



Planning Applications Committee

Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

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Item 1

24th March 2026

Application Type	Full Planning Permission
Recommendation	Grant, subject to Conditions and S75 Agreement

Application	23/00026/FUL	Date Valid	09.01.2023
Site Address	58 – 72 Charlotte Street Glasgow		
Proposal	Erection of residential flatted dwellings (65 units) with access, parking, amenity space, landscaping and associated works, includes relocated electrical substation.		
Applicant	Surplus Property Solutions Investments Ltd	Agent	Iceni Projects Maura McCormack 177 West George Street Glasgow G2 2LB
Ward No(s)	09, Calton	Community Council	02_121, Calton
Conservation Area	Central Conservation Area	Listed	No
Advert Type	Affecting a Conservation Area/Listed Building	Published	27 January 2023
	Neighbour Notification		
City Plan	City Development Plan		

Representations/Consultations

The application received 1 no. neutral representation and 10 no. representations objecting to the development within the statutory consultation period.

The neutral representation was from the RSPB. The objections were from 6 residents, Architectural Heritage Society of Scotland (AHSS), River Clyde Environment Group and Calton Community Council. The main points raised may be summarised as follows;

AHSS raises concerns about the proposal's impact on a conservation area site adjacent to an A-listed townhouse; the scale, massing, and brick materials do not sensitively complement the historic building.

The **RSPB** requests that swift nest bricks are incorporated into the proposed development

The River Clyde Environment Group queries provision of above-ground Sustainable Drainage Systems (SuDS) i.e. rain gardens, tree pits, permeable landscaping, green roofs and biodiversity value as well as the proposed foul water discharge, and Scottish Water capacity to accommodate the development.

The **Calton Community Council's** key objections and concerns include:

Sunlight/Daylight: Impact of development overshadowing on the neighbouring flats

Design & context: The design is led by city centre tenement style not reflective of local character or Conservation Area

Housing type & tenure: Tenure is unspecified. The preference is for affordable, long-term residential units instead of short-term or holiday lets.

Scale & massing: Building is large relative to surrounding 2–3 storey homes

Benefits acknowledged: Increased residential footfall and potential regeneration in Calton recognised, but key issues need addressing before full support.

The main grounds of objection and concern from **neighbouring residents** can be summarised thematically as follows;

Affordable Housing

Lack of affordable housing that would contribute to establishing a stable residential community and that units become short-term or holiday lets.

Sunlight, Daylight and Overshadowing

Concerns the development will overshadow neighbouring properties at Lanark Street.

Supports for the principle of increased residential development

Concerns that the BRE Sunlight/Daylight report underestimates the impact on neighbouring properties.

Privacy and Overlooking

Concern the proposed development will overlook existing windows, balconies and roof gardens and also potential noise impacts from the proposed communal roof garden.

Scale, Massing and Design

Concerns the scale and massing of the proposal appear out of keeping with the surrounding context and may overwhelm the surrounding area.

Proximity to neighbouring properties

Building form impact quality of proposed outdoor amenity spaces

Character, Context and Materials

The scale/massing and materials of the development negatively impact sits two listed buildings and the surrounding historic context.

The points raised will be discussed in the Assessment and Conclusions section of this report

CONSULTATIONS UNDERTAKEN

The Coal Authority

The Coal Authority confirms the site is not located within High-Risk Coal Mining Area.

West of Scotland Archaeological Society (WOSAS)

Confirm no objection. Requested a condition securing the submission of a programme of archaeological works designed to explore the survival of below-ground remains relating to earlier phases of building on the site

Scottish Water

No objection.

Site and Description

The site is a vacant square plot of approximately 0.35 hectares (3,500 m²) located in the Calton area of Glasgow. It was formerly occupied by Our Lady & St Francis Secondary School, which was demolished in 1989, and has since been used as a car park by The Wise Group, a social enterprise occupying the building to the south. The site lies within the Central Conservation Area and is bordered by two Grade A listed buildings: a two-storey blonde sandstone villa to the north on Charlotte Street and, to the south, the 1963 Gillespie, Kidd & Coia three-storey brown brick and concrete building at the corner of Charlotte Street and Greendyke Street, originally constructed as an extension to Our Lady & St Francis Secondary School.

The site is accessed from Charlotte Street, which connects Greendyke Street at Glasgow Green to London Road to the north. Glasgow Green lies immediately to the south, while Glasgow Cross is within walking distance to the north-west.

The surrounding area is characterised by residential development of varying scales and materials, including traditional 2–3 storey blonde sandstone tenement flats to the north, and more contemporary flatted blocks featuring white render, zinc and timber cladding ranging from 4 to 9 storeys on London Road and west as part of the Homes for the Future development to the west. The site is part of the Central Strategic Economic Investment Location (SEIL) and the Barras Local Town Centre is located to the north, with a range of retail, commercial, and leisure uses all within walking distance.

The site itself is largely clear of vegetation, although there a row of approximately six Cherry trees on Charlotte Street and 5no Photinia (Red Robin) trees within the site area, likely associated with the former school grounds. Sections of the original boundary wall and railings also remain along the eastern edge. The site is relatively level with a gradual fall in levels from the northern boundary of the site to the southern boundary.

A vacant, three-storey, flat-roofed brown brick office building is situated on the northern boundary of the site, with its gable elevation fronting Charlotte Street. The building previously served as an ancillary facility to the former secondary school building.

The site is not identified within the Housing Land Supply.

The location is within a high public transport accessibility area, with several bus services north on London Road and Gallowgate, as well as a segregated cycle route along London Road.

The site is within the Inner East Strategic Development Framework (IESDF) area, which aims to rebalance density and regenerate Calton. Development should improve housing, public spaces, and economic opportunities, create a sustainable, vibrant, and coherent district that respects heritage, strengthens connections to the city centre, complements existing uses, is supported by community infrastructure, and reduces traffic dominance.

There is no District Heating Network nearby.

Proposal

The proposal is for the residential redevelopment of the site comprising a T Shaped building ranging in height from 5 to 7 storeys containing 65 no. 1, 2 and 3 bedrooms for private sale. The development will also deliver a multi-functional landscaped amenity area at ground level and three private roof terraces at levels 01, 05 & 07, secure resident and visitor cycle parking, and 29no allocated car parking spaces for residents.

16no x 1 bedroom flats
45no x 2 bedroom flats
4no x 3 bedroom flats

Design/Layout

The block is arranged with its primary frontage addressing Charlotte Street reinstating the established building line for a strong residential frontage, with the rear section extending westwards into the site. Pend access from Charlotte Street allows pedestrian access to the single core stairwell and deck galleys to all flats within the block. A pend further north provides vehicular and additional pedestrian access to the rear parking courts.

The proposed height varies between 5 and 7 storeys. The scale and massing of the development takes reference from the surrounding context, including the 4–8 storey blocks on London Road, and the 9 storey blocks within the Homes for the Future development to the west. The development steps down in height at either side to respond to the lower scale and importance of the adjacent A-listed buildings.

Along Charlotte Street, the building is articulated into four distinct blocks through variations in scale and material treatment to avoid a monolithic appearance. The material palette responds to the surrounding context while maintaining a contemporary architectural expression. Red/brown facing brick and buff stone detailing articulate the blocks and frame the full-height vertical windows, referencing the surrounding sandstone tenements and complementing the Brutalist architecture of the A-listed Gillespie, Kidd & Coia building. A restrained palette allows the listed buildings to retain visual prominence, while providing a high-quality and well-considered architectural contrast. Boundary treatments on Charlotte Street, including gates and ped entrances, take inspiration from elements of the Gillespie, Kidd & Coia building through the use of vertical balustrade detailing.

