



Planning Applications Committee

Item 2a
24th March 2026

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: David Haney Phone: david.haney@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Refuse

Application	25/01209/FUL	Date Valid	17.06.2025
Site Address	Corunna Bowling Club 35A St Vincent Crescent Glasgow G3 8NL		
Proposal	Demolition of vacant bowling clubhouse and redevelopment of site with erection of residential flats and community facility (Sui generis), including private amenity space, access, car parking, landscaping, public open space, with infrastructure and related works: Potentially contrary to City Development Plan Policy CDP 6: 'Green Belt and Green Network'.		
Applicant	Nixon Blue Mr Richard McFadzean Canal House 2 Spiers Wharf Glasgow G4 9UG	Agent	Page Park Architects James Brimble 20 James Morrison Steet Glasgow G1 5PE
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_021, Yorkhill & Kelvingrove
Conservation Area	St Vincent Crescent Conservation Area	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development Contrary to Development Plan	Published	27 June 2025
City Plan	Residential		

REPRESENTATIONS AND CONSULTATIONS

Representations

The application received 246 representations of which 237 were in objection and 9 in support. This includes submissions from local councillors, MSPs, MPs and civic groups. The points raised in the representations are summarised as follows.

Objection comments

- Loss of open space in an area that is deficient in open space. The open space should be protected to prioritise the health and well-being of residents, the liveability and resilience of the city, and its sustainability and biodiversity.
- Clubhouse building is capable of reuse
- The proposed open space is not adequate mitigation for the overall loss of open space. Concerns about the proposed open space relating to its size, functionality, ownership,

maintenance and sunlight.

- Long-term maintenance and public accessibility of the proposed open space.
- The applicant has not engaged with community or explored whether whole site could be used for an alternative recreational facility. The Friends of St Vincent Crescent Conservation Area have put together a business plan which would see the site being used for recreational and educational uses, including growing spaces and a children's play area.
- Description of site as brownfield land in application.
- Impact on Conservation Area and setting of listed building. References to original masterplan are not justification for development
- Daylight, sunlight and overshadowing
- Privacy and overlooking
- Noise, air pollution and disturbance during construction period
- Traffic, parking and road safety
- Impact on natural environment and biodiversity
- Precedent for development of other bowling clubs
- Design, size and scale
- Noise and vibrations - assessment does not consider impact of railway line
- Impact on transition to net zero, provision of car parking is contrary to net zero ambitions
- Lack of tree planting to screen development from railway

Support comments

- Provision of publicly usable open space and community room. Benefit to local community
- Condition and inaccessibility of site does not contribute to community
- Provision of new housing
- Impact on property values
- Design and scale

Consultations

Historic Environment Scotland

It is not considered that the proposed development would have a detrimental impact on the setting of the Category A listed St Vincent Crescent.

Network Rail

No response.

Scottish Water

No objection

Sport Scotland

No objection. There is sufficient capacity at nearby bowling clubs for additional members and there is excess provision of bowling clubs versus demand in Glasgow as a whole. It is not considered that there would be rationale in asking for compensation for the loss of the bowling green.

SITE AND DESCRIPTION

Site Description

The application site is the Corunna Bowling Club on the south side of St Vincent Crescent at its western end. The bowling club closed in 2017 due to dwindling membership. Since its closure, the site has become overgrown however the clubhouse, bowling green and ancillary structures remain. The site is surrounded by a tall broadleaf hedge which restricts visibility of the site from St Vincent Crescent. There is no public access to the site.

To the north of the site is the Category A listed St Vincent Crescent. To the east is the Scottish Power depot, substation and associated surface car parking. The access to the Scottish Power car park site lies immediately adjacent to the site on St Vincent Crescent. Further east, there are three bowling greens with associated clubhouses, landscaping and car parking belonging to the University of Glasgow Bowling Club and St Vincent Bowling Club. These greens are positioned between St Vincent Crescent

and the Scottish Power depot and substation. To the west of the site, there is a four storey residential development with associated surface car parking built in the 1990s. To the south, there is an active railway line and a five storey residential development on Minerva Way. Between these buildings and the railway line is a run of mature trees which obscures much of the buildings from the north for much of the year.

