



## Planning Applications Committee

**Report by**  
Executive Director of Neighbourhoods, Regeneration  
and Sustainability

**Item 1(a)**

**3rd November 2026**

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**Application Type** Full Planning Permission

**Recommendation** Grant Subject to Condition(s)

|                          |                                                                                                                                 |                          |                                                                                                  |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------|
| <b>Application</b>       | 25/00774/FUL                                                                                                                    | <b>Date Valid</b>        | 01.05.2025                                                                                       |
| <b>Site Address</b>      | Site To The West Of 7<br>Festival Gate<br>Glasgow                                                                               |                          |                                                                                                  |
| <b>Proposal</b>          | Erection of flatted residential development (49no units), with retail unit (Class 1A), associated car parking, and landscaping. |                          |                                                                                                  |
| <b>Applicant</b>         | Surplus Property Investments Ltd<br>Undefined<br>1/1<br>15 North Claremont Street<br>Glasgow<br>Scotland<br>G3 7NR              | <b>Agent</b>             | Grant Murray Architects Ltd<br>Gary Pinkerton<br>30 Bell Street<br>Glasgow<br>Scotland<br>G1 1LG |
| <b>Ward No(s)</b>        | 05, Govan                                                                                                                       | <b>Community Council</b> | 02_074, Govan East                                                                               |
| <b>Conservation Area</b> | N/A                                                                                                                             | <b>Listed</b>            | N/A                                                                                              |
| <b>Advert Type</b>       | Bad Neighbour Development                                                                                                       | <b>Published</b>         | 16 May 2025                                                                                      |
| <b>City Plan</b>         | Urban Area                                                                                                                      |                          |                                                                                                  |

### Representations/Consultations

The application was subject to the standard neighbour notification process and was advertised in the local press. A total of 12 representations were received in relation to the application, all objecting to the proposal. This included one objection from Paul Sweeney MSP.

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

#### Material Considerations:

- Traffic generation and congestion associated with the proposed development.
- Parking provision and potential overspill parking within surrounding residential areas.
- Road safety concerns, including pedestrian and cyclist safety.
- Scale, height, massing and design of the proposed buildings.
- Impact on placemaking and character of the wider Pacific Quay area.
- Loss of outlook, daylight and sunlight.

- Overlooking and loss of privacy.
- Noise and disturbance arising from occupation and servicing of the retail unit.
- Impact of the proposed roof terrace on neighbouring residential amenity.
- Impact on biodiversity, wildlife habitat and existing green space.
- Whether the proposed development accords with previous masterplanning aspirations for Pacific Quay, including concerns regarding building form, street enclosure, surface parking and the creation of a coherent urban structure
- Impact on local infrastructure and community facilities.
- Impact of the proposed retail unit on residential amenity.

#### **Non-Material Considerations:**

- Number of objections received.
- Impact on private views.
- Competition with or impact upon existing businesses.
- General dissatisfaction with previous development within Pacific Quay.
- Perceived lack of market demand for the proposed retail unit.
- Noise and disturbance arising from construction, occupation, servicing of the retail unit.
- General opposition to development of the site.

#### **Consultations**

Scottish Water - No objection.

The Coal Authority - No objection.

NRS Flood Risk – No objection subject to conditions.

#### **Site and Description**

The application site comprises a vacant brownfield site extending to approximately 0.54 hectares located on the western side of Festival Gate within the Pacific Quay area of Glasgow. The site forms part of the wider Pacific Quay / Creative Clyde Enterprise Area and has remained undeveloped since the closure of the Glasgow Garden Festival in 1988.

The site occupies land formerly associated with Prince's Dock, which historically formed part of Glasgow's important maritime and shipbuilding heritage. The dock ceased commercial operations in 1970 and was subsequently infilled during the 1980s to facilitate the Glasgow Garden Festival. While the wider Pacific Quay area has undergone extensive regeneration in recent decades, including the development of the BBC Scotland headquarters, STV headquarters, Glasgow Science Centre, hotels, offices and residential development, the application site has remained vacant.

The site currently comprises rough grassland, scrub vegetation and a small area of hardstanding associated with an existing substation. Due to its long-term vacancy, the site has become established as an area of informal grassland habitat with associated biodiversity value.

The surrounding area is mixed in character. To the north and west are Pacific Drive, commercial development, leisure uses and associated surface car parking areas. To the east lies the Village Hotel and associated parking. To the south and east are the recently completed Cala residential development at Princes Quay and Festival Park. The wider area is characterised by a mix of residential, hotel, office and leisure use, reflecting the ongoing regeneration of Pacific Quay.

The site benefits from a highly accessible location with direct access to the strategic walking and cycling network, including National Cycle Route 75. Frequent bus services operate on Pacific Drive and the Fastlink public transport corridor is located immediately adjacent to the site. Kinning Park and Cessnock Subway Stations together with Exhibition Centre Railway Station are also located within walking distance.