The approach establishes a clear visual hierarchy, using strong architecture to maintain balanced views along the street. Projecting balconies and private terraces from ground level to the second floor, along with balconies at the upper levels, enhance the overall quality of the building's appearance. Private landscaped gardens serving the ground-floor flats further contribute to the green character of the street and reinforce the visual connection southwards towards Glasgow Green.

Amenity- internal and external

The proposed development prioritises residential amenity by focusing on maximizing internal living spaces while providing high-quality, landscaped outdoor areas designed for wellbeing, leisure, and activity.

Where possible, the development incorporates dual aspect apartments, with approximately 94% of flats benefiting from this configuration. The location of the stair core inevitably constrains dual aspect provision for a small number of units. Nevertheless, careful attention has been given to ensuring that all flats enjoy high levels of daylight and sunlight, pleasant outlooks, and effective natural ventilation through generously sized, strategically positioned windows. Juliet balconies and private balconies further enhance amenity, providing views eastwards across Charlotte Street and over the internal landscaped amenity space. The design response ensures good levels of residential amenity through healthier and more comfortable internal spaces.

The rear section of the block, while largely concealed from the streetscape, has been designed to a high standard that complements the primary frontage in terms of materiality and fenestration, creating pleasant views from within the site. Consideration has also been given to residential amenity, with a south-facing outlook across the landscaped ground-floor amenity space.

The proposal also carefully considers the design of the shared communal circulation along internal deck access routes and entrances to ensure clear wayfinding and legibility. A positive design response has been achieved through the provision of internal communal spaces. Fixed seating is strategically located at key access points, with variations in surface materials, widths, and lighting used to create distinct zones. These features provide opportunities for informal gathering and social interaction, supporting use in a range of weather conditions.

All residents have access to the three large communal roof gardens in addition to a generous ground-level landscaped amenity area. These amenity spaces are well designed and incorporate high-quality native trees and planting to maximise green connections and habitat links with nearby Glasgow Green, seating, private lighting and natural play equipment. The landscaping strategy maximises the biodiversity opportunities of the site to include tree planting at corners and between parking bays, native hedging along all internal boundaries and around parking areas, climber plants on boundary wall, as well as the landscaped private gardens along Charlotte Street. These measures enhance resident amenity by providing pleasant, accessible outdoor spaces, improve visual appeal and contribute to existing biodiversity and create a more attractive and welcoming streetscape along Charlotte Street

The impact of the proposed development on the amenity of neighbouring residents, particularly in terms of overshadowing and loss of privacy, is a key consideration throughout the assessment.

A BRE Daylight and Sunlight Assessment was undertaken in accordance with *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* to consider daylight and sunlight levels within the proposed development and neighbouring properties on Lanark Street, and to assess the potential impact on these properties and proposed amenity spaces. The assessment used the Vertical Sky Component (VSC), which measures the amount of daylight reaching a window compared with that available under an unobstructed sky, with BRE guidance recommending a value of 27% or above. Sunlight tests apply

to main living room windows facing within 90 degrees of due south. Sunlight availability may be adversely affected if a window receives less than 25% of annual probable sunlight hours (APSH), including less than 5% between 21 September and 21 March.

The assessment shows that the proposed development will generally achieve good levels of daylight and sunlight. Due to the urban context and design constraints, 12 rooms fall marginally below the daylight criteria, and 22 rooms fall below the sunlight criteria. All but one of these rooms are bedrooms. In mitigation, these units benefit from south-west facing private gardens or terraces, dual aspects, and open views over the communal amenity space and towards Glasgow Green.

In terms of the impact on neighbouring properties on Lanark Street and Charlotte Street, VSC tests and Annual Probable Sunlight Hours (APSH) tests were undertaken for eight windows at 14 Lanark Street, 20 Lanark Street and 52 Charlotte Street. The results confirm that the impact of the proposed development on these neighbouring properties would be negligible. Daylight Distribution results indicate that the proportion of well-lit areas within habitable rooms may be marginally affected but would continue to comply with BRE guidance.

Following concerns raised by neighbouring residents regarding potential inaccuracies in the original Daylight and Sunlight Assessment, an updated assessment was submitted which revised and expanded the scope of the analysis to include Nos. 16, 18 and 22 Lanark Street and to address the issues raised. A supporting statement was also provided responding to the comments received, explaining where revisions had been made, clarifying misinterpretations of the test results, and providing further breakdowns of results for specific windows.

In summary, the updated VSC assessment found that, of the 28 windows closest to the development, 23 would continue to meet BRE guidelines. The Daylight Distribution (DD) assessment confirmed that all 14 internal rooms analysed would continue to comply with BRE guidance. In addition, roof terraces at 18 Lanark Street and 20–22 Lanark Street were tested and would receive adequate sunlight. Overall, the results demonstrate that neighbouring properties will continue to enjoy a good level of daylight and sunlight.

Concerns relating to the potential loss of privacy for properties on Lanark Street due to the proposed south and north facing windows on the rear section of the flatted block are acknowledged. However, the design and siting of the proposed windows have been carefully considered to protect the privacy of both existing and proposed residents. The proposed windows are positioned at least 13 metres from the nearest south- and north-facing windows of the flats at 16/18 Lanark Street and 20 Lanark Street. They are also not directly opposing and are angled to avoid direct window-to-window views. Revised plans also redesigned the level 05 roof terrace, closest to the development on Lanark Street, with landscaping along the edges between 1.2m to 2.4m and increased the parapet height along the western boundary to 1.5m to maintain privacy and prevent overlooking of neighbouring properties.

Regarding noise and disturbance, the residential redevelopment of this site within an established residential area is not anticipated to generate any significant additional noise or disturbance within this urban setting. However, potential noise from the roof-level air source heat pumps has been considered, and these units will be enclosed with acoustic screening to minimise any impact on surrounding residents.

Biodiversity

The loss of the trees on Charlotte Street and within the site is regrettable and has been carefully assessed. The Tree Survey has confirmed the Cherry trees to be in good/fair condition and the Photinia 'Red Robin' trees in poor condition. However, to balance the delivery of family housing, the tree removal is necessary. As mentioned, this will be mitigated by appropriate replacement tree planting of approximately 35 semi mature trees at ground level and landscaping in order to increase and enhance amenity and biodiversity qualities within this urban area.

The Preliminary Ecological Assessment submitted confirmed the urban nature of the site means that there is limited habitat for protected or notable species within or adjacent to the site. The red robin trees/shrubs may provide nesting habitat for birds on a very limited basis as human disturbance in the area is relatively high and the shrubs are in a poor condition. The existing building within the site contains no suitable features for roosting bats and is of negligible suitability for bats. Measures have been incorporated to enhance biodiversity and ecological connectivity including planting for pollinators, native hedgerows, tree planting, green roof terraces with water-tolerant grasses, perennials, and planting designed to strengthen ecological links across the site and with Glasgow Green. The findings were accepted by NRS Landscaping and NRS Biodiversity officers.

Access/Parking

The site is located in an area with high public transport accessibility and is within a short walking distance of local shops, schools, other amenities, and the city centre. It benefits from excellent public transport links and well-connected cycle routes.

Following further discussions to balance the amenity requirements of the family homes with parking provision within this inner-urban site, the amended plans omit the commercial parking spaces. The parking courts have been reconfigured to provide larger landscaped strips for tree planting, reducing the parking provision from 35 to 29 spaces, which will be allocated to individual flats within the development. It is expected that the remaining flats will be marketed as 'car-free'.

