



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration

Item 3(a)

21st April 2026

Contact: Claire Hunt Phone: claire.hunt@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s) and S75

Application	24/01934/FUL	Date Valid	30.08.2024
Site Address	Site Formerly Known As Hillhead Baptist Church 30 Cranworth Street Glasgow		
Proposal	Demolition of building and erection of flatted residential development (32 units) with associated landscaping and infrastructure.		
Applicant	Wemyss Properties Limited 4 Melville Crescent Edinburgh EH3 7JA	Agent	Ferguson Planning Tim Ferguson 38 First Floor Thistle Street Edinburgh EH2 1EN
Ward No(s)	11, Hillhead	Community Council	02_022, Hillhead
Conservation Area	Glasgow West	Listed	B
Advert Type	Affecting a Conservation Area/Listed Building	Published	30 August 2024 & 18 April 2025
City Plan			

REPRESENTATIONS/CONSULTATIONS

REPRESENTATIONS

Following the validation of the application in August 2023, the application was published in the local press and 128 neighbour notification letters issued. Substantial amendments were subsequently made to the proposal in response to feedback from the Planning Authority. The amendments were significant enough to require the application to be readvertised and neighbours renotified. Consequently, a further advert was published and neighbours renotified in April 2025.

In total, 351 public representations were received in time to the application – 332 to object and 19 to support. Representations were received from Hillhead Community Council, MSP Paul Sweeney, and Ward Councillor Seonad Hoy.

The grounds of **objection** are summarised as follows:

- Demolition has not been justified against national/GCC policies.
- The building's distinctive architectural features and historical context contribute to the character and heritage of the local area.
- Sustainability and embodied carbon.
- Dangerous ground conditions
- Scale and height of the building.
- Overdevelopment of the plot.
- Detailed design.
- Impact upon amenity levels for existing nearby residents – daylight, noise and overlooking.
- Increase in traffic and parking congestions.
- Loss of community space.
- Neglect and disrepair of the existing building.

The ground of **support** are summarised as follows:

- The current building is deteriorating rapidly and is in a terrible condition.
- The lack of development by current and previous owners demonstrates the lack of viability in retaining the existing structure.
- This will address the need for new housing.

A further 32 comments were received out of time: 27 to object and 5 in support. The points raised in these were similar to those above and no new matters were raised.

CONSULTATIONS

Coal Authority – no objection, subject to conditions
Scottish Water – no objection
Strathclyde Partnership for Transport (SPT) – no objection.

SITE HISTORY

SITE DESCRIPTION

The application site is the Category B Listed Hillhead Baptist Church, which is located in the Glasgow West Conservation Area. The site is within an established residential area just outside the Partick/Byres Road Major Town Centre and has high accessibility for public transport.

The building occupies a corner plot on the western side of Cranworth Street and the southern side of Cresswell Street. To the west, it is bounded by a four-storey red sandstone tenement with raised backcourt and by De Courcy's shopping arcade on Cresswell Lane. To the south, it is bounded by a four-storey red sandstone tenement and its backcourt. Over the road to the north is the extension of the A listed Western Baths Club; and to the east, on Cranworth Street, are more four-storey, red sandstone residential tenements.

The church predates the neighbouring tenements, dating from 1883 and was designed by Thomas Lennox Watson in the Greek revival style. It has an attached single-storey hall (the Tryst) which fronts Cresswell Street, and fronting Cranworth Street is an attached three-storey caretaker's house.

The main church frontage, to Cresswell Street, has an ionic pedimented portico with recessed windows. Below the portico is the main entrance, which has three architraved and corniced doorways with original panelled doors, painted traditional sky-blue. The adjoining Tryst (church hall) has a pedimented tripartite bay and an architraved entrance with panelled door.

To Cranworth Street the church façade has an arrangement of five large recessed windows with pilaster architraves. The main church façade is taller than the pedimented frontage to the caretaker's house.

The building has blonde, polished ashlar sandstone frontages and returns, with rubble rear and side elevations. The rear walls of the church hall and caretaker's house are red brick. Following emergency works in 2022, the main church building has no roof, but the caretaker's house and Tryst building are roofed in slate.

The main church hall has not been in use since 2004, with the remainder of the property being vacant since 2017. Throughout this time, the condition of the property has continued to deteriorate. The property has been on the Buildings at Risk Register since January 2023 and has been surrounded by protective hoardings since this date. Following the removal of the roof, no internal structure remains.

A narrow grassed strip of ground surrounds the public frontages to both Cresswell Street and Cranworth Street. This strip is designated as protected open space (as a 'churchyard') on the Council's Open Space Map.

BACKGROUND AND PLANNING HISTORY

SITE HISTORY

2000 – A Historic Scotland survey of the church raised concerns regarding its structural condition, particularly that of the main roof structure as the weight was pushing the walls outwards. Subsequent structural surveys found the main roof to be under-designed.

2001 – It became clear that continuing use of the building was not sustainable due to the costs of required structural and fabric repairs. Additionally, the church was no longer appropriate to the needs of a smaller congregation.

2004 – The Sanctuary (main church building) had to be closed due to falling plasterwork. The possibility of repairing and restoring the building as existing was considered, but even with grant assistance and Heritage Lottery Fund aid, the scale of the work was beyond the congregation's means.

2005 - 2008 – The Church was in conversation with a number of development partners. In 2008 they were ready to conclude missives with one, but the recession ended that project and they could not immediately find a replacement partner.

2009 - 2017 – A façade retention scheme was granted under delegated powers (planning permission 09/02271/DC and listed building consent 09/02272/DC). This proposal was for the conversion of the church to form 21 flats and church, with internal and external alterations. Both consents were renewed in 2014 (14/00637/DC and 14/00638/DC) and again in 2017 (17/00477/DC and (17/00478/DC).

2017 - 2020 – Following the 2017 renewal, the Church sought a new development partner. However, two prospective partnerships failed to progress due the financial viability of the project. It became apparent that the approved scheme did not contain sufficient floorspace to deliver the key objective of retaining the church and community facilities on the site. In the interim, the building's condition deteriorated and the congregation had to vacate the church hall.

In 2017 a third process to recruit a development partner was undertaken with the new partner (Wemyss Properties, the current applicant) selected. This led to a further façade retention scheme being proposed (19/01408/FUL and 19/01405/LBA) and this was granted by Committee in 2020.

2021 - 2022 – Due to the Coronavirus pandemic, the works were stalled. In December 2021, the then agent notified the Council that the emergency removal of the church roof was necessary as a matter of public safety as the unstable roof was pushing out the building's facades. These works commenced on 6th January 2022 and no retrospective listed building application was ever submitted.