#### **Planning History**

The application site forms part of the wider Pacific Quay regeneration area and lies within the Pacific Quay / Creative Clyde Strategic Economic Investment Location (SEIL). The site has been the subject of several planning permissions since the closure of the Glasgow Garden Festival in 1988. Of relevance is application 12/02287/DC, approved in 2013, which established the approved Pacific Quay masterplan and a mixed-use development framework comprising business, commercial, leisure and residential uses. Residential development therefore formed an integral component of the approved masterplan vision for the wider area despite the site's location within the SEIL. The current proposal also builds

upon the more recent planning history of the site, including a planning permission in principle and subsequent approval of matters specified in conditions for a residential-led mixed-use development.

**95/00776/DC** – Site clearance and infilling of ground.

**95/01682/DC** – Time extension to outline consent for use of the site as a business park.

**98/02013/DC** – Time extension to outline consent for use of the site as a business park.

**01/03033/DC** – Time extension to outline consent for use of the site as a business park.

**05/00045/DC** – Erection of mixed business, housing, hotel and retail development together with associated landscaping, car parking, ground engineering and infrastructure works, including formation of accesses (Withdrawn).

**12/02287/DC** – Mixed-use development comprising multi-purpose business space, commercial, leisure and residential uses (in principle) with associated roads, parking, infrastructure, landscaping, public realm and open space, including approval of siting, design, means of access and landscaping for hotel and leisure development and infrastructure works.

**13/02791/DC** – Variation of Condition 1 of planning permission 12/02287/DC to incorporate changes to the final design of the hotel building.

**20/00548/PPP** – Erection of mixed-use development comprising residential, office, retail and café/restaurant uses, associated access, car parking, landscaping and associated works – Refused under delegated powers and subsequently allowed on appeal by the Local Review Body.

**22/00716/MS** - Erection of mixed-use development comprising residential, office, retail and cafe/restaurant, associated access, car parking, landscaping and associated works - approval of matters specified in conditions 1, 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(h), 1(i), 1(j), 1(k), 1(l), 1(n), 1(o), 1(q), 1(r), 1(s), 1(t), 1(u), 1(v), 1(w), 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 16, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30 of 20/00548/PPP.

**24/01201/MS** – Erection of mixed-use development comprising residential, office, retail and cafe/restaurant, associated access, car parking, landscaping and associated works - approval of matters specified in conditions 1(m), 12, 13 and 14 (Noise Impact Assessment) of 20/00548/PPP.

The principle of a residential-led mixed-use development on the site has therefore previously been established through the granting of planning permission in principle by the Local Review Body, with the subsequent MSC approval establishing the detailed layout, design, access, landscaping and drainage strategy for the approved development.

## Proposal

The application seeks full planning permission for the erection of a mixed-use development comprising 49 flatted residential units, one Class 1A retail unit, associated access, car parking, cycle parking, landscaping, amenity space, drainage infrastructure and associated works.

The development would comprise two residential blocks arranged in an L-shaped layout around a central landscaped amenity space. Block A would be positioned parallel to Festival Gate and would contain 29 residential units arranged over six storeys. Block B would occupy the north-western part of the site and would contain 20 residential units together with a retail unit at ground floor level.

The approved MSC scheme included office, café and retail uses together with 35 residential units. The current proposal removes the approved office and café accommodation, increases the residential provision from 35 to 49 units and retains a ground floor retail unit within Block B.

The proposed residential accommodation would comprise a mix of two and three-bedroom flats. All dwellings would be provided with private balcony space, and residents would also benefit from communal landscaped amenity space positioned between the two blocks.

A communal roof terrace of approximately 461m<sup>2</sup> is proposed at roof level on block B and would provide additional amenity space for residents. The development would also include extensive hard and soft landscaping, rain gardens, tree planting, wildflower planting and biodiversity enhancements throughout the site.

Access would be taken from Festival Gate. A total of 32 car parking spaces is proposed together with electric vehicle charging infrastructure. Sixty cycle parking spaces would be provided across the development, including visitor cycle parking and cycle parking associated with the retail unit.

The drainage strategy incorporates porous paving, rain gardens, attenuation tanks and associated Sustainable Urban Drainage Systems (SuDS) infrastructure designed to manage surface water runoff from the site.

The proposed buildings would be constructed primarily in red facing brick with terracotta cladding and aluminium-clad windows. The design seeks to reflect the industrial heritage of the former docklands area and builds upon the design approach established through the previously approved MSC application.

### **Specified Matters**

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

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

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

Not applicable to this application.

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

Not applicable to this application.

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

The applicant has submitted a design statement.

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

The following technical reports were submitted with the application:

- **Drainage Strategy Report** - The Drainage Strategy Report assesses the proposed foul and surface water drainage arrangements for the development. The report demonstrates that surface water can be managed through a sustainable drainage strategy incorporating attenuation storage, rain gardens and permeable paving. It concludes that the development can be adequately drained without increasing flood risk elsewhere and that a suitable connection to the wider drainage network can be achieved.
- **Flood Risk Assessment** - The Flood Risk Assessment considers the potential risk of flooding from the River Clyde and other sources affecting the site. The assessment concludes that the site lies outwith the River Clyde 1 in 200 year plus climate change flood extent and can be developed safely. Subject to the implementation of the recommended drainage and mitigation measures, the development is not expected to increase flood risk on or off site
- **Independent Check Certificate** - The Independent Check Certificate provides third-party verification of the drainage and flood risk information submitted in support of the application. The certificate confirms that the relevant assessments and calculations have been independently reviewed and are considered technically robust. It concludes that the proposed drainage and flood mitigation measures are appropriate and comply with relevant standards
- **Savills Letter Confirming Market Report** - Reviews current market conditions within Pacific Quay and the wider Glasgow commercial property market. The report concludes that there is limited current demand for office accommodation on the site and supports the proposed removal of the previously approved office floorspace.