100% of resident cycle parking is provided internally at ground-floor level within the block, thereby avoiding impacts on residential amenity space, with 25% of visitor cycle parking provided in secure, covered stores to the rear. The parking provision reflects the site's sustainable location and encourages travel by public transport, walking, and cycling, supporting reduced emissions and promoting a healthier community.

Sustainability

In terms of energy efficiency, the properties will be designed with a 'fabric first' approach and incorporating roof level air source heat pumps and heat recovery systems ensures more than a 20% reduction in carbon emissions. These measures aim to achieve the required energy performance while reducing carbon impact and greenhouse gas emissions. The Statement on Energy confirming the proposal will incorporate measures to meet the Gold Standard of the Technical Handbook was submitted and accepted.

The proposed residential redevelopment also requires the demolition of the existing office building on the northern boundary of the site. A separate application (23/00027/CON) has been submitted seeking Conservation Area Consent for its demolition. While demolition is recognised as the least preferred option to conserve embodied energy, in this instance the loss of the building is considered necessary to facilitate the proposed residential development and bring the full site back into productive use. Measures will be taken during demolition to minimise environmental impacts, including salvaging materials for reuse within the new development where possible and reducing waste by prioritising materials suitable for reuse with minimal reprocessing.

Heritage

As discussed, the proposed building has been carefully designed to respond to the importance and character of the Conservation Area and the adjacent listed buildings. The scale and massing respect the neighbouring Gillespie, Kidd & Coia building, with vertical articulation reflecting the surrounding historic grain and reinforcing the character of the Conservation Area. The proposed development will repair a long-term vacant brownfield site at the edge of the city centre and on a key route to Glasgow Green. Its scale, traditional vertical fenestration, and use of high-quality materials and tones will contribute positively to the cultural townscape and maintain a strong frontage along these important streets.

The building proposed for demolition is a late 20th-century structure that holds no architectural, historic, or townscape significance. It is not listed and is not identified as a positive or contributing building within the Glasgow Central Conservation Area Appraisal. As such, its removal will not adversely affect the character or significance of the Conservation Area.

In summary, the key features of the proposal are:

- 65 family homes within an inner urban location, delivering an attractive development with a clear sense of place and a cohesive palette of materials.
- Single point of vehicular access from Charlotte Street serving rear parking courts.
- Sustainable location within close proximity to the city centre, community facilities, existing neighbourhoods and transport links.
- Active frontages overlooking landscaped amenity areas, providing natural surveillance.
- Mix of apartment types with private terraces and balconies contributing to an attractive streetscape.
- Three large, landscaped roof gardens and substantial ground-level amenity space with seating, lighting and natural play features.
- Landscaped buffers providing separation between new dwellings and the road.
- High-quality landscaping with an integrated biodiversity strategy.
- Passive surveillance of adjacent streets.

- Allocated car parking serving 29 family homes.
- 125% cycle parking provision.
- Redevelopment of a vacant brownfield site.

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

An EIA is not required for the proposal. The site area (0.35ha) does not meet the threshold (0.5ha) requiring a Screening Opinion.

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

Not applicable.

iii. a design statement or a design and access statement

A Design & Access Statement has been submitted.

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)

Pre-Application Consultation Report (PAC), Planning Statement, A Ground Investigation Report, Tree Survey Report, Tree Protection Plan, Landscape & Biodiversity Strategy, Ecology Assessment, Statement on Energy, Flood Risk Assessment, Drainage Impact Assessment and Sunlight/Daylight Analysis have been submitted in support of the application.

Pre-Application Consultation Report (PAC)

A Pre-Application Consultation (PAC) report, required for all national and major planning applications as set out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, (as amended by the Town and Country Planning (Pre Application Consultation) (Scotland) Amendment Regulations 2013) was submitted with the planning application. The Pre-application consultation aims to improve applications by addressing community concerns of the development, mitigating impacts, and clarifying issues, helping proposals reflect local views and enabling more efficient application review.

The Proposal of Application Notice (PoAN) was submitted during the COVID-19 'emergency period' when it was not currently possible to hold public meetings. Temporary legislation was in place suspending the requirement for in-person public meetings and replacing them with digital alternatives.

The PAC report confirmed that local ward (Ward 09) councillors, MSPs and the MP were notified. Calton Community Council was not active at the time. A notice was published in a local newspaper describing the proposed development, its location, how further information could be obtained including by what electronic means and how and by when comments could be submitted to the prospective applicant. A project web page was set up at www.charlottestreetglasgow.co.uk for members of the public to freely access for at least 21 days, from 11th October 2021. An online feedback form and dedicated email address were made available for comments and queries for 21 days following the consultation event. In addition, on 26 October 2021 between 3pm and 7pm, members of the project design team were available by email and telephone to respond to queries and discuss the proposals, facilitating public participation and interactive discussion.

The web page was viewed approximately 1700 times, and 7 feedback forms were completed via the web page function. Five out of the seven respondents confirmed they supported the development of the site. Seven emails were received during the consultation period; several from a single resident and one was on behalf of a group of residents on Lanark Street.

The main issues raised during consultation related to potential loss of light and overshadowing, overlooking and privacy, visual amenity, traffic generation, noise and disturbance, the appearance and character of the proposal, and the impact of the proposed underground car parking.

The initial proposal for 69 galley access dwellings with underground parking has since been revised in response to public and planning officer feedback, with the massing reconfigured to better address the street and respond to the site context. Concerns regarding the public consultation process were received from Lanark Street residents however, as discussed, the process was undertaken in accordance with the regulations in place at the time

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

A S75 Legal Agreement is required for the following:

- To secure a financial contribution of £91,054.75 in lieu of on-site amenity provision (formal sport, as per the provisions of Planning Guidance SG6 'Open Space' and SG12 'Delivering Development' of the City Development Plan

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

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable

ii.

1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

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

Not applicable

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

Not applicable

Policies

National Planning Framework 4

Policy 1. Tackling the climate and nature crises
Policy 2. Climate mitigation and adaptation
Policy 3. Biodiversity
Policy 7: Historic Assets and Places
Policy 9. Brownfield, vacant and derelict land and empty buildings
Policy 12. Zero waste
Policy 13 Sustainable Transport
Policy 14. Design, quality and place
Policy 15: Local Living and 20 minute neighbourhoods
Policy 16. Quality homes
Policy 19. Heat and cooling
Policy 21. Play, recreation and sport
Policy 22. Flood risk and water management

City Development Plan Policies

CDP 1 & SG 1 – Placemaking
CDP 2 – Sustainable Spatial Strategy
CDP3 - Economic Development Areas
CDP 5 & SG 5 – Resource Management
CDP6 & SG6 - Green Belt and Green Networks.
CDP 7 & SG 7 – Natural Environment
CDP 8 & SG 8 – Water Environment
CDP 9 -Historic Environment
CDP 11 & SG 11 – Sustainable Transport
CDP 12 & IPG 12 – Delivering Development

Other Material Considerations

Design Guide for New Residential Areas (Adopted March 2013)
Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

Assessment and Conclusions

This Major development is within 500m of the River Clyde. NPF4, adopted February 2023, identifies the Clyde Mission (part 13 of the NPF4) as one of six National Developments. The Clyde Mission Statement of Need sets out that the status applies to the "The River and land immediately next to it (up to up to around 500m from the river)" and specifies that any Major application falling within this geographical area and matching a broad set of characteristics is automatically deemed to be redesignated as a National Development as defined in the Hierarchy of Developments. The Council's current Scheme of Delegation sets out that all National Developments are to be determined by the Planning Applications Committee where it is significantly contrary to the development plan and/or there are material objections received in writing by the end of the overall expiry date from one or more Councillors to a national or major application. The Council is also required to offer a pre-determination Hearing to the applicant and to people who made representations. In this case, one neutral and 10 objection representations were received to the proposal development during the neighbour notification period.

