PLANNING APPLICATIONS COMMITTEE

Supplementary Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 4

17th November 2026

Contact: Suzanne Cusick Phone: 0141 287 7993

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	**Grant, subject to conditions and S75 agreement.**

APPLICATION	24/02570/FUL	**DATE VALID**	05.11.2024
SITE ADDRESS	Site Bounded By London Road/Stevenson Street/ Bain Street Glasgow		
PROPOSAL	Demolition of existing buildings and erection of flatted residential development (63 units), and associated works		
APPLICANT	Spectrum Properties (Scotland) Ltd. 120 Carstairs Street Glasgow G40 4JD	**AGENT**	Jewitt & Wilkie 38 New City Road Glasgow G4 9JT
WARD NO(S)	09, Calton	**COMMUNITY COUNCIL**	02_121, Calton
CONSERVATION AREA		**LISTED**	
ADVERT TYPE		**PUBLISHED**	
CITY PLAN	City Development Plan		

SUPPLEMENTARY COMMENTS

As members will recall, the above application, seeking full planning permission for the demolition of existing buildings and erection of flatted residential development (63 units), and associated works, was presented to the Planning Applications Committee on the 15th of September 2026 with a recommendation to refuse permission.

Following a vote by members, a motion was carried to grant planning permission subject to planning conditions and a S75 agreement. It was further agreed that the proposed conditions should be reviewed and agreed by Councillors at a subsequent meeting.

The attached conditions have been informed by a further round of consultation with relevant NRS consultees. As discussed by members at the previous Planning Applications Committee, consideration was given to attaching a condition requiring an embodied carbon assessment to quantify the climate impacts associated with demolition of the existing building, in comparison with its retention. However, given that the principle of the proposed development has been accepted, it is concluded that it would be neither necessary nor proportionate to require the applicant to undertake such an assessment.

The attached conditions cover contaminated land and geotechnical matters, drainage and SuDS, design and external materials, lighting, landscaping, biodiversity and ecological protection, transport and parking, energy efficiency and material reuse, residential amenity, construction management, and waste and recycling

arrangements. Collectively, the conditions require the submission and approval of further technical and design details at appropriate stages, secure necessary mitigation and verification measures, and ensure that the development is completed and maintained to an acceptable standard.

CONCLUSION

The Committee are respectfully asked to consider and agree to the wording of the Heads of Terms for the S75 agreement and the conditions provided in the schedule below.

S75 Agreement – Heads of Terms

A S75 legal agreement is required to secure the following:

a financial contribution of in lieu of on-site amenity provision. This comprises the following elements:

Allotment contribution: £7,040.55
Maintenance Contribution: £37,122.92
Outdoor Sport Contribution: £14,209.12

Total Contribution: **£58,372.59**

This figure has recently been adjusted for inflation, and is slightly great than the £57,521.56 advised in the original Committee Report.

CONDITIONS AND REASONS

1. 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 of the Town and Country Planning (Scotland) Act 1997, as amended.

Geotechnical matters - Contaminated Ground

2. No development, including demolition works shall commence on site until the pre-demolition site investigation [Ref: Phase I & II Geo-Environmental & Geotechnical Interpretative Report by Geovia dated April 2025 (Issue 1)] has been updated to reflect the review comments provided by NRS Geotechnical dated 31st March 2026 that are able to be updated at pre-demolition stage, and proposals for supplementary post demolition site investigation have been submitted to and agreed in writing by the Planning Authority.

   Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

3. No development other than demolition works shall commence on site until a comprehensive combined pre- and post demolition 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. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined. Site investigations and reporting shall be completed by a suitably qualified and experienced Competent Person and shall take account of the review comments provided by NRS Geotechnical dated 31st March 2026 in relation to the submitted Phase I & II Geo-Environmental & Geotechnical Interpretative Report by Geovia dated April 2025 (Issue 1).

   Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

4. 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 and verification plan 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 and also outline proposals for how remediation works are to be verified as having been executed in accordance with the strategy. The remediation strategy shall also include a timetable and phasing plan where relevant and reference to current landscaping proposals for the site to ensure alignment. The report shall be completed by a suitably qualified and experienced Competent Person.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

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

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

6. 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.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

7. 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 that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

Drainage

8. Before development commences on site, final construction drawings and discharge rate calculations of all drainage and SUDS for the development shall be submitted to and approved in writing by the Planning Authority.

Information shown on the drawings shall contain a sufficient level of detail to convey the drainage plans, floor and ground levels, drainage cover levels and invert levels, and allow direct linkage to the final design calculations. The drainage and SUDS shall thereafter be implemented as approved.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater, and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site respectively.

