



## PLANNING APPLICATIONS COMMITTEE

Supplementary Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

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<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition and S75		
<b>APPLICATION</b>	14/01362/DC	<b>DATE VALID</b>	12.06.2014
<b>SITE ADDRESS</b>	Site At 134 Renfrew Street Glasgow		
<b>PROPOSAL</b>	Erection of student accommodation including use of existing retail unit (amended drawings): re-submission of application 10/01837/DC.		
<b>APPLICANT</b>	Inehaze Fleming House 134 Renfrew Street GLASGOW G3 6St	<b>AGENT</b>	Lewis and Hickey Architects Per Stuart Scott 1 St Bernards Row Edinburgh EH4 1HW
<b>WARD NO(S)</b>	10, Anderston/City/Yorkhill	<b>COMMUNITY COUNCIL LISTED</b>	02_032, Garnethill
<b>CONSERVATION AREA</b>	Central Area		
<b>ADVERT TYPE</b>	Bad Neighbour Development	<b>PUBLISHED</b>	27 June 2014
<b>CITY PLAN</b>	Residential		

### Representations/Consultations

#### Consultations

City Design – No objection  
CDP 6 / SG6 Open Space – No objection  
Transport Planning – No objection  
Flood Risk Management – No objection  
Scottish Water – No objection.  
Network Rail – No objections, subject to conditions.

#### Representations

23 letters of representation were received following the re-notification process on 16.02.2025. The main points can be summarised as:

- Loss of residential amenity and privacy
- Loss of daylight and overshadowing

- Inappropriate scale, design and materials
- Incompatibility of use within the residential area
- Noise and disturbance from building occupants
- Noise and disturbance from construction
- Adverse impact on the Conservation Area
- Traffic generation and loss of car parking

## Introduction/Background

There is quite a complex planning history pertinent to members consideration of this application. The following information presents a timeline of events.

A previous application for a five-storey mixed use development on this site, comprising residential flats, an office and a retail unit was granted permission in October 2003. This consent was unimplemented and lapsed in 2008.

Subsequently, in 2009, a proposal was submitted to the Council in respect of an eight-storey building which included a single retail unit at ground level and a mixture of one and two-bedroom apartments on the upper levels. This proposal was presented to the Urban Design Panel in April 2009. The Panel expressed support for the development of the site but concluded that reworking was required, particularly in relation to the building's height and elevational composition.

Following this, an application, similar to that currently under consideration was submitted in April 2010 (10/00840/DC). This was presented to the Urban Design Panel on the 3rd June 2010 who expressed no concerns in relation to matters relating to scale, massing, height, materials, design etc and focussed mainly on the internal composition of the building. This was supported by advice from the City's Design Advisor who was involved throughout the process. Contrary to recommendation, this application was refused by the Planning Committee on the 22<sup>nd</sup> June 2010 on the basis of scale, massing, design, inappropriate use of materials and deviation from the established building line, and was subsequently dismissed at appeal.

In addition to pursuing the appeal, the applicants lodged an amended scheme (10/01837/DC) which they considered addressed Committee's previously expressed concerns and the reasons for refusal and the Reporters subsequent reasons for dismissal. Specifically, these related to (a) massing/scale/height; (b) building line and; (c) design/materials. Following discussions with planning officers, these proposals were further revised and subject to re-notification of neighbours.

With regard to massing/scale/height, it was explained that the viability of the project was linked to the structural costs associated with building on top of the existing basement car parks and it is stated that the previous proposal for a five storey building, granted consent in 2003, was not constructed because it was not commercially viable.

Updates to the previously refused scheme submitted in in this application in 2014, reduced the height of the building by a full storey, resulting in a height reduction of 2.8 metres, setting the top floor back from the façade and finishing it in glazing to minimise its visual impact. Such an approach is fairly common throughout the City Centre. The fenestration now adopted a more vertical approach to reflect that of the adjacent residential buildings. The number of rooms was reduced from 94 to 85.

The applicant disputed the Reporter's findings on building line. They did not accept that such a clearly defined building line exists and referred to the scheme previously supported and approved by the Council in 2003. The revised drawings also introduced small planted areas to the Rose Street frontage. In addition, they maintained that following the residential building line on Rose Street renders the site economically incapable of development given the structural issue relating to the existing basement car park beneath it. The applicant also referenced the irregular building lines on Renfrew Street in support of their deviation from the adjacent building line.

The applicants concluded that the revised proposal no longer tried to imitate Fleming House but instead sought to integrate a more contemporary design in the townscape. While the building line remained fixed, the height was reduced and the top floor was set-back.

Application reference 10/01837/DC was presented to the Planning Applications Committee at its meeting on the 17th May 2011 with a recommendation to grant full planning permission, subject to conditions and a Section 75 Agreement. Following discussion, Committee decided to continue consideration of the application to undertake a site visit and enable the applicant to address concerns relating to the proposed building line.

Members resumed consideration of the proposal at their meeting on the 28th June 2011 and decided to grant planning permission in accordance with recommendation, subject to the required legal agreement and conditions.

Following the decision of the Planning Applications Committee to approve the proposal, the application was referred to Corporate Services in order to progress the legal agreement directly with the applicant.

In response to Scottish Government guidance, NRS Planning had been undertaking a 'legacy application' exercise in order to reduce the number of inactive or dormant applications with no prospect of implementation in an effort to improve performance and provide clarity over the future of sites.

Application 10/01837/DC was included on a list of applications presented to the Planning Applications Committee on the 25th March 2014 and was refused planning permission given the delay in concluding the legal agreement. However, it subsequently transpired that the applicant had been in communication with Corporate Services in relation to concluding the Section 75 Agreement but this information had not been made available to DRS Planning.

As a result, the applicant resubmitted the previously agreed proposal for which the Council resolved to grant planning permission in 2014, however, despite initial and subsequent intermittent progress, the processing of the legal agreement was not concluded.

Recently, the applicant sought to conclude the Section 75 Agreement, however, given the passage of time, it was considered appropriate to re-assess the proposal against current Development Plan policy and guidance as set out in NPF4 and the Glasgow City Plan 2.