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following assessment therefore focuses on the policies of the adopted development plan.

The three main issues to consider in the assessment of this application are:

- (a) whether the proposal accords with the Development Plan;
- (b) whether the proposals would preserve the setting of nearby listed buildings, and whether the proposals would preserve or enhances the character or appearance of the Central Conservation Area; and
- (c) whether any other material considerations have been satisfactorily addressed.

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

Many of the CDP's policies remain compatible with the spatial principles of National Planning Framework 4 (NPF4), which focus on transitioning to net zero, conserving and reusing existing assets, supporting local living, and encouraging compact urban growth; all aimed at creating sustainable, liveable, and productive places.

The City Development Plan (CDP) sets out high-level policies to guide the city's future development, supported by statutory Supplementary Guidance (SG) that provides further detail and clarification. The CDP is also driven by two overarching aims: to create a healthy, high-quality place and to promote a compact urban form that supports sustainable development. The Policy and Proposals Map identifies specific areas for development or protection, including locations for industry and business (CDP 3: Economic Development), entertainment, shopping and commercial uses (CDP 4: Network of Centres), housing land supply (CDP 10: Meeting Housing Needs), and important green spaces for people and wildlife (CDP 6: Green Belt and Green Network, and CDP 7: Natural Environment). Many of the CDP's policies remain compatible with the spatial principles of National Planning Framework 4 (NPF4), which focus on transitioning to net zero, conserving and reusing existing assets, supporting local living, and encouraging compact urban growth; all aimed at creating sustainable, liveable, and productive places.

Policy 1. Tackling the climate and nature crises and Policy 2. Climate mitigation and adaptation.

When considering proposals significant weight will be given to development that seeks to reduce emissions and adapt to current and future risks of climate change. **Policy CDP 1**, the Council's Placemaking policy, aligns with the aims of these NPF4 policies and expects new development to contribute towards a better and healthier environment to live in and aspire towards the highest standards of sustainable design

Comments:

The development has been designed to enhance the city's climate resilience by prioritising and maximising sustainable measures throughout the scheme. The site has high accessibility to public transport, with connections to several bus services north at the Gallowgate and to the west at Glasgow Cross, 10-minute walk. Additionally, the cycle paths on London Road and throughout Glasgow Green provide access to an extensive network of city-wide cycle routes. To encourage cycling, the scheme includes secure cycle parking at 125% capacity within lockable stores.

The development is also pedestrian-oriented, with good connections to community facilities, local shops, higher education facilities (Glasgow College Riverside Campus) and the green network along the Clyde Walkway. Reduced parking provision and sustainable travel packs to all future residents, actively encourages a shift away from private car use toward more sustainable transport methods to reduce carbon emissions.

The proposal includes energy-efficient housing designed with Air Source Heat Pumps to help achieve the required carbon emission reductions. No natural gas will be used within the scheme, in line with the NPF4 policy aims and the Council's Climate Plan. The majority of flats are dual aspect, with appropriately proportioned glazing to ensure good ventilation and orientation to avoid overheating.

Biodiversity and green infrastructure are widely recognised as essential for both reducing emissions and strengthening resilience to climate impacts. The proposed comprehensive, biodiversity-rich landscaping and tree planting strategy will make a significant contribution to climate change mitigation by lowering energy demand through natural cooling and shading and carbon sequestration.

The development adopts a proactive approach to sustainable design and energy efficiency, effectively reducing carbon emissions in alignment with the climate mitigation and adaptation objectives of NPF4 Policies 1 and 2, as well as CDP1.

NF4 Policy 3. Biodiversity This policy aims to ensure that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity. Any potential adverse impacts on biodiversity, nature networks and/or the natural environment is to be minimised through careful planning and design. **Policy 6 Forestry, woodland and trees**, seeks to protect native woodlands, hedgerows and individual trees of high biodiversity value. **CDP 7 and SG 7 Natural Environment** reflects these policy mirrors these values. **Policy CDP6 (SG6) Green Belt and Green Networks** provides guidance for the provision of open space in new development to ensure residents have suitable access to a network of centres that are vibrant, diverse, and multi-functional.

Comments:

Although the loss of 11 trees on the site is regrettable, it is necessary to facilitate the development of family housing in this inner-urban location. The comprehensive landscaping strategy includes replacement tree planting of 35 semi-mature trees across 4 communal landscaped amenity spaces featuring biodiversity-rich native planting. This approach is informed by a Preliminary Ecological Appraisal, which also evaluated existing and potential future ecological features of the site. To confirm, the urban nature of the site means that there is limited habitat for protected or notable species within or adjacent to the site.

The inclusion of native trees, hedges, and planting will enhance ecological connectivity, supporting the biodiversity qualities of the site and the Glasgow Green public park. Conditions ensure new homes for bats and birds will be incorporated into the design. Given the site's generally low ecological value and habitat distinctiveness, the development is expected to deliver a positive impact on biodiversity.

In addition, the development will provide residents and visitors with functional communal greenspaces, children's play areas, and accessible landscaped community areas. Conditions will ensure all amenity and landscaping works are completed prior to occupation, and Management Plan will secure ongoing maintenance of all landscaping and ecological features. Furthermore, a Section 75 Agreement will address any shortfall in on-site public open space provision.

Overall, the proposal is considered compliant with NPF4 policies 3 and 20, as well as CDP6 (Green Belt and Green Network) and CDP7 (Natural Environment).

NPF4 Policy 7: Historic Assets and Places aims to protect and enhance historic environment assets while enabling positive change to support place regeneration. **CDP Policies 1 (Placemaking) and 9 (Historic Environment)** align with these objectives. The demolition of a building and new replacement development requires careful consideration of the impact to the character and appearance of the Conservation Area. The Council will consider a building's contribution to the character of any affected Listed Buildings and the character Conservation Area; retention will be prioritised for buildings of value, while demolition may be allowed if the building has little townscape value, is structurally unsound, or is unsuitable for reuse.

Archaeological sites

The planning authority seeks to protect archaeological sites and their settings as a finite, non-renewable resource, preserving them in situ where possible. If not feasible, developers must excavate, record, analyse, and archive remains. Submitted archaeological information will be assessed against the Council's Historic Environment Record (HER).

Comments:

The proposed redevelopment requires the demolition of the existing office building situated on the northern boundary of the site. As the structure is located within a Conservation Area, its removal is subject to a separate assessment under planning application 23/00027/CON. While it is acknowledged that demolition is the least preferred option, given the priority to protect the character of the Conservation Area and to conserve embodied energy in vacant buildings, this approach has been thoroughly evaluated in terms of sustainability and importance heritage of the site.

The existing office building is considered to have very limited townscape value, it bears little relation in scale or design to the adjacent listed buildings, and its removal would not detrimentally affect the character or appearance of the Conservation Area and Listed Buildings. Conversely, the proposed development has been thoughtfully designed to step down in height at either side to respond to the lower scale and importance of the adjacent A-listed buildings. As discussed, maintaining a limited palette of red/brown brick with buff stone detailing articulation, references the sandstone tenements and townhouse building and also complements the Gillespie, Kidd & Coia building. Boundary treatments on Charlotte Street, gates and pend entrances, draw on the vertical balustrade detailing on Gillespie, Kidd & Coia building. A safeguarding condition also requires a materials salvage report, detailing reuse, repurposing, or recycling to minimise environmental impact, waste, and loss of heritage fabric.

The application site also includes a strip of land of archaeological importance. A safeguarding condition will ensure the agreed archaeological programme is fully implemented, with all recording and recovery of resources carried out to the satisfaction of the Planning Authority and in agreement with the West of Scotland Archaeology Service (WOSAS).

