity space to occupants. The cluster flats range between 13.3sqm – 14.7sqm in line with standards above and each having access to communal living/kitchen area. Overall, this means that the proposed development would deliver a suitable quality and mix of accommodations and associated amenity space for the enjoyment of residents.

Statement of Need

It is important that new student accommodation proposals do not lead to an oversupply which could lead to under-performing or vacant accommodation. Therefore, applicants will be required to provide a Statement of Need covering the following aspects:

- a) Evidence of the specific need for PBSA being addressed locally and at city-wide scale;
- b) Information about prospective occupiers including academic status, any specific household requirements or accommodation needs and where appropriate the type of existing accommodation the potential student occupiers are likely to be drawn from;
- c) A recorded increase in student numbers;
- d) Institutional funding available to deliver the proposal; and
- e) University or College support for the proposal.

Comment: A Student Need Assessment has been submitted in support of the application proposed by Knight Frank on behalf of the applicants and the original was dated October 2024, this was updated in July 2025 to reflect the most recently published figures.

The assessment states that Glasgow is facing a supply shortage of PBSA. The student population is growing faster than the provision of accommodation which is creating pressure on private rented accommodation. It identifies that across the five main universities there are a total of 72,028 full time students as of the 2022/23 academic year studying in Glasgow City. Full-time students at universities in Glasgow have increased by 17.9% between 2018/19 and 2022/23.

The report states that according to HESA, of the 72,028 full time students studying in Glasgow, approximately 22,946 (32%) are living with parents or guardians. It also states that 20,904 (29%) of full-time higher education students across Glasgow have access to university or private sector PBSA.

If those students who live at home are removed along with those estimated to live in PBSA (43,850 61%), approximately 28,178 (39%) full-time students living in Glasgow are reliant on the private rental market for appropriate accommodation.

On the basis of student demand, the proposed new development would satisfy part of the undisputed shortfall.

Therefore, given the demand for accommodation, the proposal will not lead to an over-supply, but would rather assist in addressing the crucial shortfall issues within the student accommodation market, and relieving pressure on the general housing market. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential. On balance, it is accepted that the proposals meet the requirements of CDP10 and SG10, subject to safeguarding conditions on their management and maintenance.

Management & Security Criteria

Effective security measures and an operational management plan will help to deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details:

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;

- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

Comment: A suitable management strategy is subject to a Section 75 Legal Agreement.

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. Student Flats/Halls of Residence require 1 space per 2 staff and residents.

Comment: The proposed provision per block is as follows:

Total PBS Units: 1006

Total bike spaces PBSA: 428

Total BTR Units: 713

Total BTR Bike Space: 580

Comment: Whilst the development falls slightly below the minimum requirements, the applicant has indicated that they offer a free cycle hire scheme for residents, the details of which shall be included as a condition, should planning permission be granted. It is therefore considered, that the proposed cycle storage is acceptable. Whilst not required by policy or guidance, the applicant has agreed to provide electric bicycle charging facilities in each phase of the development. A condition has been recommended to require details of these proposals and to ensure that the facilities are operational prior to occupation of the buildings.

With regards to car parking, the site is located in a high accessibility area. No parking is required for student accommodation within the city centre. With regard to mainstream residential developments, 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.

The application site is located within a high public transport accessibility area as defined in SG11. The proposed development will be largely car free with the exception of a 45 unallocated on-street and off-street car parking spaces as well as servicing bays provided for each of the buildings. There will be 30 on-street spaces positioned around the loop road which will be regulated by an extension to the existing TRO. There will be a further 15 off-street spaces that will be operated and managed by the BTR operator for the residential buildings. A condition has been recommended requiring the submission of the management arrangements of these spaces, should planning permission be granted.

Extensive discussions have been held between the applicant's transport consultant and the Transport Department who have confirmed they have no objection subject to conditions. The proposal will require the expansion of the existing City Centre Controlled Parking Zone already covering the proposed internal road, which will be implemented as part of a Traffic Regulation Order (TRO) meaning that a car free development is acceptable.