9. Before development commences on site, a final construction-ready maintenance schedule, compliant with CIRIA SuDS Manual C753, and covering all drainage elements and parties responsible for the post-construction maintenance, shall be submitted to and approved in writing by the Planning Authority.

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

10. Before development commences on site, evidence that Scottish Water has confirmed sufficient capacity in their drainage network and accept the proposed arrangements shall be submitted to and approved in writing by the Planning Authority. This shall include confirmation from Scottish Water of the agreed discharge rate to their network.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater, and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site respectively.

11. Before development commences on site, details confirming that the authors of the Flood Risk Assessment, Narro and of the Drainage Impact Assessment, Gondolin Land & Water have Professional Indemnity Insurance maintained for the level of five million pounds (£5,000,000) for each and every claim shall be submitted to and approved in writing by the Planning Authority. This shall include a copy of the insurance policy, certificate of insurance and evidence that all premiums are paid and up to date for a minimum of 10 years.

Reason: To ensure that the drainage scheme complies with best SUDS practice to protect adjacent watercourses and groundwater, and in the interests of the amenity and wellbeing of existing and future residents adjacent to and within the development site respectively.

Design and Materials

12. Prior to the commencement of any above-ground construction works, revised elevation drawings shall be submitted to and approved in writing by the Planning Authority. The revised drawings shall clearly identify and confirm the location of the proposed external materials, finishes and colours to be used throughout the development. Unless otherwise agreed in writing, these shall include:

Green patinated metal on the pitched roof, anthracite aluminium-framed windows with grey opaque panels, light buff facing brick, brown facing brick and blonde sandstone.

Samples and product literature of all proposed external materials shall be submitted to and approved by the Planning Authority in writing in respect of type, format, colour and texture. A sample panel of the facing brick, including mortar joints and all proposed coursing patterns, vents & grilles, windows, roofing, shall be erected on site for the inspection and written approval of the Planning Authority. This written approval shall be obtained before the materials are used on site, and the approved sample panel shall remain in place throughout construction.

This written approval shall be obtained for all external materials before their use on site.

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

13. Prior to the commencement of any above ground construction works, scaled elevations and 1:20 elevational studies confirming all materials and brickwork articulation treatment to the buildings 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: In order to protect the appearance of both the properties and the surrounding area

14. Prior to the commencement of any above-ground construction works, full details of all external vents, flues, rainwater goods, Air source Heat Pumps (ASHPs), and any other similar fixings shall be submitted to and approved in writing by the planning authority. It is expected that all shall be accommodated on rear elevations, not on street facing elevations, or shall be routed internally and 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 external vents, flues and other similar fixings shall be implemented in the approved manner prior to occupation of the development.

Reason: To safeguard the amenity properties and the amenity of the surrounding area.

15. Prior to the commencement of any above-ground construction works, details of the type and location of all private lighting for the non-adoptable areas throughout the proposed development shall be submitted to and approved in writing by the Planning Authority. Thereafter, this will be implemented in full accordance with the approved details prior to occupation

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

Reason: To ensure adequate provision of amenity and play facilities within the site.

Landscaping and Biodiversity

16. Before any development commences on site, an updated detailed scheme of hard and soft landscaping for the ground level amenity area including the outdoor cycle stores, shall be submitted to and approved in writing by the Planning Authority. This shall comprise native planting and trees, seating, feature lighting, bins, bird, bat and bee boxes and swift bricks. The scheme shall include:

a) details of the type and location of seating, lighting and litter bins;
b) details of the surface treatments
c) details of a range of natural play features integrated into the landscaping
d) species of native trees, hedging, shrubs, wildflowers, climbing plants, substrate (green) roof for outdoor cycle store
e) location of bird and bee boxes and swift bricks
f) details of the phasing of these works

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

Reason: To ensure adequate provision of amenity

17. Prior to this aspect of the development commencing on site, a management and maintenance scheme for all soft and hard landscaping, including proposals for the maintenance of biodiversity features, shall be submitted to and approved in writing by the Planning Authority. This shall include details of the appointed contractor for the flats proposals for the continuing care, maintenance and protection of:

(a) all hard landscaping including footpaths, cycle parking, , site entrances; seating, lighting, litter bins

(b) all soft landscaping including native trees, hedging, shrubs, wildflowers, climbing plants, substrate (green) roof within the communal courtyard amenity area
(c) the biodiversity enhancements; bird boxes, bat boxes and swift bricks.