The proposal will preserve the special character of the adjacent listed buildings and make a positive townscape contribution to the Central Conservation Area and is therefore considered to comply with NPF4 policy 7 and CDP1 and CDP 9.

Policy 9. Brownfield, vacant and derelict land and empty buildings, CDP1 and CDP2 Sustainable Spatial Strategy (Development of Brownfield and Contaminated Land). These policies encourage the redevelopment of brownfield land helping to lock in carbon and help to reduce the impact of vacant and derelict sites on communities. sites in the area to repair the urban fabric, bridge gaps, add density, and support further economic development in the area, while also offering opportunities for greening and enhancing biodiversity. CDP policies provide a spatial representation of The Plan's strategy with continued focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. **CDP1 and CDP2 Sustainable Spatial Strategy** aim to

- Utilise brownfield sites in preference to greenfield sites.
- Prioritise the remediation and reuse of vacant and derelict land.
- Contribute to the development of vibrant and accessible residential neighbourhoods.
- Support higher residential densities in sustainable locations.
- making local areas safer and more attractive for community use,

Comments:

The application site is a large, long term vacant site surrounded by residential development, located on a main connecting road to the Glasgow Green from the Barras Local Town Centre to the north of the site. The proposed development of this brownfield site offers an opportunity to repair the fabric of an inner urban site, increase density, and close long term gaps while supporting further economic growth in the area.

The site is expected to have some degree of ground contamination. A site investigation and remediation report has identified these issues and sets out the necessary mitigation measures to enable the delivery of well-designed, low-carbon family homes. Appropriate conditions will ensure that any known contamination is fully addressed prior to construction commencing. Overall, the proposal aligns with the sustainable development aims set out in NPF4 policy 9, as well as CDP1 and CDP2.

Policy 12 Zero Waste; Policy 19 Heat and Cooling and CDP 5: Resource Management support development proposals where they demonstrate measures to help the transition to net zero. **Policy 12 Zero Waste** encourages sustainable waste management through reuse of existing materials, buildings and infrastructure, use of sustainable materials and ensure waste generated sustainably managed. **Policy 19 Heat and Cooling and Policy CDP 5: Resource Management** aim to ensure new buildings are designed to promote sustainable temperature management through siting, orientation, materials and employ energy efficiency techniques and materials.

Comments:

The development proposals make use of the existing site and infrastructure reducing the overall environmental impact. High-quality, durable materials with low embodied carbon emissions will be selected to enhance the longevity and resilience of the development. Where possible, construction materials will be sourced from local manufacturers and will incorporate sustainable components in order to support circular economy principles. This approach will help minimise the environmental impact associated with transportation, material production, and construction processes. In the long term, once occupied, waste will be managed through a sustainable waste and recycling strategy, supporting the long-term environmental performance of the site.

With regards to the demolition of the existing building, this is generally the least preferred option for conserving embodied energy. However, it is necessary here to enable the proposed residential development and return the site to productive use. Repurposing an existing building for residential use presents significant technical challenges, including energy efficiency of the building, achieving accessibility standards, fire safety standards, and issues such as durability/ performance, ventilation and suitable daylighting within habitable rooms. Nevertheless, a suitable safeguarding condition requires submission of a materials salvage report, detailing steps to reuse, repurpose, or recycle, to minimise environmental impacts and prioritise waste reduction.

In terms of energy efficiency, the properties will be designed with a 'fabric first' approach and incorporating air source heat pumps, solar panels, and heat recovery systems ensures more than a 20% reduction in carbon emissions. These measures aim to achieve the required energy performance while reducing carbon impact and greenhouse gas emissions. The Statement on Energy confirming the

proposal will incorporate measures to meet the Gold Standard of the Technical Handbook was submitted and accepted. This is the level of detail that can reasonably be expected at planning stage and has met the requirements of the first stage of the Statement on Energy process and therefore requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

The applicant has demonstrated a clear understanding of the of the NPF4 policies 12 and 19 and policy CDP5.

Policy 13 Sustainable Transport, Policy 15: Local Living and 20 minute neighbourhoods and CDP 11 Sustainable Transport supports more local living and the Place Principle by encouraging connected, compact neighbourhoods where most daily needs can be met within easy reach by walking, wheeling, cycling and public transport and will also shift the dependency on travel by private vehicles to reduce pollution and emissions. Development proposals should also demonstrate safe links by foot/cycling, to low emission vehicle/cycle charging points and public transport.

Comments:

The site benefits from a high level of public transport accessibility, with frequent bus services and nearby cycle paths offering good connection to the city centre, surrounding neighbourhoods, and a range of local amenities, including Barras Local town centre, schools, and sports and leisure centres. A total of 29 allocated parking spaces is included, approximately 44%, allocated to the larger family homes, and the inclusion of 125% cycle secured covered parking stores and electric vehicle charging points supports a shift towards more sustainable transport choices. The secured pend access will protect parking court for residents. The development has been designed with a place-based approach that reduces car dominance and supports the principles of 'local living' and the Place Principle.

In this context, the reduced parking provision is considered both appropriate and acceptable. The proposal complies with the aims of Policy 13: Sustainable Transport, Policy 15: Local Living and 20 minute neighbourhoods and CDP 11: Sustainable Transport.

NPF4 Policy 14 Design, quality and place, and Policy CDP1, The Placemaking Principle.

Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale and will be supported where they are consistent with the six qualities of successful places as set out by NPF14: Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. **Policy CDP1, The Placemaking Principle** mirrors these six qualities in that all new development should aspire to achieve the basic Placemaking Principles; *Character and identity; Successful Open Space; Legibility and Safety; Ease of Movement; Vibrancy and Diversity and Adaptability and Sustainability*. CDP1 is also supported by the detailed design guidance set out in Supplementary Guidance (SG) 1, Part 2, which covers residential density, design, layout, and building materials expected in all new developments

Comments:

Densities between 30 and 100 dwellings per hectare (dph) are expected in Inner Urban Areas locations with Base Accessibility to public transport, with a higher density in locations within high accessibility locations according to location, context and setting, scale and massing of adjacent buildings and public transport accessibility. The 65 units within the 0.35 ha site (approx 186 dph) is within the policy guideline thresholds and is appropriate for the local context.

The layout adopts a design-led approach. Placemaking is central to the development, through well considered communal spaces rear of the development, an active frontage, and a clear hierarchy of scale and massing along Charlotte Street. Most flats feature dual-aspect views while single aspect flats benefit from private balconies and Juliet balconies. All footpaths, parking areas, and communal spaces are well-lit and overlooked to support natural passive surveillance. As discussed, the buildings are considerably oriented to maximise daylight and sunlight to proposed habitable rooms while retain sunlight and daylight level to existing habitable rooms of the adjacent properties to the west. Windows are also carefully sited to safeguard privacy by preventing overlooking between existing and proposed windows and balconies

The development enhances connectivity to walking and cycling routes, open spaces, and community facilities. This ensures the environment is safe, welcoming, and inclusive for all users, including women, disabled people, young people, and members of minority communities.

Internal circulation spaces feature thoughtfully placed seating, diverse surface treatments, and lighting to create defined spaces that encourage social interaction and informal gatherings year-round.

The communal amenity spaces are equipped with seating, lighting and informal play areas, and enable leisure activities supporting the physical and mental wellbeing of both existing and future residents. Biodiversity-rich planting, trees, and a comprehensive drainage strategy further enhance climate resilience by providing natural shading opportunities, improving air quality, and enabling effective water

management.