A note 'NPF4 Effect of Applications' was published and last modified on the Glasgow City Council website on 21.10.2024. This provides a statement on the determination of applications with 'minded to grant' status. *'Applications that the Planning Authority were minded to grant prior to the adoption of NPF4 will be re-assessed against NPF4 policies and may require further consideration should the proposal generate a policy conflict... where such cases have been assessed and given minded to grant status under delegated authority it is the Council's stance that, provided the application does not generate any significant conflict in terms of NPF4 policy, it will not seek a new determination at committee nor will stakeholders be offered the opportunity of a Pre-Determination Hearing.'*

As a result of the re-assessment of the proposal against the policies and guidance of the current Development Plan, certain minor changes have been made to the building design and material palette, however, the development description principally remains the same and the previous recommendation to approve the application is still considered to be appropriate.

Changes to the proposal include a new fenestration pattern to the south and west elevations, changes to the materials at base level, top floor and to windows and spandrel panels, a slight increase in setback to the top floor, providing external amenity and minor internal changes to amenity spaces. The proposed palette of materials was also amended to incorporate natural stone, again to more closely match the surrounding townscape context and conservation area. Importantly, the basement is no longer required for any structure or plant. Re-notification of neighbours has also been undertaken to enable interested parties to make representation on the revised proposals.

Given the time that has elapsed, a full re-assessment of the application against NPF and the current City Development Plan has been undertaken in the report below and the previously recommended conditions have been updated to reflect the Council's current policy approach and ensure consistency.

## Site and Description

### Current Proposal

The application site is positioned on the north side of Renfrew Street at its junction with Rose Street in the Garnethill area. Within the Central Conservation Area, the site is in close proximity to the Category 'B' listed Glasgow Film Theatre and the Category 'B' listed St. Aloysius Church.

The application seeks full planning permission for the erection of a seven-storey student accommodation building, with frontage on Renfrew Street and Rose Street, where it will be accessed. The application also seeks a change of use of part of the adjoining retail unit, currently occupied by a furniture shop and forming part of the Fleming House plinth, to student accommodation, the common room and laundry.

The proposed building, which will occupy most of the footprint of the existing surface level car park at the base of Fleming House, takes the form of a simple seven storey block with contrasting base and recessed bronze clad top storey. The building sits forward of the adjacent building lines on both Renfrew Street and Rose Street, however, the differing building line is mitigated by the existence of a 3.0 metre wide service lane between the tenement building and the proposed building on Rose Street and a somewhat staggered building line along Renfrew Street. Access to the building will be from Rose Street, with the elevation set back 2.0 metres from the heel of the public footway, enabling the footpath to be maintained at a consistent width along the east side of Rose Street. This also allows a 2.0 metre deep landscaped area to be formed between the footpath and the ground floor windows.

In terms of materials, the base of the building will be finished in a mix of white brick and split face sandstone to distinguish the base and entrance, above this from first to fifth floor is sandstone cladding and the top floor is distinguished with bronze coloured panelling. Window reveals have bronze slatted panels to match the top floor.

The student accommodation comprises 82 units in clusters of four, five, six and seven bedrooms with each cluster having an associated kitchen/living/dining area, with these spaces positioned at the northern and southern ends of the building plan. The ground floor contains one cluster of four and one of five as well as various amenities and services including cycle storage, laundry, gym, study space and plant. Upper floors from first to sixth have clusters of six bedrooms and another of seven bedrooms and the top floor has two clusters of four bedrooms. The top floor also has two external amenity terraces.

The change of use element of the proposal relates to the retail unit positioned at the western side of the ground floor plinth of Fleming House and involves the sub-division and part change of use of this unit, currently occupied by a furniture retailer. A connection will be created from the main block which will access a four-bedroom cluster, facing northwards onto the rear service lane, as well as communal facilities such as a laundry room, toilets, meeting room and a common room positioned on the south facing Renfrew Street elevation. As indicated above, the existing shopfront glazing will be retained on this elevation to maintain the external appearance of the plinth.

The supporting structure for the building will no longer be constructed in the existing basement of Flemming House.

The site presents challenges due to its position at the base of the 1960's Fleming House, adjacency to more traditional tenemental style buildings and in close proximity to the listed buildings mentioned above. This has resulted in a lengthy dialogue between the applicant and NRS in order to try and establish the most relevant and appropriate context for the proposed building.

For this reason, concerns over the height of the building have been a continued theme expressed to the applicant prior to and throughout the planning application process. In this regard, the height has been reduced by one storey and the building line on Rose Street has been maintained in line with that of the five-storey building previously consented on the site. Furthermore, a significant amount of work has been undertaken in relation to the design, appearance and elevational treatments of the building.

Whilst the Rose Street elevation does not meet the preferred 18 metre window to window distance, being approximately 16 metres, this is a common and accepted situation in many city centre locations. The impact of this is mitigated by the fact that the relationship of the windows on the tenements to those on the proposed building is angled both vertically and horizontally which allows for the preferred distance to be reduced.

The recurring case presented by the applicant for both the height and the building lines was that any reduction in the number of units would compromise the economic viability of the project. Whilst the economic viability of a project is not a material planning consideration in the assessment process nor a justification for overdevelopment, the weight given to these two potentially determining issues, the height and building line, must be balanced against the prospect of the site remaining undeveloped.

These issues were considered to be resolved to the satisfaction of the Planning Authority and, as previously explained, a resolution to grant principally the same proposal was reached at Committee on the 28th June 2011 and 16th Sep 2014.

## **Specified Matters**

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

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

#### **i. an environmental statement**

Not applicable

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

Not applicable

#### **iii. a design statement or a design and access statement**

A Design and Access Statement has been submitted with the proposal,

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

The following documents have been submitted in support of the application:

Planning Statement; Locality Analysis Report; Townscape and Visual Impact Assessment; Design and Access Statement; Energy and Sustainability Statement & Energy Statement Proforma; Draft Transport Assessment and Travel Plan; Flood Risk Assessment; Drainage Assessment; Daylight Impact Assessment;

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

A Section 75 legal agreement is required to ensure that the future occupiers of the development are full-time students engaged in a course of study at an institution of higher or further education; and to ensure an effective management and maintenance regime for the building.

