



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1b

2nd June 2026

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Application Type Full Planning Permission
Recommendation Grant Subject to Condition(s)

Application	25/02451/FUL	Date Valid	07.11.2025
Site Address	152 Newlands Road Glasgow G44 4ES		
Proposal	Erection of flatted residential development (43no units) with associated access, car parking, landscaping and associated works, including demolition of existing building.		
Applicant	Newlands Lifestyle Living Ltd Mr Stefan Hobl 55 Station Road Beaconsfield HP9 1QL	Agent	Holmes Miller Isla Robinson 89 Minerva Street Glasgow G3 8LE
Ward No(s)	07, Langside	Community Council	02_103, Cathcart, Merrylee & Muirend
Conservation Area	N/A	Listed	N/A
Advert Type	Bad Neighbour Development	Published	14 November 2025
City Plan	Urban Area		

Representations/Consultations

A total of 28 representations were received in relation to the application. 23 were objections, 2 were in support, and 3 were neutral or conditional (supporting the principle but objecting to specific aspects such as tree removal or parking).

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

- Excessive height, scale and overdevelopment.
- Impact on residential amenity (privacy, daylight and sunlight).
- Insufficient parking provision and increased congestion.
- Traffic generation and road / pedestrian safety concerns.
- Pressure on local infrastructure and services.
- Loss of mature trees, shared green space and biodiversity.
- Design, appearance and impact on local character.

Supportive representations

- Support for brownfield regeneration, housing delivery, and improvement of an underused site, subject to retention of mature trees and appropriate management of construction impacts.

Consultations

Transport Planning – No objection
Flood Risk Management – no objection, subject to conditions.
Scottish Water – No objection.
NRS Waste and Recycling – No objection

Determination Process

Under the terms of the Glasgow City Council Scheme of Delegated Functions (December 2025), the application requires to be determined by the Planning Applications Committee.

Site and Description

The application site is a former industrial car park located on the south side of Newlands Road at its junction with Tankerland Road, within the Cathcart / Newlands area of Glasgow's south side. The site occupies a prominent corner plot and forms a transitional edge between Newlands Road and the residential area of Tankerland Road.

The site is bounded:

- To the north by Newlands Road, beyond which lies the Celeros office and industrial complex, characterised by large-scale art-deco style office buildings.
- To the south by Tankerland Road, beyond which lies a mix of four-storey sandstone tenements and two-storey post-war terraced housing.
- To the east by established residential tenements and areas of green space, including mature trees and shared garden ground.
- To the west by the Newlands Road corridor, leading towards lower-density residential areas beyond the railway crossing.

The townscape is varied, comprising industrial buildings, traditional sandstone tenements, post-war terraces and newer flatted residential developments, including the approved Cala housing scheme to the north-west. Building heights in the immediate vicinity range from two storeys to six storeys, with taller development generally concentrated along the Newlands Road frontage.

Planning History

90/02887/DC – Formation of vehicular access and doorway. – Grant Subject to Condition(s)

20/01761/PPP – Erection of commercial development (including associated works). – Grant Consent

20/01762/PPP – Erection of flatted residential development. – Grant Consent

21/02043/MSC – Erection of flatted residential development. – Application Invalid

21/02243/FUL – Erection of flatted residential development (31 units). – Grant Subject to Condition(s) and Section 69

Proposal

The proposed development comprises the erection of a flatted residential development (43 no. units) together with associated access, car parking, landscaping and ancillary works on the site at 152 Newlands Road, Glasgow.

The development is contained within a single, purpose-designed residential building arranged over six upper floors above a semi-basement level, resulting in an overall 7-storey building when viewed from Newlands Road. The semi-basement level accommodates resident car parking, cycle store and building services, taking advantage of the site's change in levels between Newlands Road and Tankerland Road.

The proposed accommodation is made up of a mix of one-, two- and three-bedroom apartments and penthouses, specifically:

- 4 no. one-bedroom flats
- 36 no. two-bedroom flats
- 3 no. three-bedroom flats

The apartments are predominantly dual-aspect and are arranged around internal communal circulation cores designed to maximise daylight, outlook and residential amenity. Where possible, apartments incorporate dedicated home-office space. The development includes a combination of private balconies and terraces, along with shared external amenity space for residents.

The building massing has been developed to respond to the surrounding urban context, incorporating a five-storey masonry shoulder height, which aligns with the adjacent tenemental properties on Newlands Road, with two additional upper storeys set back above, resulting in a stepped profile that reflects the changing topography of the street. The overall height aligns with nearby large-scale buildings, including the Art-Deco Celeros building opposite and recently approved residential development to the west.

Vehicular access to the site is taken from Newlands Road, leading to a semi-basement car park providing 35 no. resident parking spaces, including 2 no. accessible spaces. Electric vehicle charging infrastructure is incorporated within the car park. Secure cycle parking is provided above minimum standards to serve both residents and visitors, including additional provision for car-free apartments.

Refuse and recycling facilities, cycle stores, parking and plant rooms are provided internally at ground and basement levels to ensure efficient servicing and to minimise visual impact.

The proposal includes areas of communal landscaped amenity space, with hard and soft landscaping designed to enhance residential amenity and contribute positively to the appearance of the site. The landscaped areas make use of the site's split-level nature, with garden space positioned above the basement parking deck to the southern side of the building.