Given the location and the proposed measures, including the extension of the controlled parking zone secured via a TRO, it is accepted that the limited number of car parking spaces is necessary in order to support the placemaking characteristics of the development. Furthermore, the principle of a car free

development in this location is already accepted as detailed in SG11. Local travel demands can be accommodated through the existing high accessibility public transport network, pedestrian and cycling networks.

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

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 a large open space and public realm which will improve the available open space within the city centre where typically, it can be quite limited.

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 proposed blue/green roofs on each of the blocks as well as green roofs to each of the cycle stores which will be utilised for nature and water management. The proposals are therefore considerably above the minimum 30% and accord with the above guidance.

PBSA should deliver suitable, high quality on-site amenity, calculated on the basis of 5 sqm per person/bedspace. Where a PBSA proposal is for clustered accommodation, with communal living space in each cluster, there may be scope to reduce the amenity requirement to 4sqm per bed space. As the intention is to provide sufficient amenity space to engender social interaction, on site provision is considered necessary. Contributions for use off-site in lieu of on-site provision will, therefore, only be considered in exceptional circumstances.

Comment: As detailed in SG10 above, the required amenity space for the student accommodation has been delivered on site and meets the minimum 5sqm per bed.

SG6 also sets out the required contributions towards open space standards.

Comment: It is recognised that the application site represents a unique opportunity within the City Centre to provide a substantial amount of on site amenity space. The proposed site plan demonstrates

that approximately 50% of the site area is proposed as amenity space, public realm or children's play. On the basis, it is accepted that the relevant contributions towards off site provision for open space are not required for this application.

The total site area is 29,935sqm and the overall provision of amenity space is 15,057sqm, with a breakdown between the uses provided below. A phasing plan has been submitted and a condition will be attached to ensure the required amenity space is implemented with each phase.

	Total
PBSA - Block A	2454sqm
PBSA - Block B	2615sqm
BTR/General Amenity	9988sqm

Contributions towards outdoor sport and allotments are still required given that these are not to be provided on site. Given the substantial provision proposed on site and the extant planning permission for the site which was assessed against CDP 12, it is considered appropriate to assess this against CDP 12 and SG12 as detailed further below.

CDP 12 and IPG 12 Delivering Development

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

CDP6 states that the contributions which may be sought from new development will reflect any requirements based on application of quality, quantity and accessibility standards, and identified local circumstances, as set out in the Open Space Strategy (OSS).

SG6 sets out these Standards and the local circumstances under which contributions will be taken, as identified in the OSS. In summary, these are: • standards on which contributions will be based - Accessibility, Quality and Quantity standards for the City, outwith the City Centre; and • identified local circumstances when contributions will be required: - the provision of open space in the City Centre; - outdoor sports provision; and - food growing.

SG6 provides further detail, including the scales and types of development expected to contribute to open space provision on application of the standards and identified local circumstances, the scale of contribution under each and how and where the contributions will be spent.

Comment: As detailed above, the application site presents a rare opportunity to provide a substantial amount of open space and play area throughout the site and therefore no contribution is required for the amenity space component. The total provision is as follows:

Total Site Amenity Provision: 15,057sqm (50% of the overall site area)
Total Play Provision: 2,597sqm (17% of the overall amenity area)

The following contributions are required for outdoor sport and allotments which will be secured via a S75 Legal Agreement.

Residential Flats				
Type	Required	Provision	Shortfall	Equivalent Contribution
Outdoor Sport (Formal)	0.2020ha	0	0.2020ha	£202,000
Outdoor Sport (Informal)	0.080ha	0	0.080ha	£80,800
Allotments	0.0404ha	0	0.0404ha	£40,400
Total				£323,200

Material Considerations

In respect of c), with regard to material considerations, 39 objections (including Calton Community Council) and 2 neutral comments (including John Mason MSP).