In January 2022, the agent advised that during the latter half of 2021 the Church concluded that their future plans would not involve the former church building. As a result, the Church had concluded a contract with Wemyss Properties that would see Wemyss take ownership of the site once the emergency works were completed. The Church's involvement in the site would end at that point. As a result of that situation, Wemyss were exploring how they might proceed with a relatively minor amendment to the design that did not involve building a new Church space.

In September 2022, Wemyss' agent advised that further surveys of the remaining church structure had given more cause for concern about the condition of the building. This information, together with the volatility of construction costs in the aftermath of the pandemic, has led Wemyss to need to rigorously test their original assumptions about the likely cost and viability of the consented project. Therefore, full demolition of the listed church appeared their only viable option.

PRE-APPLICATION PROCESS

2022 - 2024 – A formal pre-application was submitted (22/02898/PRE) relating to the full demolition of the church and the erection of a new build flatted development. The discussions and feedback primarily focussed on the principle of demolition.

This proposal is defined as a Local Development by the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 and therefore there is no statutory requirement for the applicant to undertake pre-application consultation with members of the public. However, the applicant chose to undertake two public consultation events, both held at Hillhead Library, in June and September of 2023. In addition to these events, a website detailing the proposed development and exhibition material was made available from March 2024. The applicant also presented the proposal to the Glasgow Urban Design Panel in February 2024.

August 2024 – 24/01934/FUL and 24/01935/LBA submitted and validated.

Following feedback from the Planning Authority regarding the case for demolition and the design, further information and substantial amendments were made to the proposal. These revisions were significant enough to require the applications re-advertised, which took place in April 2025.

PROPOSAL

The applicant seeks consent for the complete demolition of the listed church buildings, and the erection of a new build flatted development of 32 units, with associated landscaping and infrastructure.

A six-storey L-shaped block comprising 5 storeys plus rooftop penthouse level seeks to reproduce the established building line and design of the tenements on both Cresswell Street and Cranworth Street.

The design approach draws on the prevalent features and architectural character of the surrounding buildings and wider Glasgow West Conservation Area. The building would be finished in red sandstone to street-facing elevations, grey roofing colour (standing seam zinc material), and copper metal elements incorporated within the detailed design. The corner element is designed to be a modern reflection of the corner bay turret of the opposite tenement. The Cranworth Street elevation features a portico-style main entrance, creating prominence and relating back to the main entrance of the historic church, and allowing for two balconies to be created for the second-floor flats above this entrance.

The south-west of the site will have a landscaped garden/amenity space at the rear of the property. All ground-floor flats will have private front garden space, and for those properties with direct access to the street and to the rear courtyard where there will be privacy strips to create defensible space.

All properties will have Juliet-style balconies, with two of the second-floor flats further benefiting from an external balcony. The fifth floor (penthouse) properties will have direct access to private roof terraces.

The accommodation proposed would be:

1 Bed:	8
1 Bed (Main Door Access):	2
2 Bed:	8
2 Bed (Main Door Access):	3
3 Bed:	11

At ground floor level five flats are proposed. Six flats are proposed on floor one through to floor four. Three flats are proposed at penthouse level.

Internally a refuse store and cycle store for 50 spaces will be provided for residents. Visitor parking will be in the form of four Sheffield stands (creating 8 spaces) located under the canopy of the main entrance on Cresswell Street. No vehicle parking is proposed.

The proposal has been substantially amended since the application was submitted. The amendments were informed by comments from the Planning Authority through a series of design workshops. The changes from the original proposal are summarised as follows:

- Changed the architectural palette and fenestration pattern to better respond to the adjacent tenement buildings.
- Rearranging the ground floor to create main door access flats and increase glazing levels to these properties.
- Rearranging the ground floor to allow for internal access to the bin and cycle stores.
- Redesign the main entrance (Cresswell Street) to create a larger, more prominent entrance.

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.

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

A Preliminary Roost Assessment and Biodiversity Enhancement Plan by Ellendale Environmental Limited (dated 2023) was submitted. No protected species were identified on site.

iii. A Design Statement or a Design and Access Statement.

A Design and Access Statement has been submitted, with an appended version being submitted following the submission of amended plans in April 2025.

iv. Any report on the impact or potential impact of the proposed development (for example the Retail Impact, Transport Impact, Noise Impact or Risk of Flooding).

The following reports were submitted with the application:

Phase I/II Geoenvironmental & Geotechnical Interpretative Report, dated September 2018
Drainage Strategy & Surface Water Management Plan, dated July 2024 and updated April 2025
Heritage Statement by Simpson & Brown, dated July 2024 and updated March 2025
Daylight, Sunlight & Overshadowing Study, dated July 2024 and updated April 2025
Structural Embodied Carbon Report, dated June 2024 and updated April 2025

B. Summary of the terms of any Section 75 Planning Agreement

A Section 75 legal agreement is required to secure an Open Space Contribution under SG6 for Outwith City Centre as follows:-

Accessibility and Quality Contribution: N/A
Accessibility and Quality Contribution Capital Element: 75%
Allotment Contribution: £3,821.73
Allotment Contribution Capital Element: 75%
Maintenance Only Contribution: £10,075.47
Name and address of site where Maintenance Only Contribution is to be spent: Botanic Gardens
Outdoor Sport Contribution: £7,712.94
Quality Contribution: N/A
Quality Contribution Capital Element: 75%
Name and address of site where Quality Contribution is to be spent: N/A
Quantity Contribution: £30,226.40
Quantity Contribution Capital Element: 75%
Total Contribution: £51,836.65

The Total Contribution will be paid in full on development commencement.

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).

No direction has been made by Scottish Ministers/Not applicable.

2. Restricting the grant of planning permission.

Not applicable.

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

Not applicable.

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable.