The external appearance of the building combines masonry materials at lower levels with lighter metal cladding to the upper set-back storeys, responding to the scale, form and materiality of surrounding tenemental, industrial and contemporary residential buildings. Elevation treatment and detailing have been designed to create a development that reads as tenemental in character while addressing its prominent corner location at Newlands Road and Tankerland Road.

Overall, the proposal represents the comprehensive redevelopment of the site to provide a high-quality flatted residential development with associated parking, amenity space and landscaping.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

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

i. an environmental statement

Not applicable to this application.

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

Not applicable to this application.

iii. a design statement or a design and access statement

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

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

The following technical reports were submitted with the application:

Preliminary Ecological Appraisal – submitted in support of the application with assessment of habitat survey of the application site and recommendations to deal with identified ecological constraints as part of the future development of the site.

Planting Notes and Landscape Maintenance and Management Proposals – submitted in support of the application and to serve the applicant as the initial planting schedule and future maintenance schedule as part of the future development of the site.

Statement on Energy and Sustainability – responds to the relevant sustainability and energy policies, provides recommendations on the lean, clean and green measures that can be taken in the specification of the development. The Statement confirms the building will be fully detailed to meet the standards required in the Building Regulations.

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

Supporting Planning Statement – submitted in support of the application and outlines and assesses the proposed development against the Development Plan.

Vehicle Parking Note – the report demonstrates that the proposed vehicle parking provision meets planning policy criteria.

Flood Risk Assessment – submitted in support of the application assesses the flood risk to and from the proposed development and concludes that there is the potential for transient, low surface water flooding from the site to adjacent road sections which is within an acceptable limit for urban development.

Drainage Impact Assessment – submitted in support of the application with recommendations to design an appropriate surface water drainage system to deal with any potential surface water flooding. Appendix I includes the Scottish Water confirmation of an in-principle acceptance for a new surface water connection from the site into their combined sewer network.

Supporting Information for NPF4 Policy 3 Compliance – submitted in support of the application and outlines and assesses the proposed development against the requirements of Policy 3 with specific focus on the delivery of biodiversity enhancement.

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

A Section 75 legal agreement is required in order to secure a CDP6 financial contribution of £71,970.83.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

- i. **with regard to Environmental Impact Assessment Regulations (Regulation 30)**
Not applicable to this application.
- ii. **1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**
Not applicable to this application.
2. restricting the grant of planning permission
Not applicable to this application.
- iii. **1. requiring the Council to consider imposing a condition specified by Scottish Ministers**
Not applicable to this application.
2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.
Not applicable to this application.

National Planning Framework 4

- Policy 1. Tackling the climate and nature crises
- Policy 2. Climate mitigation and adaptation
- Policy 3. Biodiversity
- Policy 9. Brownfield, vacant and derelict land and empty buildings
- Policy 12. Zero waste
- Policy 14. Design, quality and place
- Policy 15. Local living and 20 minute neighbourhoods
- Policy 16. Quality homes
- Policy 18. Infrastructure first
- Policy 20. Blue and green infrastructure
- Policy 21. Play, recreation and sport
- Policy 22. Flood risk and water management

Glasgow City Development Plan

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy
- CDP 5 & SG 5 – Resource Management
- CDP 6 & SG 6 – Green Belt & Green Network
- CDP 7 & SG 7 – Natural Environment
- CDP 8 & SG 8 – Water 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 relevant provisions of the statutory Development Plan;
- b) whether any other material considerations, such as consultations or guidance, have been satisfactorily addressed in the assessment of this proposal.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the CDP adopted on the 29th March 2017 as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the development plan the main issues in this application are whether the change in use of the land and the erection a flatted development is acceptable in principle as well as considering the visual impact and environment of such a development.

Principle of Development

The application site comprises a vacant, brownfield site formerly associated with industrial and commercial uses and is now primarily hardstanding, enclosed by hoarding. The site has been vacant for a prolonged period and makes no positive contribution to the surrounding area in its current condition.

Planning permission is required for the erection of a flatted residential development, representing a material change of use and redevelopment of the site.

The site is located within the urban area, as defined by the Glasgow City Development Plan (CDP) and is brownfield in nature. Policy 9 of NPF4 supports the sustainable reuse of vacant and derelict brownfield land, including sites within the urban area that are no longer in productive use. The application site meets this definition, being previously developed, predominantly hardstanding, and vacant for a number of years. Policy 9 is also supported by CDP2 which focuses on reuse of brownfield land, placemaking, sustainability, health and wellbeing, and the regeneration of the existing urban area.

Furthermore Policy 15 of NPF4 promotes development supports local living and the creation of 20-

minute neighbourhoods, where people can access daily needs within a short walk, cycle or public transport journey. Finally, Policy 16 of NPF4 and CPD2 and SG2 support the delivery of new homes that improve choice, affordability and adaptability, including housing suitable for a range of household needs over time. Policy 16 also allows for residential development on unallocated sites in sustainable locations where proposals are consistent with the spatial strategy and other relevant policies.

The site is within the Inner Urban Area and although having base accessibility, as defined by the CDP, it is within a well-established and compact urban neighbourhood, with shops, public transport, schools, healthcare facilities, community uses and green spaces available nearby. It has limited existing ecological or landscape value, which is characteristic of its brownfield condition.

The proposal has been supported by technical assessments, including drainage, flood risk and ground condition information, and appropriate planning conditions can be applied to ensure that the site is suitable for development and does not pose risks to human health or the environment.