The site is within the St Vincent Crescent Conservation Area and is categorised as Protected Open Space within the Council's Open Space Map. The site is 0.34 hectares.

Site History and Context

St Vincent Crescent was designed by Alexander Kirkland as part of a wider vision for the development of the Stobcross Estate. The original vision included plans to extend residential development to the south and east of the site. The plans included a pleasure garden where the University of Glasgow Bowling Club and St Vincent Bowling Club are currently located. St Vincent Crescent and the pleasure garden were the only parts of the vision that were realised having started construction from 1850 onwards.

The original vision for the estate was abandoned and much of the land was instead developed for industry. By the 1890s, land to the south of the application site comprised railway lines, a goods yard and Queens Dock. The goods yard and docks were redeveloped in the latter half of the 20th century.

The land currently occupied by the application site and Scottish Power was incorporated into the pleasure gardens rather than being developed for industrial uses. A bowling green was laid out on the application site in the 1890s and a large boating pond was formed on the Scottish Power site. Corunna Bowling Club operated from the site from when it was first constructed until its closure in 2017.

By the 1930s, the boating pond had been filled in and replaced by a rope works that continued to expand on the site into the 1960s. The rope works was eventually replaced by Scottish Power in the 1990s who have since redeveloped the site with a new depot, substation and car parking. A planning application to replace Scottish Power with a residential development was approved in 2007 however was never brought forward (05/02491/DC). The proposal was for 132 flats within a long, three storey building with a gentle curve similar to that of St Vincent Crescent.

The application site has been left vacant since the closure of the bowling club. The Friends of St Vincent Crescent Conservation Area SCIO have registered a community interest in the land under the Land Reform (Scotland) Act 2003. Their initial application to register their interest was approved by Scottish Ministers January 2020 with a decision to re-register the application approved in April 2025.

Planning History

The Planning Authority has considered two proposals for residential development on the site prior to the submission of the current planning application.

The first proposal was submitted under planning application 18/01345/FUL. Planning permission was refused using delegated powers on 2nd August 2018. The development description was for *Demolition of existing bowling club building and green and erection of residential development (39 units) and associated works (Potentially Contrary to the Development Plan)*. The proposal was for a nine storey flatted block with publicly accessible open space. An appeal was submitted and subsequently dismissed by the Local Review Committee on 30th April 2019 (18/00064/LOCAL).

The second proposal was under planning application 21/01687/FUL, which was refused using delegated powers on 26th July 2021. The development description was *Demolition of existing bowling club building and green and erection of residential development (20 units), new public gardens and associated works*. The proposal comprised a five storey flatted block with publicly accessible open space. Compared to the 2018 submission, this proposal was significantly reduced in terms of size, scale and unit numbers. The refusal was appealed to the Local Review Committee however was subsequently withdrawn (21/00067/LOCAL).

An application for Conservation Area Consent was submitted in association with the 2021 proposal (21/01690/CON). This application was refused on 30th July 2021 due to its impact on the character of the Conservation Area and there being no proposals in place for the redevelopment of the site. An appeal was submitted to the DPEA which was dismissed on 16th February 2022 (GCC ref: 21/00090/CONA, DPEA ref: CAC-260-2003).

The current planning application is accompanied by an application for Conservation Area Consent (25/01221/CON). A separate report has been presented to the Planning Applications Committee for the Conservation Area Consent application.

Pre-application Process

The applicant was given pre-application advice prior to the submission of this planning application. The advice addressed matters including the loss of open space; impact on St Vincent Crescent Conservation Area and listed building setting; privacy; and community engagement and loss of community facility.

The applicant was advised that it was unlikely that they would be able to demonstrate that the proposal could comply with the Council's protection of open space policy set out in SG 6: Green Belt and Green Network.

The applicant was advised that more information and analysis was required if they were to demonstrate that the proposal would not have an adverse impact on the character and setting of the conservation area and listed building. This should include a sophisticated analysis of a variety of views from along the terrace. In addition, evidence should be provided to demonstrate that the former clubhouse building is incapable of being repaired and brought back into use.