Reason: To ensure the maintenance of the landscaping scheme in the interest of amenity.

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

19. Prior to the commencement of any demolition or other works to the building, an updated Preliminary Ecological Appraisal and bat survey, undertaken by a suitably qualified ecologist, shall be submitted to and approved in writing by the Planning Authority. The appraisal shall include

- an inspection of the building for potential roosting and hibernation opportunities and shall identify any ecological constraints and mitigation measures necessary to safeguard protected species and habitats with appropriate measures to avoid harm or disturbance to bats
- pre-construction ecological surveys and checks, including nesting bird checks;
- measures for the protection of ecological features
- measures to prevent the introduction or spread of invasive non-native species during construction.

All approved mitigation, protection and enhancement measures shall be implemented in full and maintained throughout the relevant construction works.

Reason: To ensure that protected species and their habitats are safeguarded

20. Any felling or cutting back of trees, scrub or bushes shall be undertaken outside the main bird breeding season (March-July inclusive), unless a survey by a suitably experienced surveyor has shown that no nests, in use or being built, could be damaged, destroyed or obstructed.

Reason: To ensure that the development works do not disturb nesting birds.

Transport and Parking

21. Before any development commences on site, detailed arrangements for the relocation of the existing bus stop and associated infrastructure stop on London Road to approximately 63m east of Bain Street shall be submitted to and approved in writing by the Planning Authority, in consultation with SPT. These details shall include the design and location of the new bus shelter, high access kerbs, replacement kerbing at the existing bus stop, road marking changes and surfacing, a timescale for implementation and the responsibilities of relevant parties. The bus stop shall thereafter be relocated in accordance with these approved details and shall be operational prior to occupation of the building.

Reason: In order to promote Sustainable Transport

22. Before any development commences on site, full details of the lockable covered cycle parking stores for residents and visitors shall be submitted to and approved in writing by the planning authority. Thereafter this approved provision shall be implemented prior to occupation of the relevant part of development.

Reason: In order to promote Sustainable Transport

Reason: To ensure a high quality of visual amenity

23. Prior to this aspect of the development commencing on site, details of the final reinstatement of the surface of the surrounding footways shall be submitted to and approved in writing by the Planning Authority. The approved reinstatement shall be completed in accordance with the approved details prior to occupation of the development.

Reason: In the interests of pedestrian and vehicular safety.

24. Prior to occupation of the development, a residential travel pack will be submitted to and approved in writing by the planning authority. The travel pack shall include maps detailing public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations, health benefits of walking / cycling etc. Thereafter the approved travel pack shall be provided in each dwelling prior to occupation.

Reason: In order to promote Sustainable Transport

25. All redundant footway crossings shall be removed and the footways reinstated to match the dimensions of the existing footways as soon as the accesses serving the development are available for use by the occupiers of the development.

Reason: In the interests of pedestrian and vehicular safety.

Energy Efficiency

26. When submitting the required Building Warrant application for this development, an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall confirm installation of low and zero carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard is to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management and by Policy 19 'Heating and Cooling' of the National Planning Framework 4 (2023)

Reason: To ensure the development supports decarbonised solutions to heat and energy cooling demand to comply with Policy 19 Heating and Cooling National Planning Framework 4 (2023)

27. Prior to occupation of the development, formal confirmation by a suitably qualified professional of the constructed development's compliance with the approved SoE, shall be submitted to and approved in writing by the Planning Authority.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient and utilises cleaner and more renewable sources of energy in line with policy CDP 5 and the development supports decarbonised solutions to heat and energy cooling demand to comply with Policy 19 Heating and Cooling National Planning Framework 4 (2023)

28. Prior to the commencement of demolition work on site, the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building(s). All reasonable steps to salvage materials from the demolished building(s) for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

Residential Amenity (Noise; Disturbance)

29. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise in the interests of residential amenity.

30. All dwellings shall be designed and constructed in a way that:-

a) incorporates the recommended building specifications set out in Noise Impact Assessment, Stevenson Street, Glasgow - 25315822/rmg/R1" 02/04/2025 carried out by Bureau Veritas UK Limited relating to noise matters; and
b) ensures the internal noise levels, with the windows closed, would be within the maximum levels set out in Noise Rating Curve 25 (NR 25) during a music event similar to that informing the Noise Impact Assessment.