The application proposes a flattened development with varying unit sizes over a number of floors, contributing to housing supply and diversity within the area. The site's characteristics and location mean that residential use represents a logical and compatible form of redevelopment, and the proposal aligns with the aims of Policy 16 to deliver new homes in the right locations. The proposal would also contribute additional residential population to the area, supporting the vitality and viability of local services. The development therefore supports the objectives of Policy 15, reinforcing local living in an accessible and sustainable part of the city.

The application site is not located within a designated priority place, however CDP2 makes clear that both within and outwith these areas, the Council will continue to support development proposals which contribute to the regeneration and effective reuse of the urban area, particularly where this involves brownfield land. The proposal would bring a long-vacant brownfield site back into productive use, provide new housing in a sustainable location, and contribute positively to the established residential character of the wider Newlands/Cathcart area. The development would therefore align with the objectives of the Sustainable Spatial Strategy and is considered to comply with CDP2 and Policy 9 of NPF4.

Taking account of the site's brownfield status, its location within the established urban area, and its accessibility to services and public transport, the proposal represents the appropriate and sustainable reuse of vacant land. The development would not undermine employment land objectives or the spatial strategy of the Development Plan and would contribute positively to housing delivery in the city.

Subject to compliance with other relevant Development Plan policies in relation to design, layout, amenity, transport, drainage, landscape and environmental impacts, the principle of residential development on this site is supported.

Layout, Siting and Design

Policy 14 of NPF4 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development will also be supported where they are consistent with the six qualities of successful places; Healthy, Pleasant, Connected, Distinctive, Sustainable, Adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

CDP1 and SG1 further supports quality living as they require a holistic, design-led approach to development. To achieve the CDP's key aims, where new development should contribute towards making the city a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the city's heritage.

A design-led approach has been adopted for this proposal through the submission of a Design and Access Statement which demonstrate that local built form and characteristics were considered during the design process and have influenced the proposed design.

The proposed development occupies a prominent corner site between Newlands Road and Tankerland Road within an established urban residential area. The layout has been designed to present a strong and continuous built frontage to both street elevations, reinforcing the existing urban grain, enclosure and legibility of the streetscape. The overall building configuration broadly follows the previously consented scheme, comprising a basement car park set below landscaped deck gardens to the south of the main block, taking advantage of the split level nature of the site. Access is also proposed to be taken from the NE corner of the site, off Newlands Road, as per the previous scheme.

The scale and massing of the proposal have been shaped by the site's urban context and the pronounced change in ground levels, particularly along Tankerland Road and Newlands Road.

The adjacent tenements on Newlands Road respond to the natural topography of the street, with characteristic stepping of floor and eaves levels. This arrangement is continued with the transition into the new development creating a further step in eaves levels in response to the rise in levels along Newlands Road. The proposed building massing is composed of a 5 storey masonry element forming a height which aligns with the adjacent stone tenement elevation on Newlands Road, and a 2-storey sequentially set back upper portion above. The overall height aligns with the listed Art Deco Celeros building opposite and also the Cala development to the west which is currently under construction. Ground levels to the southern edge of the site on Tankerland Road are around a storey higher than Newlands Road. The elevation split between brick and the lighter metal cladding materials responds to this creating a reflective relationship with the tenements opposite.

The application site sits in the Inner Urban Area in an area of base accessibility. The development proposal is for 43 dwellings on a 0.1465 hectare site, which is a density of 294 DPH. The site is in an area of mixed density with low density houses to the rear and high density tenemental blocks along Newlands Road and part of Tankerland Road. The proposed density in this application is lower than the density of the surrounding tenemental properties, which range from 348 DPH on the south side of Newlands Road and 299 DPH in the tenements on Tankerland Road. The density and scale of the proposal sit comfortably within the streetscape, using this brownfield site to its full potential whilst not being overly dominant.

To assess the potential impacts on amenity a Daylight and Sunlight Analysis Report has been submitted alongside the application to test its potential effects on neighbours and assess daylight that will be achieved within the development. The analysis has been performed against the performance criteria set out within the Building Research Establishment (BRE) Site Layouts Planning for Daylight and Sunlight – A guide to Good Practice, 2022 edition (BR 209). The assessment considers the impact of the proposed development on the existing buildings against the following criteria: Height test, 25 degree test, Vertical sky component test and Visible sky test.

The Height test is the initial, rather simple test, which considers the distance from each existing window to the new development. The 25 degree test is carried out where the proposed building results in windows failing the height test. The 25 degree rule is used to check if the existing building still receives adequate daylight. This is done by projecting a line towards the proposed development at 25 degrees up from horizontal. Should the proposed building intercept this line, more detailed calculations are required to quantify the loss of skylight and its distribution within the existing building. The Vertical Sky Component (VSC) describes the amount of skylight the outside face at the centre of each main window receives. An unobstructed window has a maximum VSC value of 40%. BR 209 recommends that a VSC of 27% or greater is an indicator of relatively good daylight levels. The BRE recommends that new developments should be designed so that they do not reduce the VSC at an existing window by more than 20%. If, following the proposed development, the VSC is both less than 27% and has fallen by more than 20% from its former value, this is likely to represent a noticeable loss of daylight. The assessment considers each window separately, but in many tenements there are several windows to each room, particularly habitable rooms. Where a window does not meet the VSC criteria, a sky view test will be undertaken. If, following construction of a new development, the no sky-line moves so that the area of the existing room, which does receive direct skylight, is reduced to less than 0.80 times its former value this will be noticeable to the occupants, and more of the room will appear poorly lit.