It was acknowledged that previous applications had established that the site was no longer required as a bowling club. The applicant was advised that they would be required to demonstrate that there is a lack of credible demand for the site to be viably brought forward for an alternative community use.

The quality of the architecture and materials was commended. It was noted that design changes would likely resolve privacy concerns that resulted in a reason for refusal for the previous application (21/01687/FUL).

Proposal

The proposal is to for a six storey building containing 20 flatted dwellings, a single storey building containing a community room and public open space.

Residential building

The building will be positioned on the southern part of the site. It will be six storeys above ground with the fourth and fifth floors stepped back from the principal elevation. A roof terrace will be provided on the fifth floor. A basement floor will provide cycle and car parking. It will be accessed via a ramp and road along the western boundary of the site.

The principal (north) elevation has been designed to tie in with and complement the datums and rhythm of St Vincent Crescent. Notably, the ground floor plinth, eaves and roof garden step back of the proposed building correspond to the heights of the plinth, eaves and chimney height of St Vincent Crescent.

The material palette of the principal elevation will comprise blonde sandstone piers and façade; reconstituted pe-cast stone plinth level and spandrels between sandstone piers; and alu-clad windows with metallic bronze frames. The windows will be full height with Juliet balconies made from structural glass. The upper two floors will be finished in a metallic bronze metal cladding with structural glass around the roof garden. The ground floor plinth will contain an imprinted pattern which has been inspired by the boundary railings of St Vincent Crescent.

The rear (south) elevation will contain private, in-set balconies for the flats. The steel frame of the balconies will be exposed and the edge of the balconies will contain steel balustrades, both finished in metallic bronze. The anodised aluminium roof covering, windows and rainwater goods will also be finished in metallic bronze. The rear elevation will contain the stairwells, which will be finished in buff brick with tone matched mortar.

The side (east and west) elevations will be finished in blonde sandstone and contain windows for flats at either end of the building. The windows will be full height with Juliet balconies.

Raised planters constructed from buff brick and reconstituted pre-cast stone will be erected along the front of the building to separate it from the public open space. To the rear of the building, there will be a shared garden for residents which the applicant has indicated could accommodate play equipment.

There will be two close entrances at ground floor level. The stairwells and lift shafts will be located at the rear of the building. An internal refuse store will be provided at the north-east corner of the ground

floor. The flats will be either double or triple aspect. All the flats will have private outdoor space in the form a terrace or balcony. The accommodation schedule is set out in the table below:

Floor No.	Plot No.	No. of Bedrooms	Area
Ground	Plot 1	2	90.4 sq/m
	Plot 2	2	91.9 sq/m
	Plot 3	4	179.8 sq/m
	Plot 4	2	91.9 sq/m
Ground & First	Plot 5	3	157.5 sq/m
First	Plot 6	3	108.3 sq/m
	Plot 7	2	91.9 sq/m
	Plot 8	2	91.9 sq/m
Second	Plot 9	3	108.3 sq/m
	Plot 10	3	140 sq/m
	Plot 11	3	140 sq/m
	Plot 12	3	108.3 sq/m
Third	Plot 13	3	108.3 sq/m
	Plot 14	3	140 sq/m
	Plot 15	3	140 sq/m
	Plot 16	3	108.3 sq/m
Fourth	Plot 17	3	100.3 sq/m
	Plot 18	3	132 sq/m
	Plot 19	3	132 sq/m
	Plot 20	3	100.3 sq/m

Open space and community room

The proposal will provide 0.16 hectares of publicly accessible open space between the proposed residential building and St Vincent Crescent. The open space will be accessible to the local community for use as general recreational space as well as the residents of the new development. The applicant has submitted a restrained landscaping scheme plan along with a document illustrating how the space could be configured. It has the potential to accommodate a range of functions such as picnic/barbecue areas, growing areas, games (e.g. chess, pétanque, ping pong), natural play, seating spaces and amenity space.