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

- Impact on daylighting at Parsonage Square
- Impact on residential amenity in respect of privacy, daylight and sunlight

Comment: As detailed in the assessment above, it is recognised that the existing scenario at Parsonage Square has considerably high levels of daylight and VSC values reaching 39.5%. The application has assessed the development against the previous scenario of the extant planning permission at the site and demonstrates that the VSC results show an improvement on the daylight levels found across the assessed windows of the updated proposal when compared to the previously approved development. The assessment concludes that 96% of windows meet the VSC>20% marginal pass target which is considered to be acceptable given the urban location.

- Scale and massing of the development
- Height and Topographical concerns

Comment: The scale and height of the buildings have been the subject of pre-application and post submission discussions. The two taller blocks have 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.

- Appearance and design of the development

Comment: The design of the proposal has been considered and addressed within the report above. The design of the scale and height of the building has been subject to extensive pre-application discussions and further discussions during the processing of the application. The proposed massing of the building group on the site is considered to be proportionate. Further assessment has been detailed above under the relevant City Development Plan policies.

- Lack of co-ordination with previous developments in the area

Comment: The application benefits from an extant planning permission and is located within an area where a variety of uses are acceptable including residential and commercial and therefore the principle of the use has been accepted. It is considered that the revised scheme better aligns with the surrounding built form through the revisions to massing and scale, including reducing the height of the block closest to neighbouring development.

- Road safety, 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, the largely car free development is considered to be appropriate and has been accepted by GCC's transport department.

- Insufficient public transport and infrastructure

Comment: The site is located within the City Centre where there is excellent access to a range of public transport, amenities and services as has been demonstrated within the accompanying Transport Assessment.

- 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.

- Impact on conservation area and listed buildings

Comment: The site is not located within a Conservation Area nor are there any listed building located on site. The site is located on the boundary of the Central Conservation Area and the nearest listed buildings are located along Bell Street to the south. The Visual Impact Assessment confirms that the development will not detract from the key viewpoints and surrounding listed buildings and conservation area.

- Structural risk, specifically in relation to archways

Comment: These matters will be addressed through Building Regulations and the Building Warrant process, however, a structural drawing has been submitted as part of the application which demonstrates that the removal of a portion of the archways facing Bell Street can be satisfactorily undertaken without prejudice to the remaining archway and wall along the western edge adjacent to Parsonage Square. Reinforced concrete cross-walls on shallow foundations are proposed within Arch 2, prior to excavation and demolition works. The crosswalls are to be set back from proposed building footprint to allow access for piling. The walls can then be extended to meet building footprint to provide retention in permanent condition.

- Impact on air quality

Comment: As detailed in the assessment above, 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 as a result will not result in any significant impact.

- Concerns regarding emergency access with only having one access point and if this is blocked

Comment: A number of discussions have been held with the GCC's Transport Department and the applicant's transport consultant during the determination process who have since confirmed that they have no objection. In addition to the main access route, the access route running parallel to Blackfriars Road will also be retained as an emergency access route.

- Nature of development, specifically tenure of flats

Comment: The proposed development includes flats of varying sizes ranging from studios up to 3 bedroom flats for Built to Rent, helping meeting the increasing housing demand for a range of occupants and providing an increased availability of residential flats within this part of the City. As detailed in the assessment under CDP 10 and SG 10, there is an identified need for student flats within the city. The principle of the uses and proposed tenure are therefore considered to be acceptable.

- The site should be retained for potential future railway infrastructure

Comment: The site is in private ownership and there are no strategic or local proposals for expansion of the rail network at this location.

- Development of the site should not prohibit a future railway footbridge crossing (between College Goods Yard and Collegelands)

Comment: There are no current plans for a footbridge to connect Collegelands to the north with the application site at College Goods Yard. Nevertheless, an area of ground to the north of the site has been reserved for this purpose should this proposal be developed and funded.

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 general accordance with the Development Plan.