With respect to this site the following results have been found.

Height Test

The results show that due to the height of the structure, its positioning and proximity to existing tenements, windows in the buildings on 67-73 Tankerland Road, 75-85 Tankerland Road, 149 Newlands Road, and 156-174 Newlands Road fail.

25 Degree Test

The 25 degree test indicates that the lower three storeys of 75-85 Tankerland Road and the lower two storeys of 149 Newlands Road do not comply and are subject to further assessments.

Vertical Sky Component (VSC)

Due to outcome in the basis assessment, a VSC was carried out for the windows identified as failing. The results are shown in the table below and demonstrate that whilst most rooms meet the BR 209 requirements, there are failures at the blocks, 75 – 85 Tankerland Road and 149 Newlands Road.

Location	Number of Windows	Number of Rooms	% Compliant
67-73 Tankerland Road	28	8	100%
75-85 Tankerland Road	310	40	55%
156-174 Newlands Road	64	32	100%
149 Newlands Road	92	9	78%

Sunlight Report

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Visible Sky Test

With 159 Newlands Road being a non domestic building there is less of an expectation to have elevated light levels, as such no VSC has been carried out. Focus is therefore on the residential block at Tankerland Road where there were failures, mainly no's 75 to 81. The rooms failing the VSC test have been further assessed to establish the loss of visible sky for both pre and post-development. The table below presents these results and demonstrates that 88% of the assessed rooms comply with the Visible Sky Test.

Location	Reference	% of working plane that sees visible sky		% Reduction	Verdict
		Pre	Post		
75 Tankerland Road	L0	0.99	0.90	9%	Pass
	R0	1.00	0.88	12%	Pass
	R1	1.00	0.94	6%	Pass
77 Tankerland Road	L0	1.00	0.80	20%	Pass
	L1	1.00	0.85	15%	Pass
	L2	1.00	0.95	5%	Pass
	R0	0.99	0.73	26%	Fail
	R1	0.99	0.76	23%	Fail
79 Tankerland Road	R2	0.99	0.89	10%	Pass
	L0	1.00	0.71	29%	Fail
	L1	1.00	0.75	25%	Fail
	L2	1.00	0.84	16%	Pass
81 Tankerland Road	R0	0.99	0.79	20%	Pass
	R1	0.99	0.85	14%	Pass
	R2	1.00	0.89	11%	Pass
81 Tankerland Road	L0	1.00	0.89	11%	Pass
	L1	1.00	0.95	5%	Pass
	R0	1.00	1.00	0%	Pass

Sunlight Report

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The results of the daylight assessment show that 92% of occupied rooms (44 out of 48) on the facades facing the proposed development meet the BR 209 daylighting criteria. The four rooms that do not meet the requirements are only marginally failing. These are lower, north facing rooms, therefore the report concludes that it is unlikely that occupants will be expecting enhanced levels of daylight to begin with and any development of scale would impact those windows. The post-development daylight levels are therefore deemed to be acceptable.

With respect to outside amenity space the result of the assessment demonstrates that, post-development, the amenity area at the rear of the existing tenement, 156-174 Newlands Road, will continue to experience high levels of sunlight (far greater than the minimum requirements recommended in BR 209) and is therefore deemed to be acceptable. No assessment has been provided for the amenity space to the rear of the new development but due to its location and open nature of the southern end, it is expected that the amenity space will experience the same levels of sunlight, as demonstrated in the neighbouring tenement, with at least 2 hours of sunlight achieved.

In summary the proposed impact of the development on existing unlight and daylight is acceptable.

Servicing and car parking are accommodated within a basement level, allowing residential accommodation and communal amenity to be prioritised above ground and reducing the visual impact at street level. The siting of the building has been informed by site topography, with detailed sections demonstrating how level changes across the site are carefully managed to ensure an appropriate relationship with neighbouring properties.

Overall, the site incorporates a change in ground levels which has been addressed through the design of the development, including a raised podium and stepped elements. These features are reflected in the submitted plans and sections and assist in accommodating the site topography. An area of private and communal amenity space is proposed at podium level above the basement car park, providing usable outdoor space for residents. The design maintains appropriate separation from neighbouring properties, thereby limiting any adverse impact on residential amenity. Landscaping and boundary treatments, including planting and retaining structures, are proposed along the site edges, particularly to Tankerland Road, and assist in integrating the development into its surroundings.

This approach aligns with the placemaking principles set out in NPF4 Policy 14, which seek development that responds positively to its context and contributes to a coherent urban form, as well as Policy CDP1 and SG1, which require development to be appropriately sited relative to surrounding buildings, streets and spaces.

Sustainability

Policies 1, 2 and 19 of NPF4 and CDP5 and SG5 of the CDP are important factors for determining the acceptability of the principle of the development, however these policies also seek to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis, minimises emissions and adapts to the current and future impacts of climate change.

As assessed above, the application site is vacant, derelict and brownfield that is predominantly hardstanding. The proposal is to redevelop the site as a flatted residential development for 43no. units with private and public green spaces, and hard and soft landscaping. A Statement of Energy and Sustainability has been provided demonstrating that the CDP5 requirement will be met. The development uses a fabric-first approach with all-electric heat pumps, meaning the homes do not rely on fossil fuels and are well insulated and comfortable. The applicant states in their report that the building would perform better than standard requirements for insulation and energy use, showing a clear improvement beyond basic compliance. This would be addressed through the building warrant process.