Located within walking distance of public transport links, cycle networks, Barras Local Town Centre, the City Centre and community facilities, the development actively encourages sustainable travel. It includes passive electric vehicle (EV) charging infrastructure and secure cycle parking at 125% of the expected demand for residents and visitors, helping to reduce carbon emissions.

The built form and site layout have been designed to respect the character of the Conservation Area, the adjacent Listed Buildings, and the surrounding context, using varied scales, material types, and tones, alongside strong, coherent building lines along all streets. The development establishes a clear and legible vista from the surrounding streets, with its architectural interest and visual prominence enhanced by a continuous, well-articulated frontage along Charlotte Street. High-quality materials are proposed, including warmer tones of red/brown facing brick and light coloured facing brick and masonry. These materials complement the existing traditional development and buildings of importance.

Sustainability is central to the building design, with low-carbon heating and hot water systems for all homes. Dual-aspect layouts promote natural ventilation and help to prevent overheating. The proposed glazing proportions and orientations and private balconies ensure all proposed habitable rooms and residents outdoor amenity spaces receive ample natural light.

Overall, the development provides a diverse mix of flat types, offering inclusive housing that caters to a wide range of residents. The proposal aligns with the six qualities of successful places and is expected to significantly improve the local environment, transforming vacant land into a vibrant and attractive development that enhances both the streetscape and the surrounding neighbourhood. Placemaking principles are embedded throughout the detailed design of the scheme, resulting in a high-quality, sustainable, and inclusive place to live.

Policy 16. Quality homes

Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

- a) *Development proposals for new homes on land allocated for housing in LDPs will be supported*
- b) *Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:
 - i. *meeting local housing requirements, including affordable homes;*
 - ii. *providing or enhancing local infrastructure, facilities and services; and*
 - iii. *improving the residential amenity of the surrounding area**
- c) *Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include i. self-provided homes; ii. accessible, adaptable and wheelchair accessible homes; iii. build to rent; iv. affordable homes; v. a range of size of homes such as those for larger families; vi. homes for older people, including supported accommodation, care homes and sheltered housing; vii. homes for people undertaking further and higher education; and viii. homes for other specialist groups such as service personnel*
- d) *Development proposals for new homes will be supported where they make provision for affordable homes meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes*

Comments:

At present, the local City Development Plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to apply an affordable housing policy. Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NFP4 for the time being, until we have agreed in more detail how this can be applied across different areas in the City, based on need.

The application site is not identified on the Housing Land Audit and is housing for private sale.

The Statement of Community Benefit received in support of the development summarises the benefits;

- Provides 65no homes at varying levels of affordability to meet a range of housing needs.
- Directly addresses the Scottish Government's declaration of a "National Housing Emergency" (May 2024).
- Brings a vacant, underutilised site back into productive use within an inner urban area
- Supports the regeneration aims of the Inner East Strategic Development Framework (IESDF).
- Promotes inclusive growth and delivers local economic opportunities that benefit the surrounding community.
- Strengthens nearby town centres, City Centre and Barras Local Town Centre, by increasing footfall and encouraging sustainable, locally based living.
- Delivers new open space and landscaping, improves access to nature, and supports biodiversity and environmental quality.

With regards to part (i) it is envisaged the development would be built out within three years from grant of this application.

In terms of spatial strategy, the site is located within the Inner East Strategic Development Framework (IESDF) area and forms part of the South Calton Renewal Area Action Plan. Both frameworks support design-led development to address derelict land north of London Road and west of Abercrombie Street, which currently blights the area and disrupts the urban cohesion between Bridgeton and the City Centre, by attracting investment and stimulating interest in vacant sites and buildings.

The proposal seeks permission for the erection of a residential development comprising 65 homes in a range of sizes, alongside associated works including biodiversity and landscaping enhancements, new play areas and equipment, access and parking provision, and Sustainable Urban Drainage Systems (SuDS). The development has been designed to integrate new family housing with existing environmental assets and green networks at the Glasgow Green. Measures to support local wildlife, such as improved habitats for birds, bats, and pollinators, are also included. The communal open space will feature high-quality biodiversity planting, equipped play areas, informal leisure space, seating, and footpaths connecting to the wider area.

Overall, the redevelopment of this long vacant site is expected to deliver significant social, economic, and environmental benefits, creating a modern, energy-efficient neighbourhood that benefits from its green networks and improves residential amenity in the area. The proposal is considered to accord with Policy 16 on quality homes.

Policy 21. Play, recreation and sport the policy aim is to encourage, promote and facilitate spaces and opportunities for play, recreation and sport. Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area. New, replacement or improved play provision will provide a range of play experiences, connect with nature, inclusive and suitable for different ages and overlooked for passive surveillance. Supplementary Guidance 6 (SG6) **Green Belt and Green Networks** aligns with Policy 21 and supports the provision of well-designed, functional, and high-quality on-site amenity and play spaces. SG6 makes provision for appropriate developer contributions toward the off-site open space to address any shortfall in on-site provision. A Section 75 Agreement contribution will be collected towards the off-site provision of open space, specifically for the enhancement of the nearest established community space which in this instance has been identified as Merchant City Framework to improve open spaces and public realm that will serve existing and future residents of the proposed development.

Comment:

The proposed flats have been designed to accommodate smaller households and families. The landscaped amenity areas provide a variety of spaces for relaxation, socialising, play, and opportunities to connect with nature, ensuring a welcoming and inclusive environment for all residents.

Due to site constraints, a developer contribution towards off-site provision is required to address the

shortfall in on-site amenity, including outdoor space, allotments, and informal sport facilities. In this case, the contribution would support improvements to the nearby Merchant City Framework to serve future residents. It is expected that the obligation may be met through an equivalent financial contribution of £91,054.75 by means of a Section 75 legal agreement. This includes for £70,7893.24 City Centre Contribution, £6,713.15 towards addressing the shortfall in dedicated allotments within the area and £13,548.36 for outdoor sport provision within the local community.

Subject to successful conclusion of this required legal agreement, the proposal is in accordance with policies NPF4 Policy 21 on play, recreation, and sport and CDP6 Green Belt and Green Networks.

NPF4 Policy 22. Flood risk and water management ensures that future flood risk is not exacerbated by development and facilitates the delivery of sustainable flood risk management solutions. **CDP 8: Water Environment** provides detailed guidance on Flood Risk Assessments and Drainage Strategies for new development. A Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) is required for any non-residential development greater than 250m². These require to be self-certified and independently checked in accordance with published Glasgow City Council policy 'Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers'

Comment: The applicant has submitted Flood Risk Assessment and Drainage Strategy reports that conclude that the site has little or no risk of flooding. The proposed surface water strategy includes new drainage, porous paving, and green roofs to manage runoff from buildings, roads, and hard surfaces. Storage and flow control measures will ensure the system can handle extreme rainfall, including future climate change impacts. The surface water drainage from the development site will be directed by gravity to the existing Scottish Water Combined Sewer located under Charlotte Street. Scottish Water and the Councils Flood Risk Management (FRM) officers accept the proposed measures. Suitable safeguarding conditions are attached to control the detailed design and implementation of the surface water drainage proposals. The proposal is considered to comply with NPF4 Policy 22 and CDP 8.

Policy 26 Business and Industry and CDP 3 Economic Development Area aim to encourage and promote Economic Development Areas (EDA's) and Strategic Economic Investment Locations (SEIL's) through support of Classes 4, 5, or 6 business and industry development in these locations but may accept alternative proposals if they do not harm the area's character, reduce EDA land supply, or affect neighbouring businesses.