### **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)**

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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 and Assessment**

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

- Policy 1** - Tackling the Climate and Nature Crises
- Policy 2** - Climate Mitigation and Adaptation
- Policy 3** - Biodiversity
- Policy 7** - Historic Assets and Places
- Policy 13** - Sustainable transport
- Policy 14** - Design, Quality and Place
- Policy 15** - Local Living and 20 Minute Neighbourhoods
- Policy 16** - Quality Homes
- Policy 19** – Heating and Cooling
- Policy 20** – Blue Green Infrastructure
- Policy 22** - Flood Risk and Water Management
- Policy 23** – Health and Safety
- Policy 27** - City, Town, Local and Commercial Centres

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

- CDP 1 / SG 1** - The Placemaking Principle
- CDP 2 / SG 2** - Sustainable Spatial Development
- CDP 5 / SG 5** - Resource Management
- CDP 6 / SG 6** - Green Belt and Green Network
- CDP 7 / SG 7** - Natural Environment
- CDP 8 / SG 8** - Water Environment
- CDP 9 / SG 9** - Historic Environment
- CDP 10 / SG 10** - Meeting Housing Needs
- CDP 11 / SG 11** - Sustainable Transport

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

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

- a) Whether the proposal accords with the Development Plan;
- b) Whether any other material considerations have been raised during the application process to outweigh the provisions of the statutory Development Plan, and;
- c) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area

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

#### **National Planning Framework 4**

**Policy 1 Tackling the Climate and Nature Crises** is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

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

**Comment:** *A project statement has been provided, detailing the energy efficiency and carbon reduction measures of the proposed development. This includes 'the use of high quality, locally sourced materials, enhanced insulation, and passive design strategies to reduce energy demand. Key measures include maximising airtightness, minimising thermal bridging, and integrating energy-efficient lighting and appliances.' The proposed building includes photovoltaic (PV) panels and/or air sourced heat pumps (ASHP) as it primary low and zero carbon generating technologies.*

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

- i) the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;
- ii) wherever feasible, nature-based solutions have been integrated and made best use of;
- iii) an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;
- iv) significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and
- v) local community benefits of the biodiversity and/or nature networks have been considered.

**Comment:** *The existing site has no current ecological value and it is not considered that its loss would impact negatively upon biodiversity. At present, this a tarmac/concrete surface car park, with no evidence of any biodiversity contribution. The application site occupies a relatively small area, with the existing context presenting little opportunity for significant meaningful planting. However, the proposal will improve biodiversity on site with ground floor and rooftop planting and a condition is attached to ensure details of improvement measures, including a green roof are submitted to and approved by the Planning Authority.*

**Policy 7 Historic Assets and Places** aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the

conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials.

**Comment:** *The application site is within the Central Conservation Area. The design and materials have been thoroughly reviewed and updated accordingly. The result is a building with a contemporary design that is suitable quality for the Conservation Area setting. A simple and regular fenestration with uniform window sizing and spacing, combined with a sandstone finish reflect the tenemental character of the surrounding area. Contrast and accents to the basecourse, upper floor and window and door details are also of suitable quality. Samples of all external materials will be required to be approved by the Planning Authority by planning conditions.*

**Policy 13 Sustainable Transport** encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

- i) Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- ii) Will be accessible by public transport, ideally supporting the use of existing services;
- iii) Integrate transport modes;
- iv) Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v) Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi) Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii) Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii) Adequately mitigate any impact on local public access routes.

**Comment:** *The proposal is well situated within a high accessibility area of the City Centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the City Centre, the development is car-free and will not provide vehicular parking spaces, so encouraging the use of sustainable travel methods. The level of cycle storage is sufficient for the size and use of the development.*

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

**Comment:** *The detailed design of the building has been subject to review following the committee decision of 2014. Various changes have been made as a result although the general principles of the proposal remain unaffected. A review of, and changes to, the design and materials ensure the development is suitable for present-day development in Glasgow following a period of delay. These changes improve the material palette, articulation and the fenestration of the building.*

*The proposal is considered to deliver the placemaking principles, having been designed to address both the opportunities and constraints of the site and install an active use on the site whilst providing a high-quality contemporary building in terms of architecture and materiality. As above, all external materials require to be approved by the Planning Authority per attached conditions.*

**Policy 15 Local Living and 20 Minute Neighbourhoods** promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

**Comment:** *Commercial operators have an important role to play in the delivery of a network of high-quality, accessible, mixed-use neighbourhoods. Due to the site location within an area of high accessibility of the City*

*Centre, the development will benefit from being embedded within the existing neighbourhood. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site 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.*

**Policy 16 Quality Homes** encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. Policy notes that this could include homes for people undertaking further and higher education.

**Comment:** *Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. The proposed building has been designed to ensure that the floor plates are adaptable to changing needs. As assessed within the report below, there remains to be a requirement for the provision of student accommodation within Glasgow.*

*The Glasgow City Centre Living Strategy Vision 2035 seeks to double the city centre residential population to 40,000 by 2035 by supporting and enabling sustainable, inclusive and diverse City Centre living. This proposal assists in densifying the city centre and providing homes for people undertaking further and higher education, meeting an identified gap in provision. The application site is well located for access to Glasgow's higher education providers including the Royal Conservatoire of Scotland, Glasgow School of Art, Glasgow Caledonian University and the University of Strathclyde. The delivery of purpose-built student accommodation will also reduce pressure on the private rented sector (PRS), therefore assisting in freeing up PRS properties for Glasgow residents.*

**Policy 19 Heating and Cooling** seeks to ensure that proposals in close proximity to a Neat Network Zone are designed and constructed to connect to a heat network or can be retrofitted to provide a connection. The policy also offers support for development proposals with buildings that will be occupied by people, where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