- Bund Soil Re-Use and Waste Classification Report - Assesses the classification and management of excavated materials arising from development of the site. The report concludes that the identified materials can be appropriately managed and re-used within the development.
- Phase 1 Desk Study Report - Reviews the historical use of the site and identifies potential contamination risks requiring further site investigation.
- Phase 2 Site Investigations - Presents the findings of intrusive site investigations and concludes that any contamination issues can be appropriately addressed through remediation and mitigation measures.
- SW Confirmation PDE - Confirms that Scottish Water has reviewed the proposed development and provides information regarding connections to the public water and drainage network.

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

A Section 75 legal agreement is required in order to secure a CDP6 financial contribution of £87,403.32.

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

These Regulations enable Scottish Ministers to give directions

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

## **Policies**

### **National Planning Framework 4**

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

### **Glasgow City Development Plan**

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy

- CDP 3 & IPG 3 – Economic Development
- CDP 5 & SG 5 – Resource Management
- CDP 6 & SG 6 – Green Belt & Green Network
- CDP 7 & SG 7 – Natural Environment
- CDP 8 & SG 8 – Water Environment
- CDP 10 & SG 10 – Meeting Housing Needs
- CDP 11 & SG 11 – Sustainable Transport
- CDP 12 & IPG 12 – Delivering Development

## **Assessment and Conclusions**

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

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

- a) whether the proposal accords with the relevant provisions of the statutory Development Plan;
- b) whether any other material considerations, such as consultations or guidance, have been satisfactorily addressed in the assessment of this proposal.

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

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

### **Principle of Development**

The application site comprises a vacant and underutilised brownfield site within the urban area at Pacific Quay. The site has remained undeveloped for a significant period despite the wider regeneration of the surrounding area, which now accommodates a mix of residential, commercial, leisure and employment use. The proposed development would deliver 49 residential units together with a ground floor retail unit, associated parking, landscaping and public realm improvements. The proposal would therefore bring a vacant urban site back into productive use.

NPF4 Policy 9 supports the redevelopment of brownfield, vacant and derelict land where proposals contribute to the revitalisation of places and make sustainable use of existing land resources. Similarly, CDP2 seeks to support development within the urban area that contributes to regeneration objectives and the effective use of land and infrastructure.

The application site is located within a highly accessible urban location near public transport, employment opportunities, local services and community facilities. The proposed residential use is therefore compatible with the established and evolving character of the wider Pacific Quay area.

The application site lies within the Pacific Quay / Creative Clyde Strategic Economic Investment Location (SEIL) where CDP3 seeks to safeguard land and buildings for economic development purposes. The proposal introduces a predominantly residential use on a site which remains identified for economic development and therefore does not fully accord with the objectives of CDP3. However, the policy position must be considered in the context of the wider Pacific Quay masterplan and the specific planning history of the site. The approved Pacific Quay masterplan established a mixed-use vision for the wider area incorporating business, commercial, leisure and residential uses, with residential development forming an integral component of the long-term regeneration strategy. Scottish Enterprise, as the masterplan developer for Pacific Quay, acknowledged in February 2020 that there was no longer viable market evidence for stand-alone office development on the site and supported a residential-led mixed-use approach as a means of delivering a sustainable and vibrant neighbourhood.

Planning permission in principle was granted under application 20/00548/PPP for a residential-led mixed-use development on the site following consideration by the Local Review Body. In reaching that decision, it was accepted that the site had remained vacant for a prolonged period, that there was limited market demand for stand-alone commercial development and that a residential-led mixed-use scheme would contribute positively towards the continued regeneration of Pacific Quay. The principle of residential development was subsequently carried forward through the approval of applications

22/00716/MS and 22/01201/MS. Significant weight is therefore attached to the approved masterplan, the extant permissions and the established planning history of the site. Whilst the proposal does not fully align with the economic development emphasis of CDP3, it is considered that sufficient justification exists in this instance to support the continued redevelopment of this long-standing vacant brownfield site as part of the wider regeneration of Pacific Quay.

The current proposal differs from the previously approved scheme and must be considered on its own merits. The planning history demonstrates that the principle of residential development on the site has been established and that a high-quality residential-led development can be successfully accommodated in this location.

The submitted Design and Access Statement explains that the proposal seeks to complete an important undeveloped parcel within the wider Pacific Quay regeneration area and responds to the site's prominent gateway position. The development would strengthen the mixed-use character that has emerged across Pacific Quay, provide active frontage through the proposed retail unit, improve the quality of the public realm and introduce additional housing within a highly accessible and sustainable urban location. The proposal would regenerate a long-standing vacant site and contribute positively to the continued evolution of Pacific Quay as a vibrant mixed-use neighbourhood.