The existing cherry tree at the north-west corner of the site will be retained as part of the open space. The other two trees on the site will be removed, as will the boundary hedges.

The restrained design approach has been submitted as part of the planning application in order to allow maximum flexibility to the landscape spaces as influenced by the new and existing residents of St Vincent Crescent. The cost of maintaining the public open space will be met by the residents of the new development through a management charge.

A single storey community space will be erected on the eastern part of the open space. It will be a step-free accessible space that is connected to the new public open space. It has been designed as a multi-functional space that could be used for a range of activities. It will be clad in metallic bronze metal cladding to match the upper floors of the residential building. The applicant has proposed two potential options for the management of the Community Room, where:

- 1) Nixon Blue Ltd (Applicant) would sell the Community meeting Room building at an agreed value set by an agreed valuation surveyor jointly appointed by Nixon Blue Ltd and the Friends of St Vincent Crescent Conservation Area (FSVCCA); or
- 2) Nixon Blue Ltd (Applicant) would retain ownership of the Community Meeting Room Building. The building would be then leased to FSVCCA at a nominal sum (suggest £1 per annum) from Nixon Blue Ltd to FSVCCA.

If FSVCCA purchase the Community Room, they will be responsible for paying a proportionate costs towards management and maintenance of the public open space.

SPECIFIED MATTERS

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

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

i. an environmental statement

Not applicable

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

The application is supported by a Preliminary Ecological Appraisal, Preliminary Roost Assessment & Biodiversity Net Gain Assessment dated 26th May 2025 by Wild Surveys Ltd.

iii. a design statement or a design and access statement

The application is supported by a Design and Access Statement dated 28th May 2025 by Page\Park Architects.

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)

Design and Access Statement (prepared by Page\Park & HarrisonStevens)
Site Investigation Report (prepared by Mason Evans, dated 2017)
Heritage, Townscape and Visual Impact Assessment (prepared by Icen Projects Ltd)
Flood Risk Assessment (prepared by Terrenus)
Levels Drawings (prepared by HarrisonStevens)
Landscape Architect Drawings (prepared by HarrisonStevens)
Ecology & Biodiversity Report (prepared by Wild Surveys)
Statement on Energy (prepared by Carbon Futures)
Daylighting Study (prepared by Carbon Futures)
Noise Impact Assessment (prepared by Bureau Veritas)
Statement of Community Hub Management (prepared by NixonBlue)
Clubhouse Condition Survey and Refurbishment Cost Appraisal (prepared by NixonBlue)

B. Summary of the terms of any Section 75 Planning Agreement

Not applicable

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

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. The following policies from NPF4 are considered to be relevant to the application assessment:

- 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 18 Infrastructure first
- Policy 19 Heating and cooling
- Policy 20 Blue and green infrastructure
- Policy 21 Play recreation and sport
- Policy 22 Flood Risk and Water Management
- Policy 23 Health and Safety
- Policy 25 Community Wealth Building

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

- CDP 1 & SG 1 The Placemaking Principle
- CDP 2 Sustainable Spatial Strategy
- CDP 5 & SG 5 Resource Management
- CDP 6 & SG 6 Green Belt and Green Network
- CDP 7 & SG 7 Natural Environment
- CDP 8 & SG 8 Water Environment
- CDP 9 & SG 9 Historic Environment
- CDP 11 & SG 11 Sustainable Transport
- CDP 12 & SG 12 Delivering Development

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

In addition, under the terms of Section 59 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 64 of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

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

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposals would impact on the setting of the listed building or nearby listed buildings;
- c) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- d) whether any other material considerations (including objections) have been satisfactorily addressed.

In order to assess (a), (b) and (c), the proposal must be considered against the Development Plan.

DEVELOPMENT PLAN

Principle of Development

Location

CDP 2 (Sustainable Spatial Strategy) encourages the regeneration and redevelopment of the existing urban area to create a sustainable city. Brownfield sites will be prioritised and higher residential densities will be supported in sustainable locations. Similarly, NPF4 Policies 9 (Brownfield, vacant and derelict land and empty buildings), 16 (Quality Homes) and 15 (Local living and 20 minute neighbourhoods) support the redevelopment of brownfield land and delivery of new homes in compact and mixed use neighbourhoods in sustainable locations. The delivery of new homes that provide a choice of housing is encouraged by NPF4 Policy 16 and CDP 10 (Meeting Housing Needs).