Comment:

The application site sits on the eastern edge of the City Centre Strategic Economic Investment Location (SEIL). The proposed residential development of this long-term vacant brownfield site represents a key opportunity to support the regeneration of the wider Calton community and inner east urban area. The proposal is considered compatible with the surrounding mix of commercial and residential uses and is not expected to adversely impact existing business operations. The development will assist to promote, encourage, and facilitate further investment and economic activity within this part of the SEIL, while also contributing to the vitality of the adjacent Local Town Centres.

In terms of issue (a) the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above. The development delivers a sustainable, energy-efficient, and placemaking-led scheme on a long term vacant brownfield site, including remediation of contaminated land, reducing carbon emissions, enhancing residential amenity, and providing functional communal greenspaces with no adverse impact on the amenity of existing residents. The development will improve the streetscape embedding the six qualities of successful places. The proposal supports sustainable transport, local living, and 20-minute neighbourhoods and promotes social, economic, and environmental benefits, including further investment and vitality in the SEIL and nearby Local Town Centres.

With respect to (b) whether the proposals would preserve the setting of nearby listed buildings, and whether the proposals would preserve or enhances the character or appearance of the Central Conservation Area. As discussed in the policy assessment above, the proposed development, including the demolition of the existing building, is considered to preserve the setting of the adjacent listed buildings and enhance the appearance and character of the Central Conservation Area.

With respect to (c) whether any other material considerations have been satisfactorily addressed, there have been no objections received from statutory consultees. With regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follows:

Heritage

The **AHSS** raises concerns about the proposal's impact on a conservation area site adjacent to an intact A-listed townhouse; the scale, massing, and brick materials of the development fails to sensitively complement the historic building. Advise the lower scale stone-faced element is adjacent the sandstone townhouse with increased scale and facing brick further away from the historic building.

Biodiversity and Environmental Enhancements

The **RSPB** has requested that swift nest bricks are incorporated into the proposed development as a biodiversity enhancement measure.

SUDS/Drainage

The River Clyde Environment Group queried the provision of above-ground Sustainable Drainage Systems (SuDS), such as rain gardens, tree pits, permeable landscaping, or green roofs for surface water management and biodiversity value. Query on where proposed foul water discharge from the development will be directed and if Scottish Water has confirmed sufficient capacity at the relevant wastewater treatment works to accommodate the additional demand generated by the development.

The **Calton Community Council** have concerns that the daylight report contains inaccuracies, with flats 14–16 Lanark Street shown to be below BRE guidance despite being unobstructed and first-floor windows omitted from the analysis. Residents challenge the results that neighbouring buildings will not be affected.

The site's materiality in a conservation area is acknowledged but is not reflective in the design, which appears influenced by city centre tenement reinterpretations rather than the local context.

The type and tenure of housing are also unspecified, and the preference is for affordable, long-term residential units rather than short-term or holiday lets.

The building's scale is excessive relative to surrounding 2 and 3 storey homes and does not adequately respond to the local development.

The Community Council recognise the benefits of increased residential footfall and potential regeneration in Calton, subject to issues addressed.

Heritage

Impact on a conservation area site adjacent to a A-listed buildings in terms of scale, massing, and brick finish.

Response

As discussed under NPF4 Policy 7: Historic Assets and Places and CDP Policies 1 (Placemaking) and 9 (Historic Environment), the development steps down in height to respond to adjacent A-listed buildings. The brick tones reflect the Gillespie, Kidd & Coia building while boundary detailing mirrors its vertical balustrade design. Buff stone detailing referencing nearby sandstone tenements and the listed sandstone townhouse. The site will be redeveloped to complement the listed structures, enhance the streetscape, and provide 65 family homes.

Biodiversity and Environmental Enhancements

Swift nest bricks

Response

Suitable conditions ensure biodiversity measures including habitat for local wildlife will be incorporated as part of the landscaping strategy within the site area

SUDS/Drainage

Above-ground Sustainable Drainage Systems (SuDS); proposed foul water discharge; Scottish Water capacity

Response

As discussed under **NPF4 Policy 22. Flood risk and water management** and **CDP 8: Water Environment** the drainage strategy, including pipes, porous paving, and green roofs and connection by gravity to the existing Scottish Water Combined Sewer is accepted by Scottish Water and the Council's Flood Risk Management officers.

Affordable Housing

Concern expressed regarding lack of affordable housing and that some units could potentially become short-term or holiday lets, which would not contribute to establishing a stable residential community. Greater emphasis should be on family housing and long-term residency.

Response

As discussed under NPF4 policy 16 - The current policy position in the City Development Plan is that affordable housing should be delivered through the Strategic Housing Investment Programme, so no percentage requirement is applied until its application across the city and local needs are clarified. This development of the long terms vacant site will deliver family homes and significant social, economic, and environmental benefits. The development proposes mainstream residential flats, not short-term lets.

Sunlight, Daylight and Overshadowing

Objections have been raised that the development may result in unacceptable impacts on daylight and sunlight to neighbouring properties, particularly those located to the west of the site.

Concern that at 16 Lanark Street, the development is likely to overshadow east facing windows, particularly during the morning hours and at Flat 1/1, 18 Lanark Street, the proposed building would overshadow the east facing rear bedroom, resulting in a noticeable reduction in daylight.

Residents state the BRE daylight and sunlight analysis is inaccurate, stating that the impact on neighbouring windows is not negligible and is more significant than reported.

While one resident supported the principle of increased residential development in the area, they expressed concerns of overshadowing and overlooking of neighbouring properties.

Response

As discussed above under **Amenity** - An updated Daylight and Sunlight Assessment was submitted to address neighbour concerns, expanding the analysis to include additional properties and clarify results. The assessment found that 23 of 28 windows and all 14 internal rooms continue to meet BRE guidelines. Roof terraces were also tested and receive adequate sunlight, confirming neighbouring properties will maintain good daylight and sunlight levels.

Privacy and Overlooking

Objections were received that Flat 1/1, 18 Lanark Street and the balcony would be overlooked and the private roof garden of Flat 2/2, 18 Lanark Street would be impacted privacy loss and noise associated with communal use. Landscaping/screening should to considered to mitigate overlooking and noise.

Response

As discussed above under '**Amenity – 'Internal/External'**' The proposed windows and Level 05 roof terrace have been carefully designed to protect privacy, with windows positioned at least 13 m from neighbouring flats, angled to avoid direct views, and landscaped parapets of 1.2–2.4 m along with a 1.5 m western parapet to prevent overlooking.

Scale, Massing and Design

Concerns that the proposed 65 flat on a site half the size of the nearby 100-flat Homes for the Future scheme will overwhelm the surrounding area and the listed properties. A lower 4-storey scale is preferred. Concerns over the close proximity of the development to neighbouring properties and the T-shaped form leads to the proposed amenity spaces small and fragmented spaces.

Response

As discussed above under **Design/Layout**, the proposed development ranges from 5 to 7 storeys, is designed to reflect the surrounding context of 4–8 storey blocks on London Road and 9-storey blocks in the Homes for the Future development to the west.

As discussed under **NPF4 Policy 14 Design, quality and place, and Policy CDP1, The Placemaking Principle**. Densities between 30 and 100 dwellings per hectare (dph) in Inner Urban Areas locations with High Accessibility to public transport are accepted and a higher density expected in locations within high accessibility locations according to location

Character, Context and Materials

Concerns raised that the proposed scale, form and the material palette are out of character with the surrounding historic context between two listed buildings, and does not reflect the immediate area. Residents concerned that the design draws more on city centre typologies rather than neighbouring residential context to the north-east, making the overall approach appear incongruous within the established character.

Response

As discussed above and under NPF4 Policy 14 Design, quality and place, and Policy CDP1, The Placemaking Principle, the scale and proposed materiality is selected to reflect the surrounding context with a contemporary touch, using red/brown brick and buff stone referencing local sandstone tenements and complementing the A-listed building. The more modern surrounding development shows that the white render has not weathered well in Glasgow's wet climate.