The inclusion of a retail unit at ground floor level would provide an active frontage and local service provision which would support the creation of a mixed-use neighbourhood consistent with the objectives of local living and 20-minute neighbourhoods. Whilst the principle of the development does not technically comply with the land allocation, under CDP3, on balance, having regard to the planning history of the site and the wider material considerations outlined above, the principle of the proposed development is considered acceptable.

The proposal is also considered to accord with the overarching objectives of NPF4 Policies 9 and 15 together with CDP2 and CDP10.

The principle of residential-led mixed-use development on this vacant brownfield site is therefore considered acceptable.

### **Layout, Siting and Design**

Policy 14 of NPF4 states that development proposals should be designed to improve the quality of an area regardless of scale and should be consistent with the six qualities of successful places: healthy, pleasant, connected, distinctive, sustainable and adaptable. Development proposals that are poorly designed or detrimental to the amenity of the surrounding area will not be supported.

Policy 16 of NPF4 seeks to ensure that new homes provide a high-quality living environment for future residents. Proposals should provide good standards of internal accommodation, privacy, outlook, daylight, amenity space and accessibility whilst contributing positively to the creation of successful and sustainable places.

Similarly, CDP1 and SG1 support a design-led approach to development and require proposals to contribute positively to placemaking, respond appropriately to local context and achieve a high standard of design.

The proposed development occupies a prominent gateway site at the junction of Pacific Drive and Festival Gate within the wider Pacific Quay regeneration area. The layout has been designed to provide a strong urban frontage to the surrounding streets whilst creating a clearly defined and attractive residential environment. The proposal comprises two buildings arranged around a central landscaped space, helping to define the public realm and create a coherent sense of place.

The siting and layout of the buildings have been informed by the site's prominent location, surrounding street network and relationship with adjacent development. The proposed arrangement establishes active frontages to both Pacific Drive and Festival Gate and avoids inward-facing development. The inclusion of a ground floor retail unit within Block B further contributes to activity, animation and natural surveillance at street level.

The scale and massing of the proposal respond appropriately to the evolving character of Pacific Quay, where a variety of commercial, leisure, residential and mixed-use developments already exist. The development introduces a contemporary built form which reflects the significance of the site whilst maintaining an appropriate relationship with surrounding buildings and spaces. Variations in height, articulation and roof form assist in breaking down the overall massing and avoid a monolithic appearance.

The proposal would provide 49 dwellings on a site extending to approximately 0.54 hectares, equating to a density of approximately 91 dwellings per hectare. SG1 recognises that higher residential densities are appropriate in highly accessible urban locations and identifies densities of between 30 and 100 dwellings per hectare as generally acceptable within inner urban areas, with higher densities anticipated where public transport accessibility is greatest. Given the site's highly sustainable location, accessibility to public transport, active travel connections and proximity to services and employment opportunities, the proposed density is considered appropriate and does not represent an overdevelopment of the site.

The architectural approach adopts a coherent design language across both buildings using a complementary palette of high-quality materials. The principal facing material comprises rustic red multi-textured brick, complemented by natural beige terracotta cladding, colour-matched aluminium clad windows and contrasting recessed brick panels. These materials provide visual richness and depth whilst ensuring durability and longevity. The use of brick and terracotta is considered appropriate within the contemporary waterfront setting of Pacific Quay and helps establish a distinctive identity for the development.

The buildings are articulated through recessed elements, regular window rhythms, contrasting material treatments and strong vertical proportions which collectively create visual interest and reduce perceived scale.

The proposed development provides a mix of residential accommodation across both buildings and will contribute towards meeting housing needs in a sustainable urban location. The apartments are generously proportioned and are designed to provide good standards of internal accommodation, daylight, outlook and privacy. The proposed housing mix will contribute positively towards the delivery of quality homes within the city with the proposed retail unit on the ground floor of Block B providing much needed local facilities in this area.

The development also incorporates areas of communal amenity space throughout the site. A comprehensive landscaping strategy is proposed including areas of soft landscaping, tree planting, seating, footpaths and biodiversity enhancements. In addition, Block B incorporates a substantial communal roof terrace which provides valuable outdoor amenity space for future residents. The submitted scheme provides a high-quality residential environment for future occupiers. The roof terrace has been carefully designed to incorporate seating areas, raised planting beds, sedum roofs and wildflower planting, creating an attractive and usable communal space whilst also contributing towards biodiversity enhancement, urban greening and sustainable placemaking objectives. The integration of these landscape features assists in softening the appearance of the development and reinforces the overall design quality of the proposal.

The relationship between the proposed buildings and surrounding development has been carefully considered through the siting, orientation and layout of the scheme. Given the urban context of the site, surrounding road network and separation distances achieved, it is not considered that the proposal would result in unacceptable overlooking, loss of privacy, overshadowing or other adverse impacts on the amenity of neighbouring properties.