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

Drawings

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

2034-SBA-PL-SI-DR-A-81000 P1 Site Location Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81001 P1 Site Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81099 P1 Site Wide Plan - Lower Ground Floor Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81100 P1 Site Wide Plan - Ground Floor Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81101 P1 Site Wide Plan - First Floor Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81102 P1 Site Wide Plan - Typical Floor Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81103 P1 Site Wide Plan - Upper Floor Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81104 P1 Site Wide Plan - Roof Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81300 P1 Site Wide Elevation & Section Plan received 9 July 2025
2034-SBA-PL-SI-DR-A-81400 P1 Site Wide Elevation - North South Plan received 9 July 2025

2034-SBA-PL-BA-DR-A-00099 P1 PBSA Block A - Lower Ground Floor Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00100 P1 PBSA Block A - Ground Floor Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00101 P1 PBSA Block A - First Floor Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00102 P1 PBSA Block A - Typical Floor Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00103 P1 PBSA Block A - Upper Floor Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00104 P1 PBSA Block A - Roof Plan received 9 July 2025
2034-SBA-PL-BA-DR-A-00300 P1 PBSA Block A - Section AA received 9 July 2025
2034-SBA-PL-BA-DR-A-00301 P1 PBSA Block A Tower - Section AA received 9 July 2025
2034-SBA-PL-BA-DR-A-00400 P1 PBSA Block A - East Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00401 P1 PBSA Block A - North Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00402 P1 PBSA Block A - South Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00403 P1 PBSA Block A - West Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00404 P1 PBSA Block A - Courtyard Elevations received 9 July 2025
2034-SBA-PL-BA-DR-A-00405 P1 PBSA Block A Tower - East Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00406 P1 PBSA Block A Tower - North Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00407 P1 PBSA Block A Tower - West Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00408 P1 PBSA Block A Tower - South Elevation received 9 July 2025
2034-SBA-PL-BA-DR-A-00700 P1 Block A Tower - Ground Floor & First Floor received 9 July 2025
2034-SBA-PL-BA-DR-A-00701 P1 Block A Tower - Typical Bay Study received 9 July 2025
2034-SBA-PL-BA-DR-A-00702 P1 Block A - Ground Floor & First Floor received 9 July 2025
2034-SBA-PL-BA-DR-A-00703 P1 Block A - Typical Bay Study received 9 July 2025

2034-SBA-PL-BB-DR-A-00100 P1 PBSA Block B Ground Floor Plan received 9 July 2025
2034-SBA-PL-BB-DR-A-00101 P1 PBSA Block B First Floor Plan received 9 July 2025
2034-SBA-PL-BB-DR-A-00102 P1 PBSA Block B Typical Floor Plan received 9 July 2025
2034-SBA-PL-BB-DR-A-00103 P1 PBSA Block B 8th Floor Plan received 9 July 2025
2034-SBA-PL-BB-DR-A-00104 P1 PBSA Block B Roof Plan received 9 July 2025
2034-SBA-PL-BB-DR-A-00300 P1 PBSA Block B - Section AA received 9 July 2025
2034-SBA-PL-BB-DR-A-00400 P1 PBSA Block B - East Elevation received 9 July 2025
2034-SBA-PL-BB-DR-A-00401 P1 PBSA Block B - North Elevation received 9 July 2025
2034-SBA-PL-BB-DR-A-00402 P1 PBSA Block B - West Elevation received 9 July 2025
2034-SBA-PL-BB-DR-A-00403 P1 PBSA Block B - South Elevation received 9 July 2025
2034-SBA-PL-BB-DR-A-00404 P1 PBSA Block B - South Elevation - Courtyard West/North received 9 July 2025
2034-SBA-PL-BB-DR-A-00405 P1 PBSA Block B - South Elevation - Courtyard East received 9 July 2025
2034-SBA-PL-BB-DR-A-21700 P1 Bay Study 01 - Ground Floor Street received 9 July 2025
2034-SBA-PL-BB-DR-A-21701 P1 Bay Study 02 - Upper Level Street received 9 July 2025