Conclusion

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan, preserves the setting of adjacent listed buildings, and preserves and enhances the character and appearance of the Central Conservation Area. Other material considerations including the consultation responses and letters of representation have been considered; however, these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions and a Section 75 legal agreement covering the matters highlighted earlier in this 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 shall commence on site until a comprehensive Preliminary Risk Assessment (PRA), also referred to as a Phase I Desk Study, as well as a Supplementary Site Investigation has been submitted to and approved in writing by the Planning Authority. The PRA shall be used to design appropriate supplementary site investigations. A comprehensive compiled and updated contaminated land assessment shall be submitted to and approved in writing by the Planning Authority, which takes account of the review comments of 04/03/26 on the 2020 Preliminary Ground Investigation Report. 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 that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site.

3. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.

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

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

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

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

Drainage

7. 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.

8. 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.

9. Prior to the commencement of development, 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 the SuDS pond.

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.

10. Prior to occupation of the development details confirming that the development has been implemented in accordance with the agreed finished levels shall be submitted to and approved in writing by the Planning Authority as detailed in the self-certified Drainage Strategy Report (Appendix 3 – Proposed Level (20)101 P10) - Charlotte Street Development, Glasgow; Goodsons Associates: updated 13/06/2025

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

11. Unless otherwise formally agreed in writing with the Planning Authority, external materials shall be:

Facing materials - Brown and Buff facing brick; Light and Dark Smooth Faced Stone, Anthracite Framed Windows, Juliet Balconies and Balcony railings – Powder Coated Anthracite

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 above ground construction works commencing on site, 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. Before any development commences on this aspect, 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. Before any development commences on site, 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 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 three roof gardens, the ground level amenity area, private front gardens, parking courts, outdoor cycle stores and shall be submitted to and approved in writing by the Planning Authority. This shall comprise native planting and trees, play equipment, seating, feature lighting and public, bins, bird, bat and bee boxes and swift bricks. Including

- a) details of the type and location of all play equipment including the natural play equipment, seating, lighting and litter bins;
- b) details of the surface treatment of the play areas, including the location and type of safety surface to be installed.
- c) details of all boundary treatments within and at site edges, at parking courts, and around the play areas,
- d) details of a range of play that is suitable for all ages, accessible independently including those with a disability.
- e) species of native trees, hedging, shrubs, wildflowers, climbing plants, substrate (green) roof for outdoor cycle store
- f) location of bird and bee boxes and swift bricks

g) 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 and play facilities within the site.

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 and houses and proposals for the continuing care, maintenance and protection of:

- (a) all hard landscaping including footpaths, visitor cycle parking, car parking courts, site entrances; seating, lighting, litter bins
- (b) all soft landscaping including native trees, hedging, shrubs, wildflowers, climbing plants, substrate (green) roof within and bordering all communal courtyard amenity areas
- (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. 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

20. Before any development commences on site, full details of the lockable covered cycle parking stores for dwellings and cycle parking compounds for 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

21. 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.

22. Prior to occupation of the development, details of the proposed management arrangements for the car parking areas, including allocation and visual identification of individual car parking spaces and responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, all residents car parking spaces shall be individually allocated to specific residential properties within the development, with the remainder of the properties clearly marketed to future residents as car-free.

Reason: To ensure the effective allocation of car parking spaces to residents.

23. All residents car parking spaces within the development shall be designed and constructed as passive electric vehicle charging spaces, providing individual fuse boxes for each space, designing in ducting for future cabling and providing appropriate capacity in the electricity network. Details of this provision shall be submitted to and approved in writing by the planning authority prior to its implementation on site. The development shall thereafter be completed in accordance with the approved

details prior to occupation.

Reason: In order to promote Sustainable Transport

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

Energy Efficiency

25. 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 are 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)

26. 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)

27. 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, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building(s) being completed for record keeping purposes.

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

Residential Amenity (Noise; Disturbance)

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

Reason: To protect the local residents from unacceptable noise pollution

29. 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.

Historic Environment – Archaeology

30. Prior to the commencement of development, a Written Scheme of Investigation (WSI) for archaeological works shall be submitted to and approved in writing by the Planning Authority. The WSI shall include:

- A methodology for the recording and recovery of archaeological resources within the site;
- Provisions for updating the WSI throughout the archaeological programme, where necessary;
- Details of reporting, post-excavation analysis, archive deposition, and publication of results;
- A strategy for delivering public benefit and how this will be recorded and reported.

A programme of archaeological works shall be undertaken in full accordance with the approved WSI, and any subsequent addendums approved by the Planning Authority.

Should the archaeological works reveal the need for post-excavation analysis, the development shall not be occupied or brought into use until a Post-Excavation Research Design (PERD) has been submitted to and approved in writing by the Planning Authority. The PERD must include proposals for analysis, publication, dissemination, further public engagement, and archive deposition, and must be implemented in full accordance with the approved details.

Reason: To ensure the protection or recording of archaeological features on the site.

Bins / Recycling

31. Prior to any occupation of the development, details of the waste and recycling bins shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved facilities shall be completed and available for use prior to occupation of the development.

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

Plans

(20) 101 P12 Proposed Level 00	Received 2 nd July 2025
(20) 102 P08 Proposed Level 01	Received 2 nd July 2025
(20)103P08 Proposed Level 02	Received 2 nd July 2025
(20) 104 P08 Proposed Level 03	Received 2 nd July 2025
(20) 300 P04 Elevations North & South	Received 2 nd July 2025
(20) 302 P04 Proposed Sectional Elevations North & South	Received 2 nd July 2025
(20)303P04 Proposed Sectional Elevation West	Received 2 nd July 2025
(20)105 P08 Proposed Level 04	Received 2 nd July 2025
(20)107 P08 Proposed Level 06	Received 2 nd July 2025
(20)109 P09 Proposed Roof Level	Received 2 nd July 2025
(20)301P04 East & West Elevations	Received 2 nd July 2025
5582-OOB-XX-XX-DR-L-0001 P08 Landscape General Arrangement	Received 2 nd July 2025
5582-OOB-XX-XX-DR-L-0002 P07 Roof Terraces	Received 2 nd July 2025
5582-OOB-XX-XX-DR-L-0004 P02 Planting Schedule	Received 2 nd July 2025
(10)001 P03 A Location Plan	Received 6 th January 2023
Proposed Level (20)101 P10); Drainage Strategy Report: 13/06/2025	Received 17 th January 2025

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. If as a result of the RCC approval process, the site layout requires to be altered in respect of the horizontal geometry of the roads, footway and footpath locations and design, on-street lay-by car parking and traffic calming, then a revised drawing shall be submitted to and for the approval of the Planning Authority.
11. A loading bay to facilitate the servicing of this proposed residential development is required on Charlotte Street for which the existing Traffic Regulation Order (TRO) shall be updated/amended to accommodate the future servicing of the proposed development. The applicant shall arrange for GCC Neighbourhoods, Regeneration & Sustainability to promote any necessary amendments to the existing TRO, the costs of which will be recharged to the developer.
12. Vehicular access shall be a minimum of 4.5 m in width; Disabled parking spaces shall be a minimum of 3.3 wide and 6 m in length; Vehicular access to be perpendicular to the road
13. Any access gates shall open inwards only
14. All projecting objects / balconies / pend access/ shall be a minimum of 2.25 metres above ground level

Advisory Notes to Council

Prior to decision, a financial payment of £91,054.75 towards off-site amenity provision requires to be secured through a Section 75 Legal Agreement.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/DGN/03/03/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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