POLICIES

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4 (NPF4) was adopted on 13 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. NPF4 contains two overarching policies, Policy 1 and Policy 2, which must be considered for all development proposals, giving weight to the climate and nature crises, with development designed to minimise emissions and adapt to current and future impacts of climate change. The following policies from NPF4 are considered to be relevant to the application assessment:

Policy 1: Tackling the climate and nature crises

Policy 2: Climate mitigation and adaption

Policy 3: Biodiversity

Policy 7: Historic assets and places

Policy 9: Brownfield, vacant and derelict land and empty buildings

Policy 12: Zero Waste

Policy 13: Sustainable Transport

Policy 14: Design, quality and place

Policy 15: Local Living and 20 minute neighbourhoods

Policy 16: Quality homes

Policy 18: Infrastructure first

Policy 19: Heating and cooling

Policy 20: Blue and green infrastructure

Policy 22: Flood risk and water management

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP1: The Placemaking Principle and CDP2: Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies. The following policies are considered to be relevant to the application assessment:

CDP1 & SG1: The Placemaking Principle
CDP2: Sustainable Spatial Strategy & Govan/Partick Strategic Development Framework
CDP5 & SG5: Resource Management
CDP6 & SG6: Green Belt and Green Network
CDP7 & SG7: Natural Environment
CDP8 & SG8: Water Environment
CDP9 & SG9: Historic Environment
CDP11 & SG11: Sustainable Transport
CDP12 & SG12: Delivering Development

Other Material Considerations

Historic Environment Policy for Scotland 2019
Historic Environment Scotland (2020); Managing Change in the Historic Environment: Demolition of Listed Buildings
Design Guide for New Residential Areas (adopted March 2013)
Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

The relevant parts of the policies and guidance outlined above are detailed in the assessment below.

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

In addition, under the terms of section 14(2) and section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 64(1) of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

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

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposals would impact on the setting of the listed building or nearby listed buildings;
- c) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- d) whether any other material considerations (including objections) have been satisfactorily addressed.

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

In order to assess a), b), and c), the proposal is considered against the following policies:

NPF4 Policies 7 and 12, and CDP1/SG1 and CDP9/SG9 – Demolition

NPF4 and CDP policies have a strong presumption against the demolition of listed buildings. Both NPF4 Policy 7 and CDP/SG9 policies state that proposals for demolition will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed buildings. NPF4 Policy 7(b) (and reiterated in SG9) includes the following:

Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

- i. The building is no longer of special interest;
- ii. The building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
- iii. The repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
- iv. The demolition of the building is essential to delivering significant benefits to economic growth of the wider community.

In addition to the heritage considerations around demolition, the impact on the environment and the conservation of embodied carbon, and the impact on the surrounding community must also be considered as per NPF4 Policies 9 and 12, and CDP1/SG1.

Comment: In terms of the historic environment policies, the case for demolition needs only to be made on the basis of one of the criteria listed above. In this case, the applicant is proposing demolition on the basis of **criteria iii** – the repair of the building is not economically viable. This criterion also includes a requirement for the property to be adequately marketed. In this case, it was agreed with both the Council and Historic Environment Scotland that due to the extensive previous marketing of the property and numerous failed attempts at development (as detailed above), that this criterion had been suitably satisfied, and that no further marketing was required. Furthermore, the current applicant was the only serious interested party to the previous marketing exercise, and despite the well-publicised proposal for demolition, no other party has come forward with any alternative proposal for the site or a proposal to purchase the site. It is noted that this has happened previously on other sites where demolition was proposed, including the nearby Botanic Gardens Garage on Vinicombe Street.

In order to demonstrate that incorporation of all or part of the building within a redevelopment scheme are unviable, the applicant submitted a Development Options and Appraisal, prepared by Retie in July 2024. For commercial reasons this report is sensitive, and the details are not in the public domain. However, the document was scrutinised by Council officials with development expertise and by Historic Environment Scotland.

This considered six options to develop the site on a façade retention basis, using an industry standard approach that identified the expected profit (known as the Profit on Cost %) to be a minimum of 20%. This is corroborated by the guidance of the Royal Institute of Chartered Surveyors who identify a level of 15-20% as a suitable return.

For all development options the report concluded that no option that include all or parts of the listed building reached the required profit threshold considered to be the minimum necessary for a commercial developer to consider a development viable. Only one option (residential development with a partial façade retention) delivered a positive profit figure of 4.73%, which is at a level significantly below that considered acceptable, especially for a complex and high-risk development.

Following the original submission, and in response to queries raised by both the Planning Authority and Historic Environment Scotland, the applicant submitted a number of additional documents and reports regarding the condition of the building, the estimated repair costs for the building, and details of the economic viability of different development options, including both a possible full façade retention and a portico-only retention.

The submitted stone condition reports demonstrate that the building is physically capable of repair, and further details as to the estimated indicative repair costs were included. Two options were proposed, a limited scope of works to make good the masonry, and a more comprehensive repair package. The limited scope of works had an estimated cost of c.£1.7 million, excluding VAT. Additional sums have been added as per normal practice for contingencies, preliminaries and professional fees, which substantially add to the costs. Due to the dangerous condition of the building, these are indicative figures until such time as a full scope of works could be agreed and disruptive investigations carried out, and therefore it is expected that these costs would increase. It is noted that neither of the repair options included re-roofing works, which would again add to the expected costs. Therefore, although the stone condition reports show that the building is physically capable of repair, the costs of these repairs in combination with the development of the property would be unlikely to result in an economically viable development project.

Following a review of these additional documents, a meeting was held in July 2025 between the Planning Authority, Historic Environment Scotland, and the applicant, and it was agreed that the evidence demonstrated that no full façade retention option was viable. However, further analysis and exploration of the viability of a partial façade retention (portico-only) scheme was required.

These details, a viability appraisal of a portico-only retention scheme and full demolition and rebuild, were prepared by Rettie and submitted in September 2025. Following a detailed analysis, these reports found that a partial façade retention of the portico element only, would be, marginally, viable, although at a rate of return lower than would generally be expected for a development of this type and at a level that would not be palatable to most commercial developers. The applicant was requested to undertake a further design review to establish how such a portico-only scheme may work in practice, and this was submitted for assessment. If this was to be considered as a possible scheme, this sketched design would be subject to further design refinements and layout amendments, however, this demonstrated that the retention of the portico would result in a compromised design, both architecturally and in terms of residential amenity. In order to achieve the same number of units as the proposed development, it would be necessary for floor levels to bisect the existing window and door levels, and result in the removal of existing steps to create a ground floor entrance door. These alterations would result in the loss of the special character and architectural importance of the existing portico entrance, to the detriment of the remaining listed fabric.

Therefore, considering the marginal viability of retaining only the portico element combined with the relatively small part of the historic building that would be retained as part of a retention scheme, it is, on balance, concluded that the proposed demolition of the building has been suitably justified on the grounds that the retention, repair and re-use of this building is not economically viable.

In addition to the financial cost of repairing and retaining the building, the environmental and carbon cost of demolition and newbuild must also be considered. It is generally accepted that retaining and reusing existing structures is the most sustainable option, in line with the waste hierarchy as detailed in NPF4 Policy 12. However, this must be balanced against the building's existing condition and the works required to stabilise any retained fabric, and the long-term operational carbon calculations of occupying and maintaining the building. Currently, following emergency works, the main church building does not have a roof, and therefore it would be necessary for any redevelopment project to specify for this, including any associated structural bracing required for the existing structure both during and after construction.