EV-charging is provided throughout, and the electrical system is designed to support future renewable technologies, helping to meet the Council's Net Zero 2030 ambition.

Policy 12 of NPF4 seeks to reduce the impact of development through a focus on delivering new development on brownfield land and seeking to reduce, reuse, or recycle materials in line with the waste hierarchy. The proposal will generate waste when occupied and internal waste storage rooms are proposed with sufficient capacity for the required range of GCC waste and recycling bins. The internal waste storage rooms are located within the basement with servicing proposed from Newlands Road.

Finally, Policy 22 of NPF4 and CDP8 and SG8 of the CDP aim to protect existing buildings and development from flood risk in light of climate change. The applicant has provided a Flood Risk Assessment and a Drainage Impact Assessment that demonstrates the site will not be at risk of flooding or create flood risks to land or property within its proximity. The details of the proposed surface water drainage strategy and connection to Scottish Water's combined sewer network have been informally agreed by Scottish Water. The Flood Risk Assessment and Drainage Impact assessment have been independently checked, have met the requirements of NRS Flood Risk Management subject to conditions. Scottish Water have not objected to the proposed development. There was no requirement to consult SEPA on this development. It is considered that the application has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage requirements of CDP8 and SG8.

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

The proposal is in compliance with Policies 1, 2, 12, and 22 of NPF4 as well as CDP5, SG5, CDP8 and SG8 of the CDP.

Landscape and Biodiversity

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

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

A Phase 1 Ecological Appraisal, including a desk study and walkover survey at Newlands Road, Glasgow have been carried out. The aim of the survey was to provide an assessment of the ecological features present, or potentially present, within the site and the surrounding areas to determine whether further dedicated protected species surveys are required to inform the planning application, prior to the demolition of the current building and replacement with a new residential development. The appraisal concludes that the application site is brownfield land with very limited existing biodiversity value but there are various recommendations for interventions to support future wildlife on the site.

These recommendations have been incorporated into the landscaping scheme which has been designed to complement the building and respond to the site's level changes and urban setting.

It includes a mix of planting raised planters and soft landscaping to soften the development's edges, particularly along Tankerland Road, helping to integrate the building into the streetscape. The landscape deck is on two levels to respond to the existing street levels with an upper and lower podium. The plan includes quiet spaces for relaxing and an informal play area for younger age groups. Next to the building face are private terraces for the flats that open out at that level. The lower landscape to the junction is a single large planting bed.

Whilst not detailed in the plans it is assumed that the building has a green roof to absorb sunlight, reducing the urban heating effects of reflective building materials as well as provide opportunities to further enhance biodiversity. In order to consider this aspect in more details this will be controlled through a planning condition.

Overall, the landscaping provides usable amenity space for residents, improves visual appearance, and supports biodiversity through the introduction of planting and green features on the upper and lower podium. The scheme also contributes to green and blue infrastructure by helping to manage surface water, reduce hardstanding and improve the overall quality of the environment.

There has been concerns raised by residents about the protection of the trees on the land adjacent to the site. The trees are not part of the application site but under common law the developer has the right to cut the trees back towards the boundary but not to the extent they may kill the trees. There are no proposals in the landscape plan to cut the trees back. Work in that part of the site will need to be carried out carefully to ensure the trees are not damaged. Residents have requested the Planning Authority attach conditions to protect the trees. Conditions regarding root protection and any tree works are included below.

Overall, the landscaping is considered appropriate in scale and design and enhances both residential amenity and the character of the surrounding area.

Parking and Accessibility

Policies 13 and 15 of NPF4 along with CDP11 and SG11 of the CDP are of most relevance when considering the acceptability of the proposal's accessibility and its vehicle and cycle parking provision. Policy 13 states that development proposal will be supported where it can be demonstrated that the transport requirements generated have been considered in line with sustainable travel and investment hierarchies. Development proposals will also be supported where they set out ambitious targets in terms of low / no car parking, particularly in urban locations, well served by sustainable transport modes.

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

Vehicle parking provision in new residential development is also considered against the standards set out in SG11 where the basic minimum standard for new build residential is 125%. However, SG11

continues that variation from this standard can be justified against: the public transport accessibility area that the site is within; the density of the application site and the surrounding area; placemaking, townscape and design requirements; house size and form with flats requiring less parking; car availability in the surrounding area; and the existing pressure of and demand for on-street parking in the surrounding area.

A Transport Statement has been submitted in support of the proposal and assesses the development's accessibility, parking provision and likely trip generation. The site benefits from an extant planning permission for residential development and is located in a well-connected urban area with good access to walking, cycling and public transport.

35 car parking spaces are proposed in a basement car park, below the standard requirement of 54 spaces under SG11. Reduced parking was supported in pre-application discussions and is justified by the site's accessibility, flatted housing typology, townscape, and access to local facilities. A number of flats are proposed to be car-free, secured through sales and lease arrangements. 58 cycle spaces are provided (46 resident and 12 visitor), exceeding minimum standards and helping to offset reduced car parking.

Bus stops are located within short walking distance, and Cathcart railway station is approximately 400 metres from the site, providing regular connections to the city centre and the wider Southside. The surrounding footpath and cycle networks are well established, with local shops, services, schools and healthcare facilities within walking and cycling distance, consistent with the principles of local living and 20-minute neighbourhoods. A Residential Travel Plan will be provided, including information on public transport, walking and cycling routes and local facilities. This is intended to encourage residents to make sustainable travel choices and reduce reliance on private cars.