2034-SBA-PL-BC-DR-A-00100 P1 Block C - Ground Floor Plan received 9 July 2025
2034-SBA-PL-BC-DR-A-00101 P1 Block C - Typical Upper Floor Plan received 9 July 2025
2034-SBA-PL-BC-DR-A-00102 P1 Block C - Roof Plan received 9 July 2025
2034-SBA-PL-BC-DR-A-00300 P1 Block C - Section AA received 9 July 2025
2034-SBA-PL-BC-DR-A-00400 P1 Block C - North East Elevation received 9 July 2025
2034-SBA-PL-BC-DR-A-00401 P1 Block C - South East Elevation received 9 July 2025
2034-SBA-PL-BC-DR-A-00402 P1 Block C - South West Elevation received 9 July 2025
2034-SBA-PL-BC-DR-A-00403 P1 Block C - North West Elevation received 9 July 2025
2034-SBA-PL-BC-DR-A-00700 P1 Block C - Ground & First Floor Bay Study received 9 July 2025
2034-SBA-PL-BC-DR-A-00701 P1 Block C - Typical Floor Bay Study received 9 July 2025

2034-SBA-PL-BDE-DR-A-00100 P1 Block DE - Ground Floor Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00101 P1 Block DE - First Floor Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00102 P1 Block DE - Typical Floor Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00103 P1 Block DE - Upper Floor Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00104 P1 Block DE - Roof Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00105 P1 Block E - Typical Floor Plan received 9 July 2025
2034-SBA-PL-BDE-DR-A-00300 P1 Block DE - North South Section received 9 July 2025
2034-SBA-PL-BDE-DR-A-00400 P1 Block DE - South East Elevation received 9 July 2025 P0 P1

2034-SBA-PL-BDE-DR-A-00401 P1 Block DE - North East Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00402 P1 Block DE - South West Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00403 P1 Block DE - North West Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00404 P1 Block E (Tower) - North East Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00405 P1 Block E (Tower) - South East Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00406 P1 Block D - North & Courtyard Elevations received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00407 P1 Block D - Courtyard North Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00408 P1 Block E (Tower) - South West Elevation received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00700 P1 Block D - Ground & First Floor Bay Study received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00701 P1 Block E Ground & First Floor Bay Study received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00702 P1 Block D - Typical Bay Study received 9 July 2025
 2034-SBA-PL-BDE-DR-A-00703 P1 Block E - Typical Bay Study received 9 July 2025

2034-SBA-PL-BF-DR-A-00100 P1 Block F - Ground Floor Plan received 9 July 2025
 2034-SBA-PL-BF-DR-A-00101 P1 Block F - First Floor Plan received 9 July 2025
 2034-SBA-PL-BF-DR-A-00102 P1 Block F - Level 11 Floor Plan received 9 July 2025
 2034-SBA-PL-BF-DR-A-00103 P1 Block F - Roof Plan received 9 July 2025
 2034-SBA-PL-BF-DR-A-00300 P1 Block F - Section AA received 9 July 2025
 2034-SBA-PL-BF-DR-A-00400 P1 Block F - South East Elevation received 9 July 2025
 2034-SBA-PL-BF-DR-A-00401 P1 Block F - South West Elevation received 9 July 2025
 2034-SBA-PL-BF-DR-A-00402 P1 Block F - West Elevation received 9 July 2025
 2034-SBA-PL-BF-DR-A-00403 P1 Block F - North Elevation received 9 July 2025
 2034-SBA-PL-BF-DR-A-00700 P1 Block F - Ground & First Floor Bay Study received 9 July 2025
 2034-SBA-PL-BF-DR-A-00701 P1 Block F - Typical & Top Floor Bay Study received 9 July 2025

2034-SBA-BA-ZZ-M3-A-000001 Building A received 9 July 2025
 2034-SBA-BB-ZZ-M3-A-000002 Building B received 9 July 2025
 2034-SBA-BC-ZZ-M3-A-000003 Building C received 9 July 2025
 2034-SBA-BDE-ZZ-M3-A-000004 Building DE received 9 July 2025
 2034-SBA-BF-ZZ-M3-A-000005 Building F received 9 July 2025
 2034-SBA-SI-ZZ-M3-A-000006 Site Model received 9 July 2025
 2034-SBA-CON-ZZ-M3-A-000007 Context Model received 9 July 2025