The applicant has submitted a whole life carbon assessment and circular economy statement in support of the proposal, prepared by Harley Haddow in June 2024, and appended in June 2025. This calculated the embodied carbon on the basis of the previously consented façade retention scheme (19/01408/FUL) against demolition and newbuild and found that due to the need for an increased superstructure to support the facade and the increased foundation requirements to support this extra structure, the carbon cost of demolition would be less than retention. It is proposed, where possible, to reuse existing foundations, which will save on carbon, and the carbon costs of the temporary supports for the façade during construction can be omitted. Therefore, in this instance it has been demonstrated that the embodied and whole life carbon emissions have been suitably considered and demolition is accepted as a sustainable option on this basis.

Overall, the loss of any listed building will regrettably have a detrimental impact on the Glasgow West Conservation Area and surrounding listed buildings. Although demolition is generally not supported on both heritage and environmental grounds, in this case, it is considered that the applicant has demonstrated that the repair of the building is not economically or environmentally viable, with demolition therefore the only option.

NPF4 Polices 9, 15 and 16, and CDP2 – Principle of Development

NPF4 Policy 9 seeks to encourage safe and sustainable reuse of brownfield land and derelict buildings, stating:

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Both NPF4 Policy 15 and CDP2 aim 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 create neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home.

NPF4 Policy 16 encourages the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures. Proposals for new homes on land allocated for housing will be supported.

Comment: This is a brownfield site and the history of the vacancy of the building and the justification for demolition have been addressed above. With respect to the ground conditions and nearby Subway constraints, no objections have been received from the relevant parties. Although the Coal Authority initially objected to the application, further reports were submitted and their concerns have been satisfied. Due to the dangerous condition of the existing structure, intrusive site investigations have been unable to take place. Therefore, planning conditions are proposed to ensure that the site is or can be made stable, the potential for mine gas is assessed, and that the extent and nature of any contamination on the site is identified and that a remediation strategy as approved by the Planning Authority are carried out post-demolition, prior to the commencement of re-development works.

Due to the history of previous residential development proposals, this site is included in the Housing Land Audit, and therefore the principle of redevelopment for housing on this site is accepted. The site is highly accessible and is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space and therefore supports the aspirations for local living and 20 minute neighbourhoods. The additional residential population would contribute to the vibrancy of the nearby Partick/Byres Road Major Town Centre and the wider local economy.

NPF4 Policy 16 also includes a requirement for market housing developments to include 25% affordable housing, based upon need in the local area, informed by the local development plan. However, the City Development Plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme, and that viability implications have meant that it would not be appropriate to apply an affordable housing policy. Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NPF4 for the time being, until we have agreed in more detail how this can be applied across different areas in the City, based on need.

Overall, the proposal is consistent with the aims of these policies.

NPF4 Policies 1, 2, 12, 19, 20, and 22, and CDP1/SG1, CDP5/SG5 and CDP8/SG8 – Climate Mitigation and Adaptation, and Sustainability

Policy 1 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 is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Development 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.

Policy 12 aims to encourage, promote and facilitate development that is consistent with the waste hierarchy, including both during construction and after occupation.

Policy 19 aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials. This is further supported by CDP5/SG5, which requires all new development 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 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 levels.

NPF4 Policies 20 and 22 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. These are supported by CDP8/SG8 which requires applications of this type to submit completed Surface Water Drainage Strategies and Flood Risk Assessments.

Comment: The application site is a brownfield site, currently occupied by vacant and derelict church buildings. The proposal is to demolish the existing structures and redevelop the site to provide energy efficient housing within an established residential area. A 'fabric first' approach to building design is proposed, which would maximise the performance of the building itself, which would then incorporate energy efficient heating and lighting systems to reduce carbon emissions and utilise renewable energy technologies.

As discussed above, the demolition and construction of the development will generate waste, and this will be mitigated through appropriate salvage and re-use of material, where possible. Additionally, the proposal will generate waste once occupied. An internal communal waste storage room is proposed at ground level with sufficient capacity for the required range of GCC waste and recycling bins. Refuse servicing by GCC is to be taken from Cresswell Street. Overall, the proposed waste and recycling approach is considered to be in accordance with these policies.

In respect of energy efficiency and sustainability, a Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement would be met, with the proposed use of air source heat pumps and rooftop photovoltaic panels. This Statement has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have met the requirements of NRS Flood Risk Management subject to conditions, detailed below. The roof of the building is proposed to incorporate blue-green technology in the form of a green roof which would be collect and attenuate surface water at source prior to discharging at a reduced rate into the Scottish Water combined sewer. The proposal therefore represents an enhancement of surface water drainage on the site. Green infrastructure would be improved by incorporating a green roof, as well as planting of the roof terraces and landscaped areas.

The proposal therefore accords with the above policies.

NPF4 Policy 3 and 18, and CDP/SG6, CDP7/SG7 and CDP12/SG12 – Biodiversity and Landscape

Policy 3 intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

CDP6/SG6 seeks to both protect existing open space as detailed on the Council's Open Space Strategy and, for developments of this scale, take financial contributions from developers towards improving local open spaces and delivering provision for food growing and outdoor sports opportunities.

CDP7/SG7 requires 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. At the time of submitting a planning application, applicants need to provide the following, as appropriate:

- a) Information on specific habitats, plants, animals and geology and the surrounding area, including its sensitivity, significance and value.
- b) An assessment of any potential effect of the development on these features.
- c) If adverse effects are expected, the details of proposed mitigation measures by the developer to avoid or minimise these effects.
- d) Where there is likely to be unavoidable damage or disturbance, then proposals which would compensate for the loss.
- e) A statement of whether there may be licensing requirements and, with reference to the relevant licence tests, a demonstration that a future species licence is likely to be granted.

Site appraisals and surveys shall be undertaken by a suitably qualified/experienced licensed ecologist, and with reference to the geodiversity surveys by BGS.

NPF4 Policy 18 and CDP12/SG12 support an infrastructure first approach to land use planning, and provide detail as to the necessary tests and processes which would allow for a legal agreement to be used to secure development contributions to support relevant local infrastructure.

Comment: The applicant has provided a Preliminary Roost Assessment (dated August 2023) regarding potential bat activity. This survey found that the building was in an unsuitable condition for roosting bats and no evidence of bat activity or roosting bats or of any protected species was found during the survey.