**Comment:** *the development will incorporate Photovoltaic (PV) panels and/or Air Source Heat Pumps (ASHP) as its primary Low and Zero Carbon Generating Technologies (LZCGT). These solutions will provide on-site renewable electricity and an efficient heating system, aligning with Scottish Building Regulations. A central communal boiler will be installed for space heating and domestic hot water, as a connection to a decentralised heat network is not feasible due to the lack of existing infrastructure. Once SAP calculations are completed, energy consumption and carbon savings data will be finalised to ensure full compliance with planning requirements.*

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

Proposals incorporating new or enhanced blue and/or green infrastructure are expected to provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

**Comment:** *The proposed development incorporates green infrastructure enhancements wherever possible on this constrained site with planting at ground floor and top floor as well as a green roof system.*

**Policy 22 Flood Risk and Water Management** aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure.

**Comment:** *The application is considered to have been adequately screened for flood risk, which finds the site is not at risk of flooding, subject to implementation of the agreed strategy. All relevant supporting information for flooding and drainage has been submitted, reviewed and approved. Final details of the drainage system is required by planning condition.*

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

**Comment:** *The proposal is not considered to raise health and safety issues. Whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place. Conditions attached require the submission of details of accordance with the National Air quality Strategy and mitigation measures where adverse impacts are identified. Similarly, measures for noise mitigation require to be submitted to and approved by the Planning Authority.*

**Policy 27 City, Town, Local and Commercial Centres** encourages development in our city and town centres, recognising they are a national asset. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

**Comment:** *The proposal would deliver economic development benefits within the City Centre through investment in the built fabric and the creation of employment opportunities during the building construction maintenance and management and assist in delivering diverse uses and tenures in the area – this being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the City Centre environment and will encourage footfall and activity within the neighbourhood.*

### **Conclusion**

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

### **Glasgow City Development Plan**

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

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

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

#### **Policy CDP 1 The Placemaking Principle and SG 1 The Placemaking Principle**

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development

that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

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

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

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

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

#### Sustainable Development

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

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

#### Residential Development

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

In order to meet placemaking principles the Council seeks to promote the delivery of high-quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

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

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;
- Make appropriate provision for refuse and recycling storage areas;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

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

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

#### Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that space for amenity areas is limited in the city centre. Proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.

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

- a) developments should be medium to high density of a suitable urban scale. Family accommodation is encouraged in appropriate locations;
- b) good outlooks or views should be provided wherever possible and design solutions should ideally provide for dual aspect accommodation;
- c) proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space;
- d) the level of parking should not prejudice the design or integrity of housing development in the City Centre;
- e) reduction in noise can be attained by means of locating habitable rooms away from street frontages, although care should be taken to ensure that developments do not present a 'blank' frontage. Developments should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms;
- f) taking into account the privacy and prospect of the development, care should be taken in relation to ground floor accommodation and the privacy of habitable rooms;
- g) to improve the convenience and attractiveness of the development, the provision of common drying, storage and refuse/recycling and cycle parking facilities will be required, and;
- h) for developments within the declared City Centre Air Quality Management Area, the Council will look for clear evidence that the development has taken account of air quality issues

**Comment:** *Each application site will present specific opportunities and challenges, with new development requiring to be responsive to its context. Proposals must be compatible with existing uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2.*

*All but one of the clusters of flats proposed will have access to a dual aspect living room, dining, kitchen space. Residents will also have access to a range of internal and external amenity spaces located at ground floor and top floor which provide varying aspects. The primary lounge provision benefits from expansive south facing glazing and the primary external amenity space has an open south aspect and will benefit from elevated views across the city and sunlight throughout the day.*

*The proposed massing and scale of the built form are considered to align within the townscape, without overwhelming existing buildings within its immediate context. The traditional tenement is no longer the dominant building form east of Rose Street and there is now a mix of buildings of differing style and*

*character, many of which are at least taller than the tenement adjacent to the site. The proposal takes into account the landmark buildings in the area and does not detract from the views of these. The proposal is orientated North to South and this minimises the impact of any overshadowing. The slope on Renfrew Street ensures that the top of the sandstone facade, is similar in height to that of the tenements on Renfrew Street.*

*The building line along both Renfrew Street and Rose Street currently has some variation including some long-established buildings forward of the principal building line including St Aloysius' Church and Flemming House. It is unlikely that the site would viably be developable within the building line of the existing tenements. This variation in form has been tested and is deemed to be suitable for this city centre location.*

*The applicant has carried out daylight modelling to explore the effects the proposal has on the surrounding buildings. The results show that the orientation of the building mean that the proposal will result in minimal overshadowing of the adjacent buildings throughout the year. There is a garden at the rear which currently has reduced sunlight due to the placement of Fleming House. Even with the proposed building in place, the study indicated that the garden would still receive some sunlight in the summer and the reduction in the amount of sunlight would be negligible and in accordance with BRE guidelines. All bedrooms within the proposed building have floor-to-ceiling windows to maximise daylight.*

*The daylight and sunlight impact is therefore negligible.*

#### Amenity

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

With regard to air quality, guidance states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA's).

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

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

**Comment:** *The proposal has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during construction. The development also has the potential to expose future occupants to any existing air quality issues at the site. As such, conditions are attached to ensure the submission of an Air Quality Assessment and a Noise Impact Assessment and the implementation of suitable mitigation measures should any negative impacts be identified. Such measures require to be approved by the Planning Authority. Due to the low number of anticipated vehicle trips associated with the completed development, the operational phase is considered to have air quality impacts that are not significant.*

*In relation to community safety, the proposal would increase passive surveillance to the street and retain an active frontage at ground floor. The development would activate an otherwise underused hard surfaced site that is currently being used as a surface car park.*

#### Detailed Design

SG 1, Part 2, Section 5 'Detailed Design' – 'Building Materials' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

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

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

**Comment:** *The proposed development has been developed to deliver high quality architecture and materiality which is in keeping with the surrounding context and will be resilient over time. The recent review of the proposal involving the City Design Principal updated the scheme to improve materials and detailed design. The result is a contemporary building that reflects its setting with a strong tenemental reference and a sandstone façade.*