Overall, the proposal demonstrates a design-led approach that responds positively to its context whilst delivering a high-quality residential-led mixed-use development. The scale, layout, massing, architectural treatment, landscaping and material palette are considered appropriate for this prominent location and would contribute positively to the evolving character of Pacific Quay. The proposal is therefore considered to accord with Policies 14 and 16 of NPF4 and CDP1 and SG1 of the Glasgow City Development Plan.

## **Sustainability**

The proposal has been assessed against Policies 1, 2, 12 and 22 of NPF4 together with CDP5 and SG5 Resource Management and CDP8 and SG8 Water Environment. Policies 1 and 2 seek to encourage, promote and facilitate development that addresses the climate and nature crises, minimises emissions and supports adaptation to the current and future impacts of climate change. Policy 12 seeks to reduce the environmental impact of development through the efficient use of land and resources, whilst Policy 22 seeks to ensure that development is not at unacceptable risk of flooding and incorporates appropriate drainage and water management measures.

As assessed above, the application site comprises a long-standing vacant brownfield site within the urban area. The proposal would bring this previously developed land back into productive use through the provision of 49 residential units and a ground floor retail unit in a highly sustainable location. The redevelopment of vacant brownfield land represents an efficient use of existing land resources and supports sustainable patterns of development within the city.

The application is supported by a range of technical documentation, including a Drainage Strategy Report and Flood Risk Assessment. These documents have been reviewed by Flood Risk Management and demonstrate that the site can be developed without creating an unacceptable risk of flooding to the development itself or to neighbouring land and property. Appropriate drainage infrastructure and SuDS measures can be secured through planning conditions where necessary.

The proposal also incorporates a range of sustainability measures including significant areas of landscaping, biodiversity enhancements, sustainable drainage measures, electric vehicle charging infrastructure, cycle parking provision and a highly accessible location that promotes walking, cycling and public transport use. These measures contribute positively towards the environmental performance of the development and support the transition towards more sustainable patterns of living.

In addition, the proposed residential buildings will comply with current Building Standards requirements in relation to energy efficiency and carbon emissions. Detailed matters relating to fabric performance, energy generation and building services will be addressed through the Building Warrant process.

Overall, the proposal represents the sustainable redevelopment of a vacant brownfield site in a highly accessible urban location. The development is considered to accord with Policies 1, 2, 12 and 22 of NPF4 together with CDP5, SG5, CDP8 and SG8 of the Glasgow City Development Plan.

### **Landscape and Biodiversity**

Of most relevance to the biodiversity value of the site and the impact of the proposed development are Policy 3 of NPF4 and CDP7 and SG7 of the CDP. Policy 3 requires that development does not result in unacceptable impacts on biodiversity and seeks to secure positive effects for biodiversity wherever possible. Biodiversity objectives are also reflected within Policy 14 and Policy 20 of NPF4 through their emphasis on placemaking, green infrastructure and environmental quality.

The application site currently comprises a vacant brownfield site with limited biodiversity value. However, the proposal incorporates a comprehensive landscaping strategy intended to significantly enhance the environmental quality of the site and provide biodiversity benefits as part of the redevelopment.

The submitted landscape proposals include substantial areas of soft landscaping, tree planting, shrub planting, wildflower areas and amenity planting throughout the development. The scheme includes the provision of new trees, extensive shrub planting, beech hedging, species-rich grassland and wildflower planting, all of which will contribute towards increasing biodiversity value compared to the existing site condition.

The development has also been designed to provide on-site open space, incorporating a variety of landscaped amenity spaces providing opportunities for relaxation and social interaction whilst contributing positively to the appearance and environmental quality of the development.

In addition to the ground level landscaping, the roof terrace includes seating areas, planting, green roof elements and biodiversity features which will further enhance the amenity value of the development whilst contributing towards urban greening objectives. The incorporation of green roof infrastructure will assist in supporting biodiversity, enhancing visual amenity and contributing towards sustainable drainage and climate resilience objectives.

Overall, the landscaping scheme has been designed as an integral component of the overall development and assists in creating an attractive residential environment whilst softening the appearance of the built form. The proposed planting will help establish a strong landscape setting for the development and contribute positively to the wider public realm of Pacific Quay.

The proposal would deliver enhancement in the biodiversity and landscape value of the site when compared to its existing condition. The proposed landscaping, planting, green infrastructure and biodiversity measures are considered appropriate to the scale and nature of the development and are therefore considered to accord with Policy 3 of NPF4 and CDP7 and SG7 of the Glasgow City Development Plan.

### **Parking and Accessibility**

Policies 13 and 15 of NPF4 together with CDP11 and SG11 of the CDP are of most relevance when considering the accessibility and parking provision associated with the proposed development. Policy 13 supports development where transport requirements have been appropriately considered in line with the sustainable travel hierarchy and where opportunities for walking, wheeling, cycling and public

transport use are prioritised. Policy 15 promotes connected and compact neighbourhoods where people can access employment, services and facilities through sustainable forms of transport.