The existing site has limited ecological value, being predominantly built upon. A Biodiversity Enhancement Plan (dated July 2024) has been submitted, detailing the proposed enhancement measures and landscaping. These measures include the introduction of swift bricks and bat boxes at roof level, as well as bee posts and bug hotels. Landscaping proposals include a green roof, penthouse terrace, ground level courtyard planting, and street-edge planting, which together will provide an opportunity to enhance the biodiversity quality and quantity through mixed planting. An appropriate condition has been suggested to ensure biodiversity gains are implemented.

With respect to open space protection, there is a small L-shaped strip of grass bounding the public frontages which is designated on the Open Space Strategy as a 'Churchyard'. This is considered to be a 'demand-led' open space, associated with the building's use as a place of worship. When assessing the loss of demand-led open spaces, it must first be considered if the space could meet an aspect of open space need more generally. In this case, the size of this space is considered to be insignificant for use as publicly useable open space, and the proposed new development will mitigate any loss through enhanced biodiversity enhancement measures and appropriate planting and landscaping, particularly at street boundary level. Additionally, due to the scale of development, a financial contribution to support the delivery and enhancement of local open spaces, including allotments and outdoor sports facilities, will be required. In this case, the total contribution towards the maintenance of the local public open space (Botanic Gardens) is £10,075.47, the contribution for allotments is £3,821.73, and the contribution required towards outdoor sports is £7,712.94. Therefore, the total financial contribution is £51,836.54 and the applicant will be required to enter into a planning obligation agreement to secure this.

NPF4 Policies 7 and 14, and CDP1/SG1 and CDP9/SG9 – Residential Development, Design and Materials

NPF4 Policy 14 and CDP1 both seek to improve the quality of development taking place in Glasgow by promoting a design-led approach to positive placemaking. All development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage, particularly in Conservation Areas. SG1, with support from the Residential Design Guide, provide detailed guidance relating to new residential layouts and design.

NPF4 Policy 7 and CDP9/SG9 relate to the protection and enhancement of the historic environment, ensuring development is appropriately sited and designed to do so, whilst allowing for positive change as a catalyst for regeneration of areas.

Comment: The existing church building pre-dates the surrounding red sandstone tenemental buildings, which have become the archetypal built form of the area, playing a significant role in the historical development of the City, its cultural memories, and the way previous and existing communities live and interact. The Glasgow tenement is ingrained in the physical and cultural character of the City, creating a strong sense of place and identity, with distinctive height, materials, façade articulation, high density and courtyard form.

This proposal seeks to provide a high-quality contemporary tenemental design that complements the traditional and contemporary character of the townscape of the surrounding area, to integrate the development into its surrounds. The proposed block will align with the established building line of the adjacent tenements to complete the block form, and will include integration of façade detailing such as string coursing to align with the neighbouring buildings. At six storeys, the building scale is largely in keeping with the surrounding built form, with the rooftop level being set back from the building line to minimise any impact. The building has a strong corner feature, which references the 'Glasgow corner' found in traditional tenement design throughout the city. The proposed materials of red sandstone to street-facing elevations with modern zinc and copper elements reflect the existing character of Victorian tenements but with a contemporary twist. A condition is proposed to require the final proposed materials to be submitted for approval by the Planning Authority to ensure they are of sufficiently high quality to achieve the finish described in the proposal.

The application site is in the inner urban area and in an area of high accessibility for public transport. The General Density Standards for new residential development in Inner Urban Areas locations states that a proposal's density may vary between 30 and 100 DPH in base accessibility locations, with higher densities expected in high accessibility locations and should be justified against the proposal's location, context and setting, the scale and massing of adjacent buildings, and the public transport accessibility and active travel options. The General Density Standards policy does not have a stated maximum density. The density of the proposed development is 320 DPH, calculated by dividing the 32no flats by the site area of 0.1ha. The site is within an existing urban setting which is largely characterised by traditional four-storey sandstone tenements, which are also of a higher density than the policy, with an average of approximately 225 DPH. Therefore, the proposed density of the site is determined to be acceptable due to the high accessibility of the site combined with the scale, massing and general high density of the surrounding built environment.

A Daylight, Sunlight and Overshadowing Study has been undertaken to show the potential impact on both daylight and sunlight to existing surrounding properties, as well as the proposed daylight and sunlight performance of the proposed development. This analysis has been conducted in accordance with the standard technical guidance and methodologies, including the Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight (3rd Edition) and standard BS EN 17037-2018+A1-2021 – Daylight in Buildings with the Spring Equinox (March 21st) being the primary calculation point. The submitted analysis illustrates that existing residential buildings will suffer a minimal detriment to levels of shadowing and sunlight, but still within the BRE thresholds; no impact on daylight; and a marginal improvement of sunlight into the amenity space of the residential properties to the west. The proposal is a constrained site, being a corner block with established urban form surrounding it and with a northerly and easterly aspect. The analysis shows that the proposed development will meet the BRE standards with respect to sunlight of amenity space with 67% of the proposed amenity space receiving more than two hours of sunlight. The analysis illustrates that 84% of the proposed properties pass the standard daylight ("lux") tests, and 59% of properties meet the sunlight to windows assessment. The failures are largely focussed on the northern elevation, and with living/kitchen/dining rooms with a deep plan making it harder for light to penetrate into the room. With consideration of its northerly aspect, the submitted analysis demonstrates that the proposal will provide a good level of sunlight and daylight into the properties, with minimal impact on existing properties.

With respect to the new flats, all properties would have access to a shared landscaped outdoor amenity space at the rear. Of the thirty-two flats, thirteen (40%) are proposed to be single aspect, with four of these flats having a single aspect facing north. All of these flats will have Juliet balconies, and one will have access to the full balcony feature on top of the portico entrance. At ground floor, all flats benefit from a main door entrance and private front garden space, in addition to the communal access and facilities. As such the applicant has demonstrated that the single aspect flats will all enjoy good amenity.

Regarding privacy for both new and existing properties, the proposal would not have a detrimental impact on residential amenity. To the north, where a full balcony is proposed, is the extension building of the Category A Listed Western Baths Club. This is a commercial property with no windows facing the proposed development. The closest habitable window in an existing residential property is the tenement to the east on Cranworth Street, and the window-to-window separation distance is approximately 20m, which meets the policy requirement. Some of the proposed rear habitable windows would look into the communal garden space of nearby properties, however, in tenemental backcourts there is an expected level of overlooking and this does not raise privacy concerns. Privacy for the proposed ground floor units of the development has been secured by setting ground floor properties back from the street edge and creating private front garden areas. At the rear, privacy from the communal garden area will be created through landscape design to create privacy buffers to protect ground floor windows and doors.