9608-LDA-XX-00-DR-LA-0128 P01 Tree Retention & Removal Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0129 P01 Existing Tree Condition Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-1000 P02 Illustrative Masterplan Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-1100 P04 General Arrangement Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0004 P04 External Amenity Provision - Site Wide Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0005 P00 External Amenity Provision - Phase 01 Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0006 P00 External Amenity Provision - Phase 02 Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0007 P00 External Amenity Provision - Phase 03 Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0008 P00 External Amenity Provision - Phase 04 Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-0009 P00 External Amenity Provision - Phase 05 Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-9001 P05 Highway Adoption Extents Plan received 1 August 2025
 9608-LDA-00-00-DR-LA-2100 P04 Hardworks General Arrangement Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-5100 P04 Softworks General Arrangement Plan received 1 August 2025
 9608-LDA-XX-00-SH-LA-3001 P01 Softworks Indicative Plant Schedule Plan received 1 August 2025
 9608-LDA-XX-00-SH-LA-3002 P01 Softworks Indicative Plant Schedule Imagery Plan received 1 August 2025
 9608-LDA-XX-00-DR-LA-6101 P01 Ecology Elements General Arrangement Plan received 1 August 2025
 9608-LDA-XX-00-SH-LA-5000 P01 Ecology Elements Schedule Plan received 1 August 2025
 9608-LDA-XX-XX-SP-LA-0001 P02 Outline Specification Report received 1 August 2025
 9608-LDA-XX-XX-RP-LA-0011 P03 College Gardens - DAS Report received 1 August 2025
 9608-LDA-XX-XX-SH-LA-1001 P02 Amenity Provision - Summary Report received 1 August 2025

Conditions and Reasons

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. The development shall be constructed in accordance with the Phasing Strategy (dated 2nd May 2025) prepared by Stallan-Brand, unless otherwise agreed in writing by the Planning Authority.

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

Reason: To ensure delivery of the requisite open space, public realm and access across the

site relevant to the phasing of the development.

3. Prior to construction works for each phase of the development on site, a construction method statement/site management plan, to include:
 - a) measures for the control and mitigation of noise, dust and vibration;
 - b) areas for the delivery and storage of equipment and materials;
 - c) traffic management plan;
 - d) proposals for contractors storage;
 - 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 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 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 for each phase of the development 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. Prior to any work on the site, including supplementary site investigations or remediation, a comprehensive Preliminary Risk Assessment (PRA) shall be undertaken in accordance with the Land Contamination Risk Management (LCRM) approach to update the previously submitted October 2024 Desk Study and shall be submitted to and approved in writing by the Planning Authority. The PRA should also include a review and gap analysis of the current site investigations and provide a scope of proposed supplementary site investigations necessary to address current gaps in conceptual site model understanding identified by the Planning Authority during review of the provided October 2024 Desk Study. This review and gap analysis shall include the scope of work with regards to supplementary site investigations to enable agreement with the Planning Authority on necessary supplementary site investigations.

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

6. No development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere, and any potential risks to human health, property, the Water Environment and designated ecological sites. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance, following the Land Contamination Risk Management (LCRM) approach, and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'.

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

7. 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.

8. 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.

9. 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.

10. 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.

11. 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:
 - a) include a timetable for its implementation relative to the phased construction and occupation of the development hereby permitted; and,
 - b) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,
 - c) include detail of all surface water connections to the Molendinar Burn culvert; and;
 - d) confirm that the total surface water discharge from the development is limited to, or less than, the agreed 10.6/s; and,
 - e) 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; and,
 - f) confirm that all manholes associated with the Molendinar Burn can be accessed by maintenance vehicles; and;
 - g) confirm that no structures will be built within a 6.5m distance of the centre line of the Molendinar Burn culvert; and that all manholes and shafts associated with the Molendinar Burn, within the development site, are raised to finished ground level.

The development shall be carried out in accordance with the approved information prior to occupation of the relevant phases of the development and, thereafter, the surface water drainage system 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.

12. Prior to work commencing on site, a construction methodology for the approved ground works shall be submitted to and approved in writing by the Planning Authority. The methodology shall include measures to protect the structural integrity of the Molendinar Burn culvert, through the development site and shall include a pre-development CCTV survey of the Molendinar Burn culvert. The development shall thereafter proceed in accordance with the approved construction methodology.