#### Waste Storage, Recycling & Collection

Part 2, Section 7 'Waste Storage, Recycling and Collection' stipulates that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

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

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

#### **Policy CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy**

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

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

**Comment:** *CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors. Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.*

*The proposal relates to an undeveloped site with a hard surface currently used as a surface car park. The development will return an active use to the site, therefore helping to attract and retain investment into the area and encouraging sustainable development. The proposal would assist in increasing the population within the City Centre and support the economy through increased spending. The proposal complements current improvement strategies within the location, which aim to re-populate the city centre, to regenerate and diversify Sauchiehall Street and its surrounds through Avenues investment, and the production of a new vision for the "Golden Z". It is therefore considered that the proposed development aligns with the aspirations of the City Centre SDF and the Sauchiehall DRF.*

*The proposal is therefore in accordance with policy CDP 2 and supplementary guidance SG 2.*

### **CDP 5 Resource Management and SG 5 Resource Management**

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

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

**Comment:** *A Statement on Energy has been submitted as part of the planning application demonstrating that the CDP5 requirement will be met. The development will incorporate Photovoltaic (PV) panels and/or Air Source Heat Pumps (ASHP) as its primary Low and Zero Carbon Generating Technologies (LZCGT). These solutions will provide on-site renewable electricity and an efficient heating system, aligning with Scottish Building Regulations. A central communal boiler will be installed for space heating and domestic hot water, as a connection to a decentralised heat network is not feasible due to the lack of existing infrastructure. Once SAP calculations are completed, energy consumption and carbon savings data will be finalised to ensure full compliance with planning requirements.*

*The proposal is therefore in accordance with policy CDP 5 and supplementary guidance SG 5.*

### **Policy CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network**

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by:

- Protecting and extending the Green Network and linking habitat networks;
- Providing for the delivery of multifunctional open space to support new development;
- Protecting the Green belt; and
- Supporting development proposals that safeguard and enhance the Green Network and Green Belt.

**Comment:** *The level of amenity provision required by CDP 6 is addressed below within CDP 10 and CDP 12.*

### **CDP 7 Natural Environment and SG 7 Natural Environment**

Policy CDP 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG 7, though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the City Centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

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

**Comment:** *Given the location of the application site and its specific constrained position, there is currently little or no ecological value from the site. Construction of a building on this site will not impact upon any protected species or habitats.*

*Even though this is a small site with limited external space proposed, the application includes biodiversity enhancements and an appropriate condition regarding further detail of proposed biodiversity measures has been included to ensure biodiversity gains are maximised. The development is not considered to have an unacceptable effect on biodiversity therefore the proposal is in accordance with CDP 7 and SG 7.*

## Policy CDP 8 Water Environment and SG 8 Water Environment

Policy CDP 8 Water Environment aims to aid adaptation to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

**Comment:** *The site is not considered to be at a high risk of tidal or surface water flooding, The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended conditions.*

*The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore the proposal is in accordance with policy CDP 8 and supplementary guidance SG 8.*

## SG10 Meeting Housing Needs - Student Accommodation

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional supplementary guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

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

### Locational Criteria

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

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

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

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

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

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

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

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

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

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

**Comment:** *Being within the City Centre, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a number of higher and further education campuses within the City Centre, including the Royal Conservatoire of Scotland, Glasgow School of Art, Glasgow Caledonian University and the University of Strathclyde.*

The proposal represents a betterment to the character of the built environment, replacing a long-term vacant site with high quality architecture and returning activity to the site whilst increased footfall at all times of day to improve the vitality of the area.

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

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

**Comment:** *The application site lies within the Garnethill area of the City Centre and analysis of pattern of density identifies that the surrounding area is characterised by a mix of residential and commercial uses. The existing residential provision is typically to the north and west of the site in Garnethill and Cowcaddens and includes Flemming House directly to the east.*

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

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

**Comment:** *Using recent census information, the existing total population in households within the 400m zone of analysis is 4,313. This relates to current population and therefore does not account for any developments completed, under construction or consented but not yet implemented since the 2022 data.*

*Considering the existing student accommodation population within the zone of analysis, there are currently six sites identified as offering student accommodation, totalling 1,616 bedspaces and the student population therefore represents 27% of the total population.*

*In terms of the PBSA pipeline, the current application includes 82 beds and there are a further two schemes currently under construction, three schemes with planning permission but not yet implemented and four schemes under consideration.*

*The following PBSA sites are under construction:*

- 184 Sauchiehall Street – 619 Bedspaces
- Site At Renfrew Street/Renfield Street - 432 Bedspaces

*The following PBSA sites have consent:*

- 249 West George Street – 147 bedspaces
- 19 Cambridge Street – 193 bedspaces
- 250 St Vincent Street – 148 bedspaces

*The following PBSA sites are under consideration:*

- Berkeley House, 285 Bath Street – 231 bedspaces
- Site At 200 Renfield Street – 381 bedspaces
- 116 West Regent Street – 81 bedspaces
- 298-332 Sauchiehall Street – 356 bedspaces

*If all of these developments are completed and reach full capacity, the total student bed provision within 400m of this site would be 4286 including the proposed 82 beds in this development.*

*In order to be proportionate, mainstream residential developments within the 400m radius should also be considered. A large-scale build to rent development 'Holland Park' of 433 build to rent 1-, 2-and 3-bedroom apartments is now completed and occupied. The average household size in Ward 10 is 2.02 which would add 874 residents to the area.*

*This means that, if all PBSA developments in operation, under construction, consented and under consideration are realised and reach full capacity, including this one, students would constitute 45% of the population in the 400m radius.*

*It is also important to remember that this development was granted consent at Planning Applications Committee in 2014, before most of these schemes were planned.*

*The surrounding area is considered to have the capacity to absorb the proposed provision of 82 PBSA bedspaces at this location due to the range of local facilities and mix of uses available within the community.*