As the site is in the Glasgow West Conservation Area, the development must also accord with additional design guidance (as set out in SG9) relating to development in, or affecting the setting of Conservation Areas, and as such must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

As above, the proposal relates to and respects the local architecture in both design and materiality. The proposed development will preserve the character and special interest of the Conservation Area as well as the setting of the Category A Listed Building (Western Baths Club) in proximity to it, by respecting the historic physical and spatial relationship of the existing church building and the wider townscape. It is proposed to build largely on the footprint of the existing church building, and respect the established building line of the adjoining tenements. There are no trees on the site, and the existing open space on the site will be largely retained for use as private gardens.

Overall, the design, scale, density and overall appearance of the development is considered to be acceptable and complies with the various elements of Policies SG1 and SG9. In addition, the proposal is consistent with the six qualities of successful places and subject to conditions would be in accordance with the above listed policies.

NPF4 Policy 13 and CDP11/SG11 – Sustainable Travel

NPF4 Policy 13 will encourage and promote developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. CDP11 and SG11 support this and provide further detailed guidance regarding expected levels of provision for active travel and private vehicle parking.

Comment: The application site is in the Inner Urban Area and is an area of High Accessibility for public transport. The site adjoins the Partick/Byres Road Major Town Centre and is easily accessible by public transport, including Hillhead Subway Station and buses from Great Western Road within a five-minute walk.

The development will provide secure and sheltered cycle parking spaces internally, with Sheffield racks externally. The internal cycle parking store is on the ground floor and has space for 50 cycles for resident use. All residents will have access. External cycle parking for both visitors and residents is provided at the main entrance on Cresswell Street as 4no Sheffield racks with space for 8 cycles. The total cycle parking provision for the site is 58no spaces, or 156%, which exceeds the minimum required cycle parking provision as set by SG11.

With respect to vehicle parking, the development is proposed to be car-free, with no on-site vehicle parking provision. This is in keeping with the tenemental form of the wider area, where on-street parking is the norm. The site meets the requirement to be a car-free development, being within the centre of Hillhead Restricted Parking Zone and within easy walking distance to nearby shops, public transport and publicly accessible open space. This is therefore in accordance with SG11, and it is further noted that residents within this development will not be eligible for parking permits, in line with the current traffic order.

Overall, the development is considered to make suitable provision for active and sustainable travel in accordance with the above policies.

D) MATERIAL CONSIDERATIONS

Historic Environment Policy for Scotland (2019)

The Historic Environment Policy for Scotland 2019 (HEPS) forms part of the national planning policy suite of documents, providing specific policy guidance on matters concerning the historic environment and was produced to take account of the changes resulting from the Historic Environment Scotland Act 2014, which created Historic Environment Scotland (HES).

HEPS is a policy statement directing decision-making that affects the historic environment. It is non-statutory, which means that it is not required to be followed as a matter of law or statute but is a material consideration for planning proposals that might affect the historic environment. It consists of six policies and is relevant to a wide range of decision-making at national and local levels. This is supported by more specific guidance on individual topics, known as the Managing Change in the Historic Environment Guidance.

This series of guidance notes support the national level policy for planning and the historic environment. Each Managing Change guidance note looks at a different theme. Of relevance to the application proposal is the 'Managing Change in the Historic Environment: Demolition of Listed Buildings' 2020 document which explains what information is needed in order to satisfy the case for demolition. This states that if one of the following situations applies, then the loss of the listed building is likely to be acceptable, as long as this is clearly demonstrated and justified:

a) *The building is not of special interest* – this includes where there has been a significant loss of fabric or features of interest;

b) *The building is incapable of repair* – instances where meaningful repair might not be possible include where the building has inherent design failures, or where a timber structure has decayed so much that no original material can be saved. It would not be possible to meaningfully repair a building where there is structural damage that cannot be repaired without complete reconstruction – such as serious corrosion of reinforced concrete frames, or extensive damage to the building;

c) *The demolition of the building is essential to delivering significant benefits to economic growth or the wider community* – some projects may be of such economic or public significance that their benefits may be seen to outweigh the strong presumption in favour of retaining a listed building. Often these projects form part of wider strategies at national or regional level;

d) *The repair of the building is not economically viable* – this means that the cost of retaining the listed building would be higher than its end value.

Comment: Earlier sections of this report have demonstrated that the applicant has made a satisfactory case that the repair of the building is not economically viable and Historic Environment Scotland offered no objection to the accompanying Listed Building Application for demolition.

REPRESENTATIONS

The letters of representation are material considerations and should be taken into account in making a decision on the planning application. The representations are summarised and addressed as follows:

The grounds of **objection** are summarised as follows:

- Demolition has not been justified against national/GCC policies.

Comment: This has been discussed in detail above. Both Historic Environment Scotland (HES) and GCC officers are satisfied that the case for demolition has been suitably justified against policy.

- The building's distinctive architectural features and historical context contribute to the character and heritage of the local area.

Comment: The existing building's features and their contribution to the history and character of the Glasgow West Conservation Area have been considered. A condition has been attached requiring the salvage and re-use of as much material as possible, either for use on site (such as landscaping) or as salvaged material for re-use elsewhere in the City.

- Sustainability and embodied carbon.

Comment: The applicant has submitted a number of documents which support the proposed demolition and rebuilding of the site as a sustainable option, and GCC officers are satisfied with the proposals.

- Dangerous ground conditions

Comment: Due to the unstable and unsafe condition of the building, it has not been possible to conduct full-scale site investigations. This will be required post-demolition works and any necessary mitigation measures to be implemented prior to any further development of the site.

- Scale and height of the building.

Comment: The scale and height of the building is considered to be in keeping with the tenemental urban form of the surrounding area.

- Overdevelopment of the plot.

Comment: As above, the scale of the building is in keeping with the tenemental form, and the proposed density, whilst high, is similar to surrounding properties. The site is within a highly accessible inner urban area, with ease of access of local shopping amenities, public transport, and open space.

- Detailed design.

Comment: The detailed design has evolved over the course of the application. It is proposed to utilise red sandstone and replicate design features of adjoining tenements to complete the block form. Full details of materials, including samples, will be required by condition to ensure these are appropriate for use.

- Impact upon amenity levels for existing nearby residents – daylight, noise and overlooking.

Comment: This has been addressed above, and the proposal is not considered to detrimentally impact on residential amenity for surrounding neighbouring residential properties. It is recognised that demolition and construction will introduce noise to the area, but this is temporary.

- Increase in traffic and parking congestions.

Comment: The proposal is to be marketed as car-free, and new residents will not be eligible for parking permits.

- Loss of community space.

Comment: The principle of residential development on the site has been established since the 2009 application. The main church building has been vacant since 2004, and the entire site has been vacant since 2017. No alternative community use proposal has been put forward.