Reason: To safeguard the structural integrity of the culvert and thereby minimise the risk of flooding and its adverse effects, and to comply with Policy 22 'Flood risk and water

management' of NPF 4.

13. None of the buildings hereby permitted shall be occupied until:

- a) a post-development CCTV survey of Molendinar Burn culvert, through the development site has been carried out, and
- b) a report of the survey findings, including a detailed specification for any required remediation works to restore the culvert to its pre-development condition, has been submitted to and approved in writing by the Planning Authority, and
- c) verification of the satisfactory completion of any required remediation works has been submitted to and approved in writing by the Planning Authority.

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

14. Prior to above ground construction works commencing on site, written confirmation that the route for emergency vehicle access to the site will be constructed to carriageway standard as per DGNRA/SCOTS National Roads Development Guide and that the Scottish Fire and Rescue Service are satisfied with the vehicular accesses to the development hereby approved, shall be submitted to the Planning Authority.

Reason: To ensure emergency vehicles can access the proposed development.

15. Prior to above ground construction works commencing on site, a swept path analysis demonstrating that the largest vehicle to use the proposed adoptable road can do so safely, shall be submitted to and approved in writing by the Planning Authority.

Reason: In the interests of pedestrian and vehicular safety.

16. Prior to construction works for this phase of the development on site, a methodology in respect of the removal of the arches and structural interventions to the retained arches and wall, shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved methodology.

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

Reason: In order to ensure the structural integrity of arches and retaining wall.

17. Prior to the commencement of above ground construction works for each phase of the new buildings on site, a written report based on a nationally recognised methodology (e.g. British Standards Institution's BS EN 15978:2011, using the RICS methodology) 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 materials and building components are reduced, reused and recycled at the end of the building lifespan, in line with the waste hierarchy and the principles of circular economy, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each of the new buildings on the site shall be implemented in accordance with the relevant 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(s) in that phase.

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

18. Prior to the commencement of above ground construction works for each phase of the new buildings on site, elevational and sectional construction drawing(s) at 1:20 scale, illustrating elevation bays and detailing the elevational treatments, fenestration and doors, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building(s) shall be constructed in accordance with the approved drawings prior to occupation of that phase.

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

19. Prior to the commencement of above ground construction works for each phase of the development on site, elevational and sectional drawings, details at an appropriate scale of all

roof treatments shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the agreed manner prior to occupation of that phase.

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

20. Prior to the commencement of above ground construction works for each phase of the development 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 of that phase.

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.

21. Prior to the commencement of above ground construction works for each phase of the development on site, sample panels of the materials to be used on the external elevations of the buildings 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 that phase.

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.

22. Prior to the commencement of above ground construction works for each phase of the development on site, scaled drawings and further details of the public realm/courtyard/privacy buffers adjacent to residential functions, relative to that phase, shall be submitted to and approved in writing by the Planning Authority. Thereafter, these elements shall be completed in accordance with the approved drawings prior to occupation of that phase.

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

Reason: In order to safeguard residential amenity.

23. Prior to the commencement of above ground construction works for each phase of the development 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, relative to that phase, shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed and operational prior to occupation of each phase 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.

24. Prior to the commencement of above ground construction works for each phase of the development on site, details of an architectural lighting scheme relative to that phase 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.

25. Prior to the commencement of above ground construction works for the first phase of the development 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 buildings.

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

26. Prior to the commencement of above ground construction works for each phase of the

development on site, ventilation proposals for buildings within that phase, 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 that phase.

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

27. Prior to the commencement of above ground construction works for the first phase of the development on site, details and phasing of the landscaping and public realm proposals and a heritage and art strategy for the entire site, including layout, material specifications, level changes, lighting proposals and type, position of street furniture and street signs and display of public art, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each phase of the approved landscaping and public realm works and heritage and art strategy shall be completed prior to the occupation of the relevant phase of the development.

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

Reason: In order to safeguard residential amenity.