The application site occupies a highly accessible location within Pacific Quay and benefits from excellent connectivity to the wider city. The site is located within walking distance of frequent bus services, existing walking and cycling infrastructure, nearby residential communities, employment destinations and a range of leisure and commercial facilities. The location is therefore well suited to residential development and supports sustainable travel patterns consistent with the objectives of Policies 13 and 15 of NPF4.

The submitted site layout provides 32 car parking spaces to serve the proposed development together with a dedicated loading area and associated servicing arrangements. Whilst this level of provision is below the maximum parking standards within SG11, the reduced parking provision is justified having regard to the highly accessible nature of the site, the flatted housing typology, the availability of sustainable travel options and the urban character of the surrounding area. Excessive parking provision would prejudice placemaking objectives and reduce opportunities for high-quality landscaping and amenity provision.

In terms of cycle parking, the proposal provides 60 cycle parking spaces, exceeding the minimum standards identified within SG11. This level of provision will encourage active travel and help reduce reliance on private vehicles. Electric vehicle charging infrastructure is also incorporated within the development and further supports the transition towards more sustainable travel choices.

The proposed access arrangements, parking provision, servicing arrangements and sustainable transport measures are considered acceptable and capable of accommodating the anticipated demands generated by the development.

Overall, having regard to the accessibility of the site, the sustainable travel opportunities available, the proposed cycle parking provision and the level of car parking proposed, the development is considered to accord with Policies 13 and 15 of NPF4 together with CDP11 and SG11 of the Glasgow City Development Plan.

### **Financial Contributions**

Policy 18 of NPF4 together with CDP6, SG6 and CDP12 are of most relevance when considering the potential impacts of the proposed development on existing infrastructure and open space provision. Policy 18 requires development proposals to address their impacts on infrastructure and ensure that appropriate mitigation is provided where necessary. Similarly, CDP6, SG6 and CDP12 allow for the provision of developer contributions to offset identified impacts arising from development.

The proposed development comprises 49 flatted residential units together with a retail unit and will introduce additional population to the area. The application has therefore been assessed against the requirements of SG6 and the Open Space Strategy to determine whether developer contributions are required.

The submitted site plan demonstrates that the development incorporates significant levels of on-site open space provision, including areas of landscaped amenity space, biodiversity planting, seating areas, pedestrian routes and a communal roof terrace, making a positive contribution towards the recreational and amenity needs of future residents.

Notwithstanding the on-site provision, the development remains subject to assessment against the requirements of SG6 and any necessary developer contributions identified through the Council's Open Space Strategy process. Where required, any agreed contribution would be secured through an appropriate legal agreement.

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

The proposal comprises 49 flatted dwellings (2-bedroom: 29 units, 3-bedroom: 20 units) located within 400 metres of Festival Park and Plantation Park which does not meet the Open Space Quality Standard. Accordingly, a contribution towards the quality standard for Plantation Park is required, together with contributions towards allotments and outdoor sport provision. This can be outlined as follows:

| <b>Contribution Type</b>   | <b>Amount</b> |
|----------------------------|---------------|
| Allotment Contribution     | £6,444.36     |
| Quality Contribution       | £67,953.60    |
| Outdoor Sport Contribution | £13,005.36    |

**Total Contribution:** £87,403.32

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

The proposal is therefore considered capable of complying with the requirements of Policy 18 of NPF4 together with CDP6, SG6 and CDP12 of the Glasgow City Development Plan.

### **Summary**

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

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

In respect of **(b)** other material considerations include the views of consultees and the contents of letters of representations. In this case, 12 letters of representation have been received in relation to the application, all objecting to the proposal. The material points of objection within these representations are summarised and addressed as follows:

#### **Masterplanning, placemaking and urban form**

##### **Response:**

Representations, including an objection submitted by Paul Sweeney MSP, state that the proposal does not accord with the aspirations of the wider Pacific Quay masterplan and that a perimeter block form of development would provide a more coherent urban structure. It is argued that the proposed arrangement of buildings would perpetuate the fragmented pattern of development within Pacific Quay and fail to adequately define surrounding streets and public spaces. These comments are acknowledged. However, the application requires to be assessed against the adopted Development Plan and the established planning history of the site. The wider mixed-use framework approved under application 12/02287/DC, together with the extant planning permission in principle and subsequent MSC approval, established the acceptability of mixed-use redevelopment on the site. Whilst alternative development forms may be possible, the proposal provides active frontage, natural surveillance, significant areas of landscaping, communal amenity space, sustainable drainage features and a high-quality residential environment. When assessed against the relevant Development Plan policies, the proposal is considered to achieve an acceptable placemaking outcome and integrate appropriately with the evolving character of Pacific Quay.

#### **Principle of residential development on land designated for economic development purposes**

##### **Response:**

Concerns have been raised regarding the principle of residential development on a site previously identified for economic development purposes. The principle of residential-led mixed-use development has been assessed in detail within this report. Significant weight is attached to the planning history of the site, including planning permission in principle granted under application 20/00548/PPP and the subsequent approvals of applications 22/00716/MSC and 22/01201/MSC. The site has remained vacant for a prolonged period and the proposal would regenerate a long-standing brownfield site within a sustainable urban location. The principle of development is therefore considered acceptable.

