



**Neighbourhoods, Regeneration  
and Sustainability**  
Glasgow City Council  
Exchange House  
231 George Street  
Glasgow, G1 1RX  
www.glasgow.gov.uk

Item 4

26th May 2026

**Executive Director**  
George Gillespie  
BEng (Hons) CEng MICE

G+GA  
59 Bridge Street  
Dollar  
FK14 7DQ

Our ref: DECISION  
GCC Application Ref: **25/01765/FUL**

10 February 2026

Dear Sir/Madam

**SITE:** 25 Loanbank Quadrant Glasgow G51 3HZ

**PROPOSAL:** Use of warehouse (Class 6) as Business (Class 4), General Industry (Class 5) and Storage and Distribution (Class 6) uses, includes alterations to vehicular access, parking, formation of yard, landscaping, erection of fencing, and frontage alterations.

I am obliged to inform you that a decision to refuse your application, **25/01765/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

**The decision notice is a legal document and should be retained for future reference.**

Should you require any additional information regarding the decision, please contact the case officer **Lauren Springfield** via email [lauren.springfield@glasgow.gov.uk](mailto:lauren.springfield@glasgow.gov.uk), who will be happy to help you.

Yours faithfully

**Head of Planning**

**Encls.**



# PLANNING DECISION NOTICE

## Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 25/01765/FUL

**Use of warehouse (Class 6) as Business (Class 4), General Industry (Class 5) and Storage and Distribution (Class 6) uses, includes alterations to vehicular access, parking, formation of yard, landscaping, erection of fencing, and frontage alterations.**

AT

**25 Loanbank Quadrant Glasgow G51 3HZ**

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

### Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposed development is contrary to NPF4 Policy 13: Sustainable Transport and to Policy 14: Design, Quality and Place, and it is contrary to City Development Plan Policies CDP1 and SG1 (Part 2): The Placemaking Principle, CDP2 and the Govan - Partick Strategic Development Framework, and CDP11 and SG11: Sustainable Transport, and there is no overriding reason to depart therefrom.
03. The proposed development is contrary to NPF4 Policy 13, Policy 14, CDP1 and SG1 (Part 2), CDP2 and the Govan - Partick Strategic Development Framework, and CDP11 and SG11 in that the proposed western access width of 16m is excessive and would result in the adopted footway along the south side of Loanbank Quadrant becoming more disconnected, less accessible, and less safe for pedestrians and active travel users within the immediate area and the Helen Street / Loanbank Industrial Estate EDA as a whole. The proposal is assessed against Figure 10 for "Minor Commercial Access of Car Park with more than 50 spaces" in the SCOTS National Roads Development Guide which states a width of 6m for a minor commercial access.

## Drawings

The development has been refused in relation to the following drawing(s)

1. VEHICLE SWEPT PATH ANALYSIS 163832-1020 Received 1 August 2025
2. VEHICLE SWEPT PATH ANALYSIS 163832-1021 Received 1 August 2025
3. VEHICLE SWEPT PATH ANALYSIS 163832-1022 Received 1 August 2025
4. PROPOSED DRAINAGE LAYOUT 163832-2001 Received 1 August 2025
5. DRAINAGE DETAILS 163832-2010 Received 1 August 2025
6. LOCATION PLAN AL(0)01 Received 1 August 2025
7. PROPOSED SITE PLAN AL(0)02 REV E Received 1 August 2025
8. EXISTING PLANS & ELEVATIONS AL(0)03 REV A Received 1 August 2025
9. PROPOSED BUILDING PLAN AL(0)04 REV E Received 1 August 2025
10. PROPOSED ELEVATIONS AL(0)05 REV G Received 1 August 2025
11. EXISTING SITE PLAN AL(0)06 Received 1 August 2025
12. PROPOSED CYCLE SHELTER AL(0)09 Received 1 August 2025
13. PROPOSED BIN STORE AL(0)08 Received 1 August 2025

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



**Dated: 10th February 2026**

**Head of Planning**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

**IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION**

**BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.**

**RIGHTS OF APPEAL**

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

**Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.**

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at <https://www.eplanning.scot/ePlanningClient/>. It should then be emailed, along with accompanying documents, to [localreviewcommittee@glasgow.gov.uk](mailto:localreviewcommittee@glasgow.gov.uk).

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: [Decision and Appeal – Glasgow City Council](#). The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.