*In consideration of the presented figures in the context of the application site, the proximity to University campuses, the dispersal of mainstream residential units, the mix of existing uses and services, and the desire to increase the population of the wider city centre, it is considered that the development of PBSA would not have a detrimental impact upon the wider community. It is considered that the student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community. The proposal would have a positive impact by delivering an active use of this surface car park and increasing footfall and vibrancy of the area and providing activation to the street.*

*The calculations are based on the figures below:*

**Current Situation**

*Total residential population (2022 Census) – 4313*

*Total existing PBSA beds – 1616*

*Total population - 5929*

*% PBSA beds/students of total population – 27%*

**Including PBSA Pipeline**

*184 Sauchiehall Street – 619 Bedspaces*

*Site At Renfrew Street/Renfield Street - 432 Bedspaces*

*249 West George Street – 147 bedspaces*

*19 Cambridge Street – 193 bedspaces*

*250 St Vincent Street – 148 bedspaces*

*Berkeley House, 285 Bath Street – 231 bedspaces*

*Site At 200 Renfield Street – 381 bedspaces*

*116 West Regent Street – 81 bedspaces*

*298-332 Sauchiehall Street – 356 bedspaces*

*134 Renfrew Street - 82*

*Total PBSA pipeline - 2670*

*Total PBSA beds (inc pipeline) – 4286*

**Including Residential Completed**

*Residential/BTR completed:*

*Holland Park - 433 x household 2.02 = 874*

*Total residential completed – 874*

*Total household residential population (inc completed) – 5187*

*Total potential population (inc students) - 9473*

*Potential % PBSA beds/students of potential total population – 45%*

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

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

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

**Comment:** *SG10 encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case, it is recognised that given the constraints of a relatively small site, it is not possible to utilise the ground floor area for publicly accessible uses, however, significant improvements will be made to the footway fronting the development.*

*Therefore, in terms of locational criteria, it is concluded that the proposal will not undermine the character and amenity of the surrounding area; has good access to shops, services, healthcare, leisure and community*

*facilities; and will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed but rather will contribute to the local economy and vibrancy of the area.*

#### Design Criteria

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

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

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

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

**Comment:** *The design criteria within SG 10 are considered to be met by the proposed scheme. It is recognised that given the constraints of a relatively small site, it is not possible to utilise the ground floor area for publicly accessible uses, however, significant improvements will be made to the footway fronting the development. The redevelopment of the site will result in a positive addition to the area and add to its vitality and appearance. The built form, design and massing is considered to align with that of the wider area which is transitional between low rise residential and larger scale mixed uses of the city centre.*

*The proposed building will sit against the inactive blank gables of the neighbouring residential buildings.*

*The construction and layout lend the building to adaptability with a long life loose fit approach. A regular window pattern allows for flexible reconfiguration of the space inside and the necessary two cores within the building ensure it would be compliant with other uses from a Building Standards perspective.*

#### Amenity Criteria

Proposals must demonstrate that:

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

Amenity standards for flatted dwellings, as set out in IPG 6 Greenspace and Green Network do not apply to developments of 100 beds or less.

In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority. Circulation and reception spaces will not be accepted as contributing to

the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority.

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

**Comment:** *The proposed development would have an amenity space requirement of 328sqm. The development will deliver a range of internal and external amenity spaces totalling 635 sqm therefore meeting the amenity area required by policy.*

#### Space Standards

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

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

**Comment:** *The proposed development will have cluster rooms ranging from 4 to 7 rooms to a shared kitchen, living dining space. All rooms are ensuite and meet the space standards required.*

#### Statement of Need

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

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

**Comment:** *Whilst the applicant has not submitted a statement of need, recent assessments have stated that there is still significant pressure on private rented accommodation. Assessments identify that across the five main universities there are a total of 72,028 full time students as of the 2022/23 academic year studying in Glasgow City. Full-time students at universities in Glasgow increased by 17.9% between 2018/19 and 2022/23 but have since dropped slightly.*

*According to HESA, of the 72,028 full time students studying in Glasgow, approximately 22,946 (32%) are living with parents or guardians. Their report also states that in 2025, 20,768 (29%) of full-time higher education students across Glasgow have access to university or private sector PBSA.*

*If those students who live at home are removed along with those estimated to live in PBSA (43,850 61%), approximately 28,178 (39%) full-time students living in Glasgow are reliant on the private rental market for appropriate accommodation. However, it should be noted that these figures do not include more recent PBSA developments that are now currently under construction, have planning permission but are not yet under construction or are currently under consideration, albeit it is recognised that some of these schemes are speculative and it is expected that not all of them will be implemented.*

*From the Councils own monitoring of student accommodation, there were 21,187 beds in student accommodation in Glasgow at January 2026 (up from 20,768 at August 2025).*

*The 'pipeline' of potential additions accounted for 17,714 beds at January 2026. Around 20% of the pipeline was under construction, 32% had detailed planning consent but had not yet begun construction, 4% had planning*

*permission in principle and was awaiting a detailed planning application, 43% of the pipeline was at the stage of having submitted a detailed planning application that was awaiting a decision (including the current application site).*

*Overall, the total capacity of operational student accommodation and the student accommodation pipeline has increased from 31,811 in August 2024 to 38,901 in January 2026. If all pipeline schemes are implemented, this figure therefore exceeds the reported demand.*

*Whilst the application proposal could contribute to a cumulative over-supply of student accommodation, the limited capacity of the site and the historic nature of the application, it is considered that the proposal would not, itself, lead to a harmful impact on the supply of student accommodation in the City. Should demand for student accommodation reduce in future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential.*

*Analysis of the surrounding area identifies that there is a varied mix of uses. To the west, Garnethill has a mixed residential character, immediately to the east, Flemming House is a residential tower. The rest of the surrounding area has more commercial uses.*

*As the commercial focus of Sauchiehall Street is now recognised as being unsustainable, the desire is to increase the resident population of this area. The proposal will assist in delivering economic development within Sauchiehall Street/Renfrew Street precinct and within the wider community. Given the pattern of density of residential population within the locality, and generally low residential density within the immediate area, it is considered that the proposal can be successfully accommodated within the existing community.*