#### **Scale, height, density and overdevelopment**

##### **Response:**

Concerns have been raised regarding the scale, height, density and potential overdevelopment of the site. The proposal would achieve a density of approximately 91 dwellings per hectare, which falls within the density ranges identified within SG1 for highly accessible urban locations. The density reflects the site's sustainable location, proximity to public transport and urban context and is supported by substantial areas of communal amenity space, landscaping and open space. For the reasons set out elsewhere in this report, the proposal is not considered to represent overdevelopment of the site.

#### **Design, appearance and impact on the character of Pacific Quay**

##### **Response:**

Objections have been received regarding the visual appearance of the development and its impact on the character of the area. The proposal adopts a contemporary architectural approach which reflects the evolving character of Pacific Quay. The use of high-quality materials including brick and terracotta cladding, together with the proposed landscaping and public realm improvements, will enhance the appearance of the site and contribute positively to local placemaking objectives.

**Impact on residential amenity including privacy, outlook, daylight and sunlight****Response:**

Concerns have been raised regarding the impact of the development on neighbouring residential amenity. The siting, orientation and layout of the buildings have been designed having regard to surrounding development and the urban context of the site. It is not considered that the proposal would result in unacceptable overlooking, loss of privacy, daylight, sunlight or outlook. Furthermore, the development provides a high-quality residential environment for future residents through generous apartment sizes, substantial open space provision and a communal roof terrace.

**Traffic generation, parking provision and road safety****Response:**

Concern has been expressed regarding the potential impact of the development on the surrounding road network and parking demand. The proposal has been assessed by Transport Planning who raise no objection to the development. The site occupies a highly sustainable location with excellent access to public transport, walking and cycling infrastructure. The proposed parking provision, cycle parking and servicing arrangements are considered appropriate for the scale and location of the development.

**Pressure on local infrastructure and services****Response:**

Representations state that the development would place additional pressure on local infrastructure and services. Whilst the proposal would introduce additional residential population to the area, no consultees have identified any infrastructure constraints that would warrant refusal of the application. The development has been assessed against the relevant requirements of the Development Plan. This proposal would bring a much needed local facility into the area in the form of the ground floor retail unit.

**Flood risk, drainage and surface water management****Response:**

Concerns have been raised regarding potential flood risk and drainage issues. The application has been supported by a Flood Risk Assessment and Drainage Strategy Report. These documents have been assessed by Flood Risk Management who are satisfied that the site can be developed without creating unacceptable flood risk, subject to appropriate conditions relating to detailed drainage design and implementation.

**Impact on landscape and biodiversity****Response:**

Objections have been received regarding the impact of the development on existing landscaping and biodiversity. The site currently comprises a vacant brownfield site with limited biodiversity value. The development incorporates significant landscape enhancements including tree planting, shrub planting, wildflower areas, green infrastructure and biodiversity improvements. As a result, the proposal is expected to provide a net improvement in the biodiversity and landscape value of the site.

**Construction and environmental impacts****Response:**

Concerns have been expressed regarding disruption arising during construction. Whilst temporary impacts can occur during any development project, these matters are largely controlled through separate legislation. Where appropriate, conditions are attached requiring the submission of additional details relating to drainage, landscaping, materials and environmental management to minimise impacts during construction.

**Support for regeneration and housing delivery****Response:**

Supportive representations highlight the benefits of regenerating a long-standing vacant brownfield site, delivering additional housing and improving the appearance of the area. These benefits are noted and carry significant weight within the assessment. The proposal would contribute positively to the continued regeneration of Pacific Quay whilst providing new housing and a local retail facility within a sustainable location.

**Conclusion**

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

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

### Reason(s) for Granting this Application

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

### Approved Drawings

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

1. E(9-)01 A LOCATION PLAN Received 7 April 2025
2. L(- -)100 GROUND FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
3. L(- -)101 1ST FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
4. L(- -)102 2ND FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
5. L(- -)103 3RD FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
6. L(- -)104 4TH FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
7. L(- -)105 5TH FLOOR PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
8. L(- -)106 ROOF PLAN AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
9. L(- -)107 ELEVATIONS AS PROPOSED - BLOCK A Received 7<sup>th</sup> April 2025
10. L(- -)200 GROUND FLOOR PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
11. L(- -)201 1ST FLOOR PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
12. L(- -)202 2ND FLOOR PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
13. L(- -)203 3RD FLOOR PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
14. L(- -)204 4TH FLOOR PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
15. L(- -)205 ROOF PLAN AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
16. L(- -)206 ELEVATIONS AS PROPOSED - BLOCK B Received 7<sup>th</sup> April 2025
17. L(- -)301 SITE ELEVATIONS SHEET 2
18. L(- -)300 SITE ELEVATIONS SHEET 1
19. L(9-)01 E SITE PLAN AS PROPOSED Received 27 May 2026
20. 723.01.01 LANDSCAPE PROPOSAL SOFT LANDSCAPE (Sheet 1 of 3) A Received 18 December 2025
21. 723.01.02 LANDSCAPE PROPOSAL HARD LANDSCAPE (Sheet 2 of 3) A Received 18 December 2025
22. 723.01.03A LANDSCAPE PROPOSAL BLOCK B ROOF GARDEN Received 27 May 2026
23. P15274-GOO-XX-XX-DR-C-0 P02 PROPOSED LEVELS LAYOUT Received 27 May 2026
24. P15274-GOO-XX-XX-DR-C-05 P01 DRAINED AREA PLAN Received 27 May 2026
25. P15274-GOO-XX-XX-DR-C-05 P01 PROPOSED SECTIONS GA Received 27 May 2026
26. P15274-GOO-XX-XX-DR-C-052 P01 PROPOSED LEVELS WITH 1\_200\_CC FLOOD LEVELS Received 27 May 2026
27. PACIFIC-GOO-00-ZZ-SK-C-051 P05 PROPOSED DRAINAGE SCHEMATIC Received 27 May 2026

