



Glasgow City Council

City Administration Committee

**Report by Councillor Ruairi Kelly, City Convener for Housing,
Development, Built Heritage and Land Use**

Item 4

22nd October 2026

Contact: George Gillespie, Executive Director Ext: 79106

IMPLEMENTATION OF PLANNING POLICY DEVELOPER CONTRIBUTIONS

Purpose of Report:

To seek approval from Committee to allocate amenity greenspace funding from developer contributions to reinstate, enhance and maintain the Langside Library Garden, following its temporary use to facilitate the refurbishment of Langside Library.

Recommendations:

The Committee is asked to:

- i) Note the content of the report; and
- ii) Approve the allocation of £174,988 of Amenity Greenspace ENV2 / IPG12 receipts (£140,000 capital and £34,988 revenue) towards the reinstatement, enhancement and ongoing maintenance of Langside Library Garden.

Ward No(s): 7

Local member(s) advised: Yes X

Citywide:

Consulted: Yes X

1. Allocation of funding for amenity greenspace

- 1.1 The City Development Plan and its predecessor City Plan 2 contained policies requiring developer contributions towards the provision of amenity greenspace in circumstances where sufficient provision is not provided on site. References below to Policy ENV2 refer to contributions received under City Plan 2, while Policy IPG12 refers to contributions gathered under the current City Development Plan.
- 1.2 Developer contributions under ENV2 and IPG12 are secured through legal agreements, namely Section 69 or Section 75 agreements. These agreements specify the purpose of each contribution and restrict expenditure to the defined purpose for which the contribution was obtained. The process for allocating these contributions is set out in a [briefing note](#) available on the Council's website.
- 1.3 The project under consideration has been assessed as being in accordance with City Plan and City Development Plan policy for allocation of funds. In accordance with established procedures relating to policy ENV2/IPG12, the proposed use of the targeted receipts was approved in principle by the corporate Projects Assessment Group on 13th May 2026. Elected members representing Ward 7 were consulted in advance of the report being presented to Committee and given two weeks to provide objects or comments. During this period, no objections or comments were made in relation to the proposal.

2. Langside Library Gardens

- 2.1 Glasgow Life is undertaking a comprehensive refurbishment of Langside Library to improve service provision and secure the long-term sustainability, accessibility and usability of this Category B listed building. Due to significant site constraints, including limited surrounding road capacity, bus lanes and residential parking, the rear garden was identified as the least disruptive location for contractor site accommodation and construction operations. To facilitate the works safely and efficiently, the library and associated garden are closed during the main construction period, with the wider library project programmed through to Spring 2027.
- 2.2 Prior to closure, the garden functioned as an established community garden space maintained by the Friends of Langside Library Gardens volunteer group. The temporary use of the garden for construction represents a direct loss of amenity and community function during the works period. The proposal will fully reinstate and enhance the garden post-construction, ensuring no net loss of amenity while delivering an uplift in quality, accessibility and usability.
- 2.3 The proposal comprises the reinstatement and enhancement of Langside Library Garden, delivering an accessible, community-focused landscape informed by the developed design and engagement with the existing community user group. The scheme introduces a clear spatial layout with improved circulation through new resin-bound and granite paths. Level changes will be addressed through steps and defined edges to provide safe, durable and

inclusive access. A series of seating and informal gathering spaces will be integrated throughout the garden, alongside enhanced planting including trees and shrubs to support biodiversity and the reinstatement of community garden use.

The pre-tender capital cost of £226,725.19 reflects the developed design proposals for the garden reinstatement and is based on initial pricing received through City Building Glasgow and their supply chain. The final cost will be confirmed through the subsequent procurement process.

- 2.4 The project is proposed to be funded through a combination of Glasgow Life capital funding of £86,725.19, and ENV2/IPG12 Amenity Greenspace Compensation sources. For the latter, it is proposed that a capital sum of £140,000 would be allocated (along with the revenue sum of £34,988), to assist with the ongoing maintenance of the garden over a 10-year period.

The developer contribution funds, totaling £174,988, will be sourced from two ENV2 / IPG12 receipts, originating from developments in Ward 7 within City Plan Sector South.

3. Council Approval Process

- 3.1 In accordance with ENV2 / IPG12 policy, the City Council's City Administration Committee is responsible for approving requests for use of ENV2/IPG12 funding more than £150,000.

4. Policy and Resource Implications

Resource Implications:

Financial: This proposal seeks approval for the allocation of £174,988 of Amenity Greenspace ENV2 / IPG12 receipts (£140,000 capital and £34,988 revenue) towards the reinstatement, enhancement and ongoing maintenance of Langside Library Garden.

Legal: There are no known legal implications associated with these proposals.

Personnel: None.

Procurement: The pre-tender estimate is based on initial pricing received through City Building Glasgow and its supply chain. Final costs will be confirmed through the subsequent procurement process in accordance with

Glasgow Life and Glasgow City Council procedures.

Council Strategic Plan: The proposal supports the delivery of accessible, high-quality community infrastructure by protecting and enhancing an established local greenspace associated with Langside Library. It will support community participation, volunteering, health and wellbeing, and the long-term usability of a valued public asset.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

Yes. The proposal supports equality outcomes concerned with reducing social exclusion and enabling inclusive participation by improving the accessibility, safety and usability of an established community greenspace and supporting continued community stewardship.

What are the potential equality impacts as a result of this report?

The proposal is expected to have a positive equality impact by improving physical accessibility, inclusivity and safety within the garden and providing a more welcoming space for a broad range of community users.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

The project will safeguard a freely accessible local amenity and community garden space associated with a public library, helping to maintain opportunities for community use, participation and volunteering within the local area.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

Theme No 2: Just and Inclusive Place
The proposal will reinstate and improve an accessible community greenspace following temporary construction use.

Theme 5: Green Recovery
The scheme includes enhanced planting, trees and shrubs to support biodiversity

	and creates a more resilient long-term landscape.
<i>What are the potential climate impacts as a result of this proposal?</i>	The scheme is expected to have positive local environmental effects through enhanced planting and biodiversity. No quantified carbon assessment is included within the PAG submission.
<i>Will the proposal contribute to Glasgow's net zero carbon target?</i>	The proposal is not primarily a carbon reduction project; however, the reinstatement and enhancement of existing greenspace, together with new planting and a durable landscape design, supports sustainable long-term asset management.
Privacy and Data Protection Impacts:	No impacts identified.

5. Recommendations

The Committee is asked to:

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- ii) Approve the allocation of £174,988 of Amenity Greenspace ENV2 / IPG12 receipts (£140,000 capital and £34,988 revenue) towards the reinstatement, enhancement and ongoing maintenance of Langside Library Garden.