*With relatively low mainstream residential accommodation provision to the south and east of the application site, the provision of purpose-built student accommodation would be expected to contribute towards the freeing up of mainstream residential accommodation capacity within the area and across the city currently occupied by students.*

#### Management & Security Criteria

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

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

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

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

#### **Policy CDP 11 Sustainable Transport and Supplementary Guidance SG 11 Sustainable Transport**

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

To encourage the use of non-car transport modes, supplementary guidance SG 11 sets out maximum car parking standards for certain types of development, including retailing, leisure and commercial uses. These restraint based maximum parking standards are related to public transport accessibility. The standards include provision for the parking, and charging, of electric vehicles. Final parking levels should be determined through a placemaking approach to the design of the development, taking cognisance of the Transport Assessment process, where appropriate. Final parking levels should not exceed the maximum standards, but should be below them wherever possible.

**Comment:** *The application site is within a highly accessible City Centre location close to a range of amenities and services. No vehicular parking is proposed, however, given the accessibility of the site located in the City Centre close to a range of public transport modes such as Central Station, Queen Street Station, the Subway network and Buchanan Bus Station. The site also has good pedestrian and cycle access to both the City Centre and West End. It also noted that the proposed car free development will discourage private car usage and encouraging modal shift towards sustainable transport.*

*The proposal includes a large internal cycle storage space within the ground floor of the building accessed via the existing lane to the north of the site. The level of cycle provision is considered to be appropriate.*

*Transport Planning confirmed they have no objections.*

*The proposal is in accordance with policy CDP 11 and supplementary guidance SG 11.*

### **Conclusions of Policy Assessment**

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan.

In respect of b) Material Considerations, these matters are discussed and addressed below.

### **Material Considerations**

23 letters of objection have been received. These representations can be summarised and addressed as follows:

**Comment:** Overprovision/overconcentration of PBSA.

**Response:** A full assessment of the student accommodation provision in Glasgow as well as specifically in a 400m radius of the site has been undertaken in the report above (SG10). This considers existing supply, developments under construction, with consent and being considered. This demonstrates the impact of the proposed 82 beds proposed in this development.

**Comment:** Impact of views and privacy and daylight.

**Response:** The proposed building has been assessed for impacts on daylight and privacy. The proposed window to window distance to the tenements on the west side of Rose Street is 16 metres which is considered suitable for this city centre location. Sun path analysis shows minimal impact on the setting.

**Comment:** Noise and pollution from construction.

**Response:** A detailed condition is attached to ensure appropriate mitigation measures for noise, dust, vibration etc. during the construction phase.

**Comment:** Impact on basement car park and the use of spaces that may not be in the ownership of the applicant.

**Response:** The original application included the use of the existing basement for plant and structure however the proposal no longer seeks to utilise the basement.

**Comment:** Impact on property values.

**Response:** Property values are not a material planning consideration

**Comment:** There has been no noise impact assessment submitted.

**Response:** A full noise impact assessment requires to be submitted to the Planning Authority before development commences. Any mitigation methods required must be approved in writing before development commences.

**Comment:** Impact on conservation and listed buildings.

**Response:** This has been fully considered in the report above. The proposed development would activate a carpark site with a high-quality contemporary building with a sandstone finish.

**Comment:** Structural risk in the setting.

**Response:** This is a matter for consideration during the Building Warrant application process.

## Conclusion

The application proposal provides the opportunity to develop a vacant brownfield site on the edge of the Central Conservation Area for a contemporary building of appropriate scale, design and materiality, compatible with its City Centre setting.

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

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

## Drawings

1. E4767(PL)18 REV REVISED – PROPOSED ROOF PLAN 18.02.2025
2. E4767(PL)13 REV N REVISED – PROPOSED ELEVATIONS SHEET 1 18.02.2025
3. E4767(PL)14 REV L REVISED – PROPOSED ELEVATIONS SHEET 2 18.02.2025
4. E4767(PL)15 REV I REVISED – PROPOSED SECTIONS 18.02.2025
5. E4767(PL)07 REV K REVISED – PROPOSED GROUND FLOOR PLAN 18.02.2025
6. E4767(PL)08 REV J REVISED – PROPOSED TYPICAL LEVEL 1-5 FLOOR PLAN 18.02.2025
7. E4767(PL)09 REV J REVISED – PROPOSED ATIC LEVEL FLOOR PLAN 18.02.2025
8. PROPOSED BLOCK PLAN 12.06.2014
9. LOCATION PLAN 12.06.2014

## CONDITIONS AND REASONS

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

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

02. Prior to development works commencing on site, a construction method statement detailing the anticipated programming and agreed methodology for the erection of the new building and including information relating to:

- a) measures for the control and mitigation of noise, dust and vibration;
- b) areas for the delivery and storage of equipment and materials;
- c) traffic management plan;
- d) proposals for contractors storage, and;
- e) plant details, locations and lifting plans

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.

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

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

03. Prior to development works commencing on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements during constructions works.

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

04. 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 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.

05. 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.

06. 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.

07. 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.

08. 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.

09. Prior to development works commencing on site, final construction drawings of all drainage and SUDS for the development including details of green roof shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage and SUDS shall be implemented in the approved manner, prior to occupation of the building.

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

10. Prior to the commencement of above ground construction works for the new building on site, a written report based a nationally recognised methodology (e.g. British Standards Institution's BS EN 15978:2011, using the RICS methodology) shall be submitted to the Planning Authority detailing all construction materials and building components to be used in the development and their whole life carbon emissions, as well as a demonstrable strategy to ensure construction materials and building materials are reduced, reused, and/or recycled at the end of the building lifespan in line with the waste hierarchy and the principles of the circular economy. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report verifying the outcome of the exercise shall be submitted to the Planning Authority prior to occupation of the building.

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

11. Prior to the commencement of above ground construction works for the new building 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 and balustrades, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

12. Prior to the commencement of above ground construction works for the new building on site, a sample panel (or panels) of the materials to be used on the external elevations of the building shall be erected on site 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.