Based on this it is considered that a minor infringement of the SG11 could be justified as the development would meet the standards set out in Policies 13 and 15 of NPF4, and as a whole a reasonable level of car parking is provided in curtilage, but not to the detriment of the streetscape or amenity of future residents.

Financial Contributions

Policy 18 of NPF4 as well as CDP6 and SG6 and CDP12 and SG12 in the CDP are of most relevance when considering the potential impacts of the new development.

Policy 18 states that the impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Due to the siting and scale of the proposed development, it is not considered to have an adverse impact on infrastructure. There is currently no requirement in the Glasgow City Development Plan for financial contributions in relation to affordable housing, education or public health services.

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

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

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

The proposal comprises 43 flatted dwellings (4 one-bedroom, 39 two-bedroom and 3 three-bedroom) located within 400 metres of Merrylee Community Space, which does not meet the Open Space Quality Standard. Ward 2 meets the Quantity Standard. Accordingly, a contribution towards the quality standard for Merrylee is required, together with contributions towards allotments and outdoor sport provision. This can be outlined as follows:

Contribution Type	Amount
Allotment Contribution	£5,306.16

Contribution Type	Amount
Quality Standard Contribution	£55,955.87
Outdoor Sport Contribution	£10,708.80

Total Contribution: £71,970.83

The above contribution, required under SG6, will be secured through the satisfactory conclusion of a Section 75 legal agreement.

Summary

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

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

In respect of **(b)** other material considerations include the views of consultees and the contents of letters of representations. In this case, 30no. letters of representation have been received in relation to the application of which 3 are neutral, 3 are in support and 24no. object to the proposed development.

The material points of objection within these representations are summarised and addressed as follows:

Excessive height, scale and overdevelopment

Comment: Concerns have been raised regarding the overall scale and height of the proposed building, suggesting that the proposal represents overdevelopment of the site. The proposal occupies a prominent corner site within an established urban residential area where flatted and tenement-style development forms a consistent part of the surrounding townscape. The building has been designed with a stepped form and variations in height and articulation, allowing the overall mass to be broken down and reducing visual dominance when viewed from surrounding streets and neighbouring properties. Detailed plans and cross-sections demonstrate that the building responds positively to changes in site levels, particularly along Tankerland Road, ensuring that its scale is appropriate to the site context.

Impact on residential amenity (privacy, daylight and sunlight)

Comment: Concerns have been raised regarding the impact on neighbouring residential amenity. The submitted layout, elevations and sections demonstrate that separation distances, building orientation and level changes have been carefully considered to minimise overlooking and loss of privacy. The stepped form and set backs at upper levels further reduce potential impacts on outlook. Given the site's urban context, the relationship between buildings is considered typical of flatted residential development, and the proposal would not result in unacceptable loss of daylight, sunlight or outlook to neighbouring properties. The proposal is therefore assessed as safeguarding residential amenity to an acceptable degree.

Insufficient parking provision and increased congestion. Traffic generation and road/ pedestrian safety concerns.

Comment: Representations have raised concerns regarding parking provision and traffic impact. The proposal includes a slightly reduced level of on-site car parking compared with standard guidance; however, the site is served by public transport, with bus stops and Cathcart Railway Station within short walking distance, and benefits from strong pedestrian and cycle connectivity to local amenities and services. A Transport Statement confirms that the development would generate low levels of traffic, and that the surrounding road network has sufficient capacity to accommodate the predicted movements without adverse impacts on road safety or operation. Enhanced cycle parking provision and a Travel Plan further support sustainable travel choices. In this context, the parking and access arrangements are considered acceptable.

Design, appearance and impact on local character.

Comment: Some objections relate to the effect of the proposal on the character and appearance of the area. The proposed development adopts a contemporary architectural approach that responds to its corner plot location while reflecting the scale and rhythm of nearby flatted development. Active frontages, defined street edges and complementary materials contribute positively to the streetscape. Landscaping, boundary treatments and podium-level planting further help to integrate the building into

its surroundings. Overall, the design is considered to preserve and enhance the character of the area and to represent a high-quality urban infill development

Pressure on local infrastructure and services.

Comment: Concerns have been raised that the development would place additional pressure on local infrastructure and services, including schools, transport and healthcare provision. The proposal would introduce additional residential units and therefore would result in some increased demand on local infrastructure and services. However, the site is located within an established urban area with good access to public transport, community facilities and local services. No consultation responses have been received which indicate that the development would result in unacceptable pressure on existing services. As such, the impact is not considered to be significant.

Loss of mature trees, shared green space and biodiversity.

Comment: A significant number of representations raise concern regarding the mature trees located on land adjoining the application site to the rear and side, which is understood to be in third-party ownership and outside the application red-line boundary. Objectors express strong opposition to any removal, lopping or disturbance of these trees, citing their contribution to visual amenity, residential outlook, privacy, wildlife habitat and wider ecological value within the area. Concerns are also raised that the proposed development could result in indirect impacts on the trees through excavation, basement construction, drainage works, changes in ground levels, or future pressure to prune or fell trees due to proximity of new balconies and windows. Overall, the issue of tree retention and protection on adjacent land is repeatedly raised and is one of the most frequently referenced matters within the objections received. Concerns regarding the protection of mature trees located on land adjacent to the application site are noted. In response, the proposed development will be subject to planning conditions requiring the protection of existing trees during construction and thereafter, including the submission and implementation of approved tree protection measures in accordance with BS5837, restrictions on excavation and construction activity within root protection areas, and controls preventing any lopping, topping or removal of trees without the prior written approval of the Planning Authority. These measures are intended to ensure that the existing trees on adjoining land are appropriately safeguarded from direct and indirect impacts arising from the development.