- Neglect and disrepair of the existing building.

Comment: Maintenance is the responsibility of the property owner. It is noted that no temporary repair or protection works were carried out following the emergency roof-removal works in 2022. However, the applicant has submitted documents demonstrating that it will not be financially viable to retain and repair the existing building, whilst also achieving a successful residential scheme.

The ground of **support** are summarised as follows:

- The current building is deteriorating rapidly and is in a terrible condition.

Comment: As mentioned above, maintenance of the building is the responsibility of the property owner.

- The lack of development by current and previous owners demonstrates the lack of viability in retaining the existing structure.

Comment: The applicant has submitted evidence in support of this, which has satisfied both planning officers and Historic Environment Scotland.

- This will address the need for new housing.

Comment: Agreed. As mentioned above, this site is included in the Housing Land Audit, and therefore the principle of redevelopment for housing on this site is accepted

CONCLUSION

The loss of the listed building will regrettably have a detrimental impact on the Glasgow West Conservation Area and surrounding listed buildings. However, the site has a history of failed development projects to retain the building, and in combination with the supporting documents detailing the prohibitive cost of repair and retention, the case made by the applicant that the full or partial retention and repair of the building is not viable.

The principle of residential development on the site has long been accepted, since permission (reference 09/02271/DC) was granted in 2011. The proposed redevelopment is considered to be of a suitable standard of design, in keeping with the scale, design and materials of the surrounding area and as such will contribute positively to this part of the Conservation Area.

The proposed development has been assessed against and found to comply with the policies of NPF4 and the City Development Plan and the points raised in the representations have been addressed. It is therefore recommended that planning permission is granted subject to conditions and the successful conclusion of a Section 75 legal agreement to secure planning obligations in respect of financial contributions towards open space maintenance and provision.

CONDITIONS AND REASONS

The proposal is 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.

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.

DEMOLITION & CONSTRUCTION

02. No demolition of the building(s) shall take place until a contract or other agreed form of written evidence, demonstrating that construction of the new building will commence as soon as reasonably practicable following demolition, has been exhibited to and approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

03. Prior to commencement of demolition works further bat surveys as necessary to comply with the Conservation (Natural Habitats etc.) Regulations 1997 and CDP/SG7 shall be agreed with the planning authority and carried out in the manner agreed, with a report of findings submitted to and approved by the planning authority in writing. This shall include a bat roost presence or absence survey, undertaken between April and October, for all buildings to be demolished.

Reason: To assess the impact of the proposed development on this protected species.

04. Prior to commencement of demolition works on site, details shall be submitted for the written approval of the Planning Authority setting out the method of ensuring the structural integrity of adjacent building(s) throughout the phases of demolition. Such safeguarding details are to include structural engineering drawings and a method statement. The work shall thereafter be carried out fully in accordance with the method statement approved unless otherwise agreed in writing by the Planning Authority.

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

Reason: In the interest of traffic and pedestrian safety and to safeguard the amenity of the surrounding area.

05. Prior to the commencement of demolition works on site, a method statement detailing the anticipated programming and agreed methodology for demolition of the existing building and including information relating to:

- (a) measures for the control of noise, dust and vibration;
 - (b) areas for the delivery and storage of equipment and materials;
 - (c) management of site traffic;
 - (d) method statement and sequence programme for demolition works,
 - (e) proposals for contractors storage, in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,
- shall be submitted to and approved in writing by the Planning Authority. Thereafter, the programming, methodology and site management shall be implemented and maintained in the approved manner throughout the demolition works.

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

Reason: To minimise disturbance during demolition and in the interest of traffic and pedestrian safety.

06. Prior to demolition of the building(s), the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. The salvaged materials shall be secured until the redevelopment of the site commences or a further use for the materials is found. Details of the storage of the salvaged materials and the future use of the salvaged materials shall be submitted for the written approval of the Planning Authority. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

Reason: To ensure the retention of features of special architectural or historic interest.

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

07. Prior to demolition works commencing on site, a final demolition sequence plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

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

Reason: To minimise disturbance during demolition and in the interest of traffic and pedestrian safety.

08. Prior to demolition works commencing on site, a final traffic management plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

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

Reason: To minimise disturbance during demolition and in the interest of traffic and pedestrian safety.

09. Prior to demolition works commencing on site, a final operational risk plan shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the agreed manner during the demolition of the building.

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

Reason: In the interest of traffic and pedestrian safety and to safeguard the amenity of the surrounding area.

10. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

11. Details of temporary barricades proposed during the works shall be submitted for the written approval of the Planning Authority prior to erection. Thereafter, the barricades shall be implemented in the approved manner. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.

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

Reason: To safeguard the character of the surrounding Conservation Area.

12. No demolition shall be carried out within the breeding bird season (March to August inclusive), unless a comprehensive nest check is completed by a competent ecologist within 1 week of the works being carried out. Any confirmed active bird nests should be delineated with an appropriate buffer with no works in this exclusion area until breeding has been completed.

Reason: In order to protect any nesting birds present.

13. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained and full details of any relocated to suit the new development shall be submitted for the written approval of the Planning Authority prior to the commencement of this aspect of the works and thereafter implemented in the approved manner.

Reason: In the interests of pedestrian and vehicular safety.

14. Public street lighting shall be maintained during all phases of the development.

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

GROUND CONDITIONS

15. No development (excluding demolition) shall commence until; a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and; b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. This should include the submission of the site layout plan to show the exact location (and grid co-ordinates) of any mine entry found within the site. If the mine entry is not found and its absence can be fully justified by the intrusive site investigation works, the worst-case scenario that the mine entry is just outside the northern site boundary should be adopted. The zone of influence (no build exclusion zone) of an off-site mine entry, calculated by the applicant's geotechnical consultants, should be clearly illustrated on the site layout plan to show how the no build zone relates to the approved layout. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

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

16. On the completion of demolition works and prior to development works commencing on site, a comprehensive contaminated land assessment shall be 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 site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

17. Unless otherwise agreed in writing with the Planning Authority, no development (other than demolition) 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.

18. 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.

19. 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.

20. 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.

21. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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

FLOODING & DRAINAGE

22. No construction works 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; and,
- 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.

The development shall be carried out in accordance with the approved information. The surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

Reason: To minimise the risk of flooding and its adverse effects.

23. Prior to the commencement of construction works the applicant shall demonstrate that they have permission to discharge to the Scottish Water Combined Sewer and confirm the adoption and maintenance arrangements for the drainage of the site. These details shall be submitted for the inspection and written approval of the Planning Authority.