13. Prior to the commencement of above ground construction works for the new building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used, where appropriate, and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

14. Prior to the commencement of above ground construction works for the new building on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street and/or public realm shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be completed in accordance with the approved details prior to occupation.

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

15. Prior to commencement of above ground construction works for the new building on site, drawings at 1:20 scale illustrating the safety guarding treatment on the external terrace(s) shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

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

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

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

17. Prior to above ground construction works for the new building 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. Thereafter, the ventilation shall be installed in accordance with the approved details prior to occupation of the building.

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

18. Prior to commencement of above ground construction works an assessment of the impact of local air quality on residents of the proposed development carried out by a method agreed by the Planning Authority shall be submitted to and approved in writing by the Planning Authority. The assessment shall make reference to the standards and objectives of the National Air Quality Strategy. Where an adverse impact on residents is identified, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed prior to occupation of the building.

Reason: To protect residents in the development from air pollution.

19. Prior to commencement of above ground construction works, a noise survey demonstrating the impact of road traffic noise on the development using the principles set out in "Calculation of Road Traffic Noise" (DoE/Welsh Office, HMSO, 1988) shall be submitted to and approved in writing by the planning authority. The survey shall identify the Noise Exposure Category specified in Planning Advice Note PAN 56 Planning and Noise within which the development will fall. Where mitigation measures are required to achieve internal noise levels, with windows closed, of 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT, these shall be specified in the survey report. The approved mitigation measures shall be completed before any of the dwellings are occupied.

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

20. 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 CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the

constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

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

21. Prior to commencement of above ground construction works for the new building on site, scale plans indicating the detailed layout and intended use of internal amenity spaces for the student residents, including necessary equipment and measures to activate the spaces, shall be submitted to and approved in writing by the Planning Authority. The approved measures shall be implemented in full prior to occupation of the associated building and thereafter maintained by the developer/operator of the building.

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

22. Prior to commencement of above ground construction works for the new building on site, proposals for the disposal of cooking odours/fumes from the development shall be submitted to and approved in writing by the Planning Authority and shall include the following requirements:

- (a) All cooking smells, noxious fumes or vapours from the student accommodation shall be disposed of by means of a duct carried up the inside of the building and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.
- (b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:
  - (i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.
  - (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
  - (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
  - (iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.
- (c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the Planning Authority before the use commences and shall be implemented as approved for the duration of the use.
- (d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

23. Prior to the commencement of above ground construction works for the new building on site, details of biodiversity improvement measures and arrangements for their ongoing management and effectiveness, shall be submitted to and approved in writing by the Planning Authority. The approved biodiversity measures shall be implemented in the approved manner prior to occupation of the building and thereafter maintained in perpetuity.

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

24. Prior to the commencement of above ground construction works for the new building on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting scheme shall be implemented in the approved

manner prior to occupation of the building.

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

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

25. Prior to commencement of this aspect of the works for the new building on site, a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, details of planting and any other features, 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 prior to occupation of the building.

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

26. Before any landscaping works on the site are begun, a maintenance schedule for the landscaping scheme/open space shall be submitted to and approved in writing by the Planning Authority. Thereafter, landscaping within the development shall be maintained in the approved manner in perpetuity.

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

27. Prior to this aspect of the works commencing, construction details of the resurfaced footway bounding the application site on Renfrew Street and Rose Street, which shall be designed to meet established City Centre public realm standards, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the resurfaced footway, shall be completed in accordance with the approved details prior to occupation of the building.

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

28. Prior to the commencement of this aspect of the works for the new building on site, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to occupation of the building.

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

29. Prior to commencement of this aspect of works, details of any external lighting type(s) and position(s) on the building shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved lighting shall be operational prior to occupation of the building.

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

30. Prior to the installation of any associated external apparatus and occupation of the development, a maintenance and cleaning strategy for the external glazed facades of the building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

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

31. Prior to occupation of the building, 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 to and approved in writing by 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.

32. Prior to occupation of the building, cycle parking and associated facilities within the development shall be completed in accordance with the approved drawings.

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

33. Prior to the use commencing, a statement outlining the access and management strategy for the external terraces, including hours of access, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

34. No acoustic/amplified music shall be played on the external terraces.

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

35. Acoustic/amplified music from the premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

36. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

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

37. Light from the development shall not give rise to:

(a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%

(b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)

(c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

38. Clear glass shall be used for all windows and doors of the building, which shall be kept free of any shop fittings, advertisements or other installations .

Reason: R27

39. 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 safety.

40. Door and access threshold levels shall be compatible with the existing footway level.

Reason: In the interest of the safety of the users of the premises.

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

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

#### REASON(S) FOR GRANTING THIS APPLICATION

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

#### ADVISORY NOTES TO APPLICANT

01. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
02. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
03. Before the ventilation system for the disposal and treatment of cooking odours from the premises is installed, the applicant should submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the proposed system will satisfy the requirements of sections (a) and (b) of the condition relating to the disposal of cooking odours/fumes.
04. Before the use commences, the applicant should, following the testing of the installed ventilation system, submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the installation meets its design specification.
05. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
06. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.
07. The applicant should contact NRS (Roads) at an early stage in respect of legislation administered by that Service which is likely to affect this development.
08. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
09. The Council has determined the application on the basis of the information relating to ground contamination/landfill gas available to it. The responsibility for the safe development and secure occupancy of the site rests with the applicant/developer.
10. The applicants are reminded of the following policies of Waste and Recycling (Cleansing):-

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

#### WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

11. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
12. 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.
13. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
14. Premises used for the purposes of a food business require to register under the Food Premises (Registration) Regulations 1991. An application form for registration of the premises or change of details of an existing registration can be obtained from Land and Environmental Services (Environmental Health).

#### REASON(S) FOR GRANTING THIS APPLICATION

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

for Executive Director of Neighbourhoods,  
Regeneration and Sustainability

JHO/ SCO/  
14/04/2026

#### **PLEASE NOTE THE FOLLOWING:**

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