As well as objections there is some support for the proposal with the following comments received:

Support for brownfield regeneration, housing delivery, and improvement of an underused site, subject to retention of mature trees and appropriate management of construction impacts.

Comment: In addition to objections, some representations express support for the proposal, highlighting the benefits of redeveloping a brownfield site, contributing to housing delivery and improving an underused site. These supportive comments are noted. The proposal would make effective use of an existing site within the urban area and contribute to the supply of residential accommodation in a sustainable location. Matters relating to the retention of existing trees and management of construction impacts are addressed separately within this report and can be controlled by appropriate planning conditions where necessary.

No objections were received from statutory consultees. With respect to (b) there are no other material considerations which would justify a refusal in this case.

Conclusion

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

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

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

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

1. 5370-HML-01-00-D-A-10101 P04 GA PLAN LEVEL 1 Received 10 April 2026
2. 5370-HML-01-ZZ-D-A-10110 GA SITE PLAN Received 10 April 2026
3. 6158-OOB-ZZ-ZZ-D-L-00001 P02 SITE PLAN LEVEL 00 AND 01 Received 10 April 2026
4. 6158-OOB-ZZ-ZZ-D-L-00010 P02 EXIST AND PROP LEVELS WITH TREES RETAINED AND REMOVED Received 10 April 2026
5. 6158-OOB-ZZ-ZZ-D-L-00030 P02 CIRCULATION STRATEGY Received 10 April 2026
6. 6158-OOB-ZZ-ZZ-D-L-00040 P02 PLANTING STRATEGY Received 10 April 2026
7. 106 DRAINAGE OVERLAND FLOW PLAN Received 24 February 2026
8. 103 A DRAINAGE LAYOUT - BASEMENT Received 17 February 2026
9. 5370-HML-01-00-D-A-10000 LOCATION PLAN Received 7 November 2025
10. 102 DRAINAGE LAYOUT GROUND FLOOR Received 22 October 2025
11. 105 DRAINAGE DETAILS - ATTENUATION Received 22 October 2025
12. 5370-HML-01-00-D-A-10004 TOPOGRAPHICAL SURVEY Received 22 October 2025
13. 5370-HML-01-00-D-L-100040 PLANTING STRATEGY Received 22 October 2025
14. 5370-HML-01-01-D-A-10105 GA PLAN LEVEL 05 Received 22 October 2025
15. 5370-HML-01-06-D-A-10106 GA PLAN LEVEL 06 Received 22 October 2025
16. 5370-HML-01-RF-D-A-10191 GA PLAN LEVEL RF Received 22 October 2025
17. 5370-HML-01-ZZ-D-A-10201 SECTIONS Received 22 October 2025
18. 5370-HML-01-ZZ-D-A-10202 SECTIONS Received 22 October 2025
19. 5370-HML-01-ZZ-D-A-10300 PROPOSED ELEVATIONS 1 AND 2 Received 22 October 2025
20. 5370-HML-01-ZZ-D-A-10301 PROPOSED ELEVATIONS 3 AND 4 Received 22 October 2025
21. 5370-HML-01-ZZ-D-L-100001 LANDSCAPE SITE PLAN LEVEL 00 AND 01 Received 22 October 2025
22. 6158-OOB-ZZ-ZZ-D-L-00010 EXISTING AND PROPOSED LEVELS WITH EXISTING TREES RETAINED AND REMOVED Received 10 May 2026
23. 6158-OOB-ZZ-ZZ-D-L-10100 GA PLAN LEVEL 00 Received 22 October 2025
24. 6158-OOB-ZZ-ZZ-D-L-10102 GA PLAN LEVEL 02 - 04 Received 22 October 2025

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

CONTAMINATED LAND

02. Unless otherwise agreed in writing with the Planning Authority, 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. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

03. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant. The approved remediation scheme must be carried out in accordance with the proposals outlined within the remediation strategy, and as agreed by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

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

04. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

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

05. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

06. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

DRAINAGE

07. No development shall take place until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:

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

If agreed the development shall be completed in accordance with the approved information.

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

DESIGN

08. Prior to the commencement of above ground construction works, details and samples of all materials and their colours to be used on the external elevations and roofs of the buildings shall be submitted to and approved by the Planning Authority in writing in respect of type, colour, specification and texture. A sample panel wall, the size and detail of which shall be agreed with the Planning Authority, featuring all facing brick type(s) including mortar joints, colours and all proposed coursing patterns, the profiled metal cladding panels, the roofing materials, the window units, and the door units, shall be erected on site for inspection and written approval by the Planning Authority. All product specifications of the agreed external materials in respect of type, format, colour and texture of the: facing brick types, profiled metal cladding panels, roof materials, all window unit types, all door unit types, pre-cast cills, roof parapet, bat boxes, and swift bricks, shall be submitted to and approved in writing by the Planning Authority.

This written approval shall be obtained before any of these materials are used on site, and the approved sample panel shall remain in place throughout construction. If agreed the development shall be completed in accordance with the approved materials prior to occupation.