Reason: In order to minimise the impact of the building on the existing public drainage system.

DESIGN AND MATERIALS

24. Prior to the commencement of above ground construction works for the new building site, a statement and/or scale drawings confirming how previously salvaged historical features from the Hillhead Baptist Church buildings shall be incorporated into the new development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the works shall be implemented in the approved manner prior to occupation of the building.

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

Reason: To ensure the retention of features of special architectural or historic interest.

25. Prior to the commencement of above ground construction works on site, elevational and sectional drawings, details at an appropriate scale of all roof treatments including plant, photovoltaic panels and fixings, screening and associated green roof technology shall be submitted to and approved in writing by the Planning Authority and thereafter implemented in the agreed manner prior to occupation of the building.

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

Reason: To safeguard the character of the surrounding conservation area.

26. Prior to the commencement of above ground construction works on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas; roof areas, roof surfaces and roof mounted plant rooms, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

Reason: To safeguard the character of the surrounding conservation area.

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

27. Prior to the commencement of above ground construction works on site, a sample panel of the materials to be used on the external elevations of the building shall be erected for the inspection by and written approval of the Planning Authority. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

Reason: To safeguard the character of the surrounding conservation area.

28. Prior to the commencement of above ground construction works on site, elevational and sectional drawing(s) at 1:20 scale illustrating a typical front elevation bay and typical part elevation for the side and rear elevations, 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 implemented in the approved manner prior to occupation of the building.

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

Reason: To safeguard the character of the surrounding conservation area.

29. Prior to above ground construction works on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, arials or other such external fittings are approved on the external elevations without the prior written agreement of the planning authority.

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

Reason: To safeguard the character of the surrounding conservation area.

30. Prior to the commencement of above ground construction works 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 CDP5: 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.

LANDSCAPING

31. Prior to the commencement of above ground construction works on site, details of biodiversity improvement measures shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

32. Before any work on the site is begun, 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, including green roof system, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

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

33. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the 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.

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

34. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

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

35. Prior to the occupation of the development, a maintenance schedule for the biodiversity and habitat enhancement measures and the landscaping scheme for that part of the development 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 implemented in full throughout the lifespan of the development.

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

36. All landscaping including planting, seeding, turfing and hard landscaping as contained in the approved scheme shall be completed by the end of the first planting and seeding season following the occupation of the building(s) or as otherwise agreed in writing with the planning authority.

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

37. 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.

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

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

TRANSPORT

39. No part of the development shall be occupied until that part is accessible by pedestrians and vehicles in accordance with the approved drawings.

Reason: To ensure that occupiers have safe access to their property

40. Prior to occupation of the accommodation, a Residential Travel Plan including maps detailing public transport stops, timetables and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Plan shall be issued to the new occupiers of each unit prior to their occupation.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design

41. All external doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.

Reason: In the interests of pedestrian and traffic safety at the locus.

42. Provision shall be made in the design of the development for the parking of cycles. This provision shall be in accordance with the requirements of City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking: locations; minimum levels; safe, sheltered and secure; and in 'sheffield' type racks. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

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

43. Door thresholds levels must be compatible with existing footway levels.

Reason: In the interests of pedestrian safety

44. Minimum unobstructed footway width of 2m shall be maintained along the entire development frontage.

Reason: In the interests of pedestrian safety.

DRAWINGS

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

1. 18012(OS)002 A LOCATION PLAN ; Received 05 August 2024
2. 18012(PL01)001-E SITE LAYOUT PLAN - AS PROPOSED ; Received 14 April 2025
3. 18012(PL01)100-E GROUND FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
4. 18012(PL01)101-C FIRST FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
5. 18012(PL01)102-C SECOND FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
6. 18012(PL01)103-C THIRD FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
7. 18012(PL01)104-C FOURTH FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
8. 18012(PL01)105-D FIFTH FLOOR PLAN - AS PROPOSED ; Received 14 April 2025
9. 18012(PL01)106-C ROOF PLAN - AS PROPOSED ; Received 14 April 2025
10. 18012(PL01)110-D ELEVATION 1 - CRANWORTH STREET ; Received 14 April 2025
11. 18012(PL01)111-D ELEVATION 2 - CRESSWELL STREET ; Received 14 April 2025
12. 18012(PL01)112-D ELEVATION 3 - INTERNAL COURTYARD ; Received 14 April 2025
13. 18012(PL01)113-D ELEVATION 4 - INTERNAL COURTYARD ; Received 14 April 2025
14. 18012(PL01)115-A CONTEXTUAL SECTION - CRANWORTH STREET ; Received 14 April 2025
15. 18012(PL01)115-A LONG SECTION - CRANWORTH STREET ; Received 14 April 2025
16. 64120-00-001 LANDSCAPE PROPOSALS - GROUND FLOOR ; Received 14 April 2025
17. 64120-00-002 LANDSCAPE PROPOSALS - FIFTH FLOOR ; Received 14 April 2025
18. 64120-60-001 PLANTING PLAN - GROUND FLOOR ; Received 14 April 2025
19. 64120-60-002 PLANTING PLAN - FIFTH FLOOR ; Received 14 April 2025
20. 303099-HAH-XX-XX-RP-C-00001 DRAINAGE STRATEGY AND SWMP ; Received 14 April 2025

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

ADVISORY NOTES TO APPLICANT

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.

02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.

03. Prior to implementation of this permission, the applicant should contact the Transport Planning Team 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 a S56 order is required for any works encroaching on the footway.

05. Mine entries Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at: Building on or within the influencing distance of mine entries - GOV.UK

Ground Investigations Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property What is a permit and how to get one? - GOV.UK (www.gov.uk) In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

06. The applicant should 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.

07. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.

08. The developer should advise each prospective purchaser that residents in this development may not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.

09. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.

10. 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

11. The applicant should consult Strathclyde Partnership for Transport (SPT) concerning this proposal in respect of works that may impact Subway infrastructure.

12. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.

13. The area in which this application site is located has been identified as one in which the bird, the swift, has traditionally nested during the summer months. Glasgow City Council has adopted the Swift Species Action Plan, which is part of the Local Biodiversity Action Plan. Glasgow City Council is a partner with Concern for Swifts (Scotland) in the implementation of the action plan. You are therefore advised to contact Concern for Swifts (Scotland) to discuss provisions for swifts within the development. Contact them at Concern for Swifts (Scotland), 287 Onslow Drive, Dennistoun, Glasgow G31 2QG. Tel: 07900 637452, email: swiftscot@yahoo.co.uk

ADVISORY NOTES TO COUNCIL

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/CHU/07/05/2025

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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