Reason: In the interests of pedestrian safety.

28. Prior to the commencement of above ground construction works for each phase of the development 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 relevant phase of 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 final phase of the development.

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

29. Prior to the commencement of above ground construction works for each phase of the development on site, full details of the pedestrian and cycle paths, final surfacing of the surrounding footways and all other new hard surface areas within the curtilage of the development, including material specifications, samples and phasing information, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the footway/cycle path and hard surface areas shall be implemented in accordance with the approved details and phasing prior to occupation of the relevant phase of the development.

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

Reason: In the interests of pedestrian safety.

30. Prior to the commencement of above ground construction works for each phase 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(s) and shall be maintained in accordance with the approved maintenance programme.

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

31. Prior to the commencement of above ground construction works for each phase 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 relevant phase 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.

32. Prior to occupation of each phase of the development, the specific design details to achieve the required mitigation measures outlined in the Noise Impact Assessment prepared by New Acoustics (dated 25 October 2024) shall be implemented in full.

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

33. Prior to the commencement of above ground construction works for each phase 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/the relevant part of the development is occupied.

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

34. Prior to first occupation of the development, a Traffic Regulation Order (TRO) for the expansion of the existing City Centre Controlled Parking Zone to include the proposed internal roads shall be promoted, confirmed (come into force) and implemented, the costs of which shall be met by the applicant.

Reason: In the interests of pedestrian and vehicular safety.

Reason: To ensure the efficient and effective management of on-street car parking.

35. Prior to first occupation of the development, the Traffic Regulation Order for the proposed one-way loop road around the development hereby approved, must be in place, the costs of which shall be met by the applicant.

Reason: In the interests of pedestrian and vehicular safety.

36. Prior to occupation of each phase of the development, all footpaths relating to that phase shall be constructed.

Reason: In the interests of pedestrian safety.

37. Prior to occupation of each phase of the development, a management plan for the collection of refuse and recycling for both the residential flats and commercial uses 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 relevant part of 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.

38. Prior to occupation of each phase 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.

39. Prior to occupation of each phase 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 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.

40. Prior to occupation of the first phase 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 on each phase of the development prior to occupation of that phase.

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

Reason: To ensure that sustainable transport outcomes are achieved.

41. Prior to occupation of each phase 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 first occupation of the relevant phase of the development.

Reason: To ensure that sustainable transport outcomes are achieved.

42. Prior to occupation of each phase of the development, details of the management and operation of the off-street car parking spaces, including any required bollards or other means of control, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the car parking shall be managed and operated in accordance with the approved details for the lifetime of the development.

Reason: To ensure that the off-street car parking is managed in an efficient manner.

Reason: In the interests of road safety.

43. 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.

44. Vehicular access to the residents parking spaces shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 (for 4 or more spaces) of the Design Guide for New Residential Areas.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

45. 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.

46. All pedestrian and vehicular 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.

47. 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.

48. 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.

49. 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.

50. On completion of the development, the first use of the commercial unit shall not be used for any purpose other than within Classes 1A, 3, 4, 10 or 11 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(s) prior to the relevant 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.

51. 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.

52. No lift housing, plant or equipment shall project through the roof profile.

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

53. 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 proposed access and loop road from Blackfriars Road will require Roads Construction Consent, which necessitates the adoption of the currently unadopted section of Blackfriars, The RCC shall include:
 - a) All areas to form part of the adopted road
 - b) Traffic Calming Measures
 - c) An area of 1 metre of hard-standing is required at all end car parking spaces.
 - d) Parallel parking bays at a minimum of 2.4 metres wide and 5.5 metres long where the bays are internal or constrained by physical means. Free access to an end space will permit the bay length to be reduced to 5.0 metres.
3. The applicant shall be required to enter into a Section 51 Agreement with Glasgow City Council for all landscaping on the adopted roads.
4. The geometry and materials of all potentially adoptable roads shall comply with the Design Guide for New Residential Areas.
5. 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
6. 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.
7. The applicant should contact Cleansing regarding the collection of bins from the proposed residential development.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/THOW/26/06/2025