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

09. Prior to the commencement of above ground construction works, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be compliance with these details.

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

10. Prior to the commencement of above ground construction works details of a green roof system for the building shall be submitted for the written approval of the Planning Authority. The details shall include confirmation of drainage, planting species and maturity, and maintenance arrangements. If agreed the green roof shall be installed prior to the first occupation of the development and maintained in compliance with the approved details. Any 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 comply with the green roof requirement set out in SG6 'Green Belt and Green Network' of the Glasgow City Development Plan.

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

11. Before any development commences on this aspect, full details of the design, location, specification and colour finish of all external rainwater goods, vents, flues and any other similar fixings on the buildings shall be submitted to and approved in writing by the Planning Authority. Where reasonably practical it is expected that all requirement for rainwater goods, vents, flues and similar fittings shall be accommodated on rear elevations or, where applicable, internally terminate at roof level. Any external vents, flues and other similar fixings on external elevations shall not extrude beyond the brickwork and shall be formed using an integrated system. Thereafter, the development shall be completed in compliance with these details prior to occupation.

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

TRANSPORT PLANNING

12. Prior to occupation of the development the visitor and residents cycle parking as shown on the approved Proposed Site Plan drawing number 101 0452-L(90)003-H as received 13 February 2026 shall be made available for the use of residents either in part or in full depending on the phasing of the development. Thereafter the cycle parking shall be maintained and available for use of residents.

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

13. Prior to occupation of the development verification that electric vehicle charging has been installed in all car parking spaces in the parking court shall be submitted to the Planning Authority. Thereafter the electric vehicle charging shall be maintained and available for use of residents.

Reason: In order to promote Sustainable Transport.

LANDSCAPING AND BIODIVERSITY

14. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the adjacent site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, i.e. the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

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

15. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA),

the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

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

16. Prior to the commencement of above ground works, a phasing plan for the final soft landscaping scheme and maintenance schedule (including a calendar detailing the maintenance of each component of the soft landscaping scheme and the number of operations within each month) and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. If agreed the soft landscaping shall be completed in compliance with these details. For the avoidance of doubt the soft landscaping shall be completed in compliance with an updated Landscape Layout drawing to replace number 5370-HML-01-ZZ-D-L-100001 - LANDSCAPE SITE PLAN LEVEL 00 AND 01 to be submitted to and approved in writing by the planning authority prior to the commencement of above ground works. All soft landscaping shall be completed in accordance with the approved scheme within the first planting season following occupation of the development

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

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

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

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

Advisory Notes to Applicant

01. The applicant shall consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in the most recent version of "Sewers for Scotland" published by Scottish Water. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
02. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
03. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
04. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/MHUS/05/05/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information.

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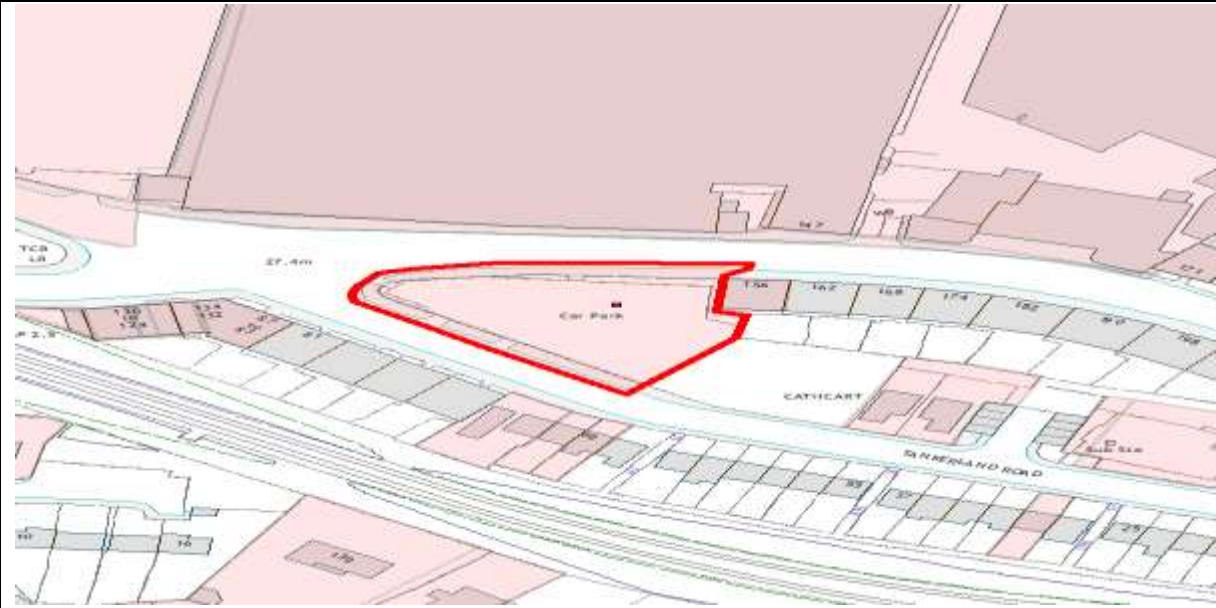
Head of Planning: Sarah Shaw

Reference No: 25/02451/FUL

Address: 152 Newlands Road, Glasgow, G44 4ES

Ward: 07, Langside

Indicative Site Location



Location of Site (for details refer to report)