Following completion of the final design of the building and prior to the commencement of work on site, the detailed noise mitigation measures proposed to secure compliance with a) and b) above and the method and scope of the future verification of the internal noise levels within the dwellings shall be submitted to and approved in writing by the Planning Authority. Thereafter the development and future verification shall be carried out in accordance with the detailed noise mitigation measures and the verification process as approved.

The verification process shall be carried out by a qualified acoustic consultant and include noise measurements of the indoor environment of the dwellings from external road traffic noise (condition 29) and acoustic or amplified music during a music event (similar to that informing the Noise Impact Assessment) in the adjacent venue (BAaD) and shall take place prior to the occupation of the first dwelling within the development.

The results of the verification process shall be submitted for the written approval of the Planning Authority prior to the occupation of the first dwelling within the development and the development shall not be occupied until that written approval is secured.

In the event that the implemented noise mitigation measures do not satisfy the required standard set out in b) above, and within condition 29 relating to road traffic noise, no part of the residential development shall be occupied until further noise mitigation measures have been incorporated into the building to achieve the required internal noise levels and; the results of a further verification process have been submitted to and approved in writing by the Planning Authority demonstrating that the required internal noise levels have been met.

All building design features set out in the approved detailed noise mitigation measures (or applied subsequently) shall be retained for the lifetime of the development.

Reason: To protect the occupiers of the dwellings within the development from excessive noise.

31. 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 local residents from unacceptable noise pollution.

32. Prior to works commencing on site, a Construction Method Statement shall be submitted to and approved by the Planning Authority. The Construction Method Statement shall include:

(a) details of the proposed phasing of all works;
(b) means of access to the site;
(c) a dust management plan during the construction period;
(d) details of the wheel washing equipment, which shall be sited at all egress points and in operation during all times when vehicles are leaving the site.
(e) details of siting and scale of plant storage and employee facilities (offices, wc etc).

Thereafter, the phasing and agreed arrangements shall be implemented in accordance with the approved information throughout the duration of the construction phase, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of the amenity of the residents and the wider area and to ensure that necessary contingencies are in place, to minimise pollution risks arising from construction activities.

Bins / Recycling

32. Prior to any occupation of the development, details of a waste and recycling strategy for the development shall be submitted to and approved in writing by the planning authority. This shall include:

- Location, type and number of waste and recycling bins
- Management arrangements for the presentation and return of bins on collection days, including details of the appointed contractor.

Thereafter the approved strategy shall be fully implemented prior to occupation of the development.

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

Plans

2231/P/400 REV D	Proposed Sections	Received 26/05/26
2231/P/300 REV D	Ground Floor Plan as Proposed	Received 01/07/25
2231/P/301 REV B	1st Floor Plan as Proposed	Received 01/07/25
2231/P/306	Proposed 2nd Floor Plan	Received 03/02/25
2231/P/307	Proposed 3rd Floor Plan	Received 03/02/25
2231/P/302 REV B	Proposed 4th Floor Plan	Received 05/02/25
2231/P/303 REV B	Proposed 5th Floor Plan	Received 05/02/25
2231/P/304 REV B	Roof Plan as Proposed	Received 01/07/25
2231/P/500 REV C	Elevations as Proposed	Received 01/07/25
DIA 002 REV 01	Proposed Drainage Layout (Drainage Impact Assessment 20/05/26)	Received 21/05/26
2231/P/101 REV A	Topographic Survey	Received 03/02/25
2231/P/200 REV A	Proposed Site Plan	Received 03/02/25
2231/P/201 REV A	Proposed Site Plan (Amenity)	Received 03/02/25
474.13.01 REV A	Landscape Proposal (01 of 02)	Received 05/02/25
474.13.02 REV A	Landscape Proposal (02 of 02)	Received 05/02/25
2231/P/100	Location Plan	Received 18/10/24

Advisory Notes to Applicant

01. Prior to implementation of this permission, the applicant should contact NRS (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development

02. Measures to maintain road drainage should be identified and agreed with NRS before any work begins on site. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.

03. Measures to maintain street lighting levels should be identified before any work begins on site. Street lighting levels should be agreed with NRS (Transport) and be in place and operational before any of the dwellings are occupied.

04. Early engagement should be undertaken with the Roadworks Control team of NRS on agreeing a suitable construction methodology / mitigation strategy.

05. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

06. The applicants are reminded of the following policies of Land and Environmental Services (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, i.e. 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.

07. 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.

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

09. Clear delineation is required between the public/private areas

10. Any access gates shall open inwards only

11. All projecting objects / balconies / pend access/ shall be a minimum of 2.25 metres above ground level

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/ SCU/
06/11/2026