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

### Conditions and Reasons

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

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

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

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

03. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be

submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant. The approved remediation scheme must be carried out in accordance with the proposals outlined within the remediation strategy, and as agreed by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

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

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

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

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

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

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

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

07. No development shall take place until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:
- i) include a timetable for its implementation relative to the construction and occupation of the development hereby permitted;
  - ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s); and,
  - iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime.

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

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

08. Prior to the commencement of above ground construction works, details and samples of all materials and their colours to be used on the external elevations and roofs of the buildings shall be submitted to and approved by the Planning Authority in writing in respect of type, colour, specification and texture. A sample panel wall, the size and detail of which shall be agreed with

the Planning Authority, featuring all facing brick type(s) including mortar joints, colours and all proposed coursing patterns, the profiled metal cladding panels, the roofing materials, the window units, and the door units, shall be erected on site for inspection and written approval by the Planning Authority. All product specifications of the agreed external materials in respect of type, format, colour and texture of the: facing brick types, profiled metal cladding panels, roof materials, all window unit types, all door unit types, pre-cast cills, roof parapet, bat boxes, and swift bricks, shall be submitted to and approved in writing by the Planning Authority. This written approval shall be obtained before any of these materials are used on site, and the approved sample panel shall remain in place throughout construction. If agreed the development shall be completed in accordance with the approved materials prior to occupation.

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

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

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

10. Notwithstanding the details in the approved plans, prior to the commencement of above ground construction works the final details, including hard and soft landscaping, buffer or screening devices, raised bed design and materials, specification and planting schedule for the proposed roof garden on Block B shall be submitted for the written approval of the Planning Authority. The details shall also include confirmation of drainage, planting species and maturity, and maintenance arrangements. If agreed the green roof shall be installed prior to the first occupation of the development and maintained in compliance with the approved details. Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To comply with the green roof requirement set out in SG6 'Green Belt and Green Network' of the Glasgow City Development Plan.

11. Prior to the commencement of above ground works a phasing plan and maintenance (including a calendar detailing the maintenance of each component of the soft landscaping scheme and the number of operations within each month) and details of the responsibilities of relevant parties for the final hard and soft landscaping scheme, as shown in approved drawings 723.01.01 LANDSCAPE PROPOSAL SOFT LANDSCAPE and 723.01.02 LANDSCAPE PROPOSAL HARD LANDSCAPE both Received 18 December 2025, shall be submitted to and approved in writing by the Planning Authority. If agreed the landscaping shall be completed in compliance with these details and agreed phasing.

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

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

12. Prior to the commencement of above ground works, in addition to the landscaping plans approved above, details of informal children's play shall be submitted for the written approval of the Planning Authority.

Reason: In order to ensure that future residents have access to a range of informal play facilities and contribute to the quality of the landscaping plan.

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

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

of the area.

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

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

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

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

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

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

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

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

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

Reason: In order to promote Sustainable Transport.

19. Prior to occupation details of the proposed parking allocation and controls for residents shall be submitted for the written approval of the Planning Authority. If agreed the development shall be completed in compliance with these details.

Reason: In order to promote Sustainable Transport.

20. Prior to its first use confirmation of the proposed operating hours and servicing arrangements for the Class 1A (Shops and financial, professional and other services) unit located on the ground floor of Block B shall be submitted for the written approval of the Planning Authority. If agreed the development shall operate in compliance with these hours, unless otherwise agreed in writing.

Reason: In order to protect residential amenity.

21. Prior to its first use a signage strategy signage for the retail unit shall be submitted for approval by the Planning Authority. The strategy shall include indicative locations of fascia signage and any projecting signs. Formal advertisement consent will be required for any signage proposed on the building.

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

22. For the avoidance of doubt the internal layout of the retail unit shall ensure that no windows are partially or fully blocked by internal shelving or other internal structures. No internal or external vinyls shall be applied to the windows, unless otherwise agreed in writing.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail and ensure that the unit maintains an active frontage.

#### **Advisory Notes to Applicant**

1. The applicant should contact Land and Environmental Services (Roads) at an early stage regarding the submission of an application for Road Construction Consent.
2. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
3. 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.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/MHUS/10/09/2026

#### **BACKGROUND PAPERS**

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

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