The site is brownfield land in the inner urban area. The site is in a highly accessible location with good access to public transport and local shops, services and facilities. It is within walking and wheeling distance of Cranstonhill/Yorkhill Town Centre, Exhibition Centre Train Station and bus stops on Argyle Street and Finnieston Street. In principle, the site is well-located for new housing that will contribute to the housing mix in the area.

Protection of Open Space

NPF4 Policy 20 (Blue and green infrastructure) states that development proposals that result in fragmentation or net loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.

SG 6 was adopted in 2024 to provide detailed guidance on the implementation of CDP 6. It sets out the Council's approach to the protection of open space, provision of open space to support new development, and development contributions for off-site open space. SG 6 also takes into account the requirements of NPF4.

SG 6 is aligned with the Council's Open Space Strategy (OSS), which has informed the approach to the protection of open space and the provision of open space to support new development. The OSS is underpinned by an audit of the open spaces within Glasgow in the form of the Glasgow Open Space Map. Each open space identified on the map is given a typology based on the advice set out in the Scottish Government's Planning Advice Note 65.

The development site is a former bowling club comprising the vacant clubhouse, an unused bowling green and surrounding landscaping. The bowling green and landscaping are shown on the Open Space Map as '6.54 Sports Areas - Bowling Green' (1,601 sq/m) and '6.5 Sports Areas' (998 sq/m) respectively. In all, the area of protected open space totals 2,599 sq/m.

The OSS differentiates between demand-led and publicly usable categories of open space. Sports areas are categorised as demand-led open space. A demand-led open space is defined as a type of open space for which a quantifiable demand can be established. SG 6 contains a specific approach for the protection of demand-led open spaces. Paragraph 4.6 (f) to (i) outline the circumstances in which the Council may permit development on demand-led open spaces. These circumstances have been addressed below.

f) the open space is for outdoor sports and its loss can be justified against criteria i to iii of part a) of NPF4 Policy 21 and the Council's Sports Pitch Strategy; or

Comment: The application is identified as a Sports Area by the Open Space Map and therefore its loss needs to be justified against NPF4 Policy 21 (i to iii) and the Council's Sports Pitch Strategy.

NPF4 Policy 21 states that development proposals which result in the loss of outdoor sports facilities will only be supported where the proposal:

- i. is ancillary to the principal use of the site as an outdoor sports facility; or
- ii. involves only a minor part of the facility and would not affect its use; or
- iii. meets a requirement to replace the facility which would be lost, either by a new facility or by upgrading an existing facility to provide a better quality facility. The location will be convenient for users and the overall playing capacity of the area will be maintained

With regard to (i), the bowling green is no longer in active use. Even if it were in active use, the proposed residential development would not be ancillary to the bowling green.

With regard to (ii), the proposal is for the retention of 0.16ha of the 0.26 ha currently shown on the Open Space Map, meaning around 38% of the protected open space would be lost under this proposal. This is considered to be a significant proportion of the protected open space. The proposal does not meet this criterion.

With regard to (iii), the Sports Pitch Strategy has yet to be approved by the Council although does acknowledge that there is no demand that would justify the retention of the site for bowls. This is supported by Sport Scotland's consultation response. Given there is no viable demand for a replacement bowls facility, this criterion does not apply.

g) another type of demand led space is affected and its loss can be justified against points b) to d) of this paragraph; or

Comment: This circumstance is not applicable as the site is identified as a Sports Area. Since it is a Sports Area, it has been assessed against criterion f) instead.

h) there is a clear excess of provision to meet current and anticipated demand for that type of open space in the area and the proposal does not or could not meet an aspect of open space need (as set out in BOX 1); or

Comment: As explained above, there is no current or anticipated demand for a replacement bowling club on the site. There are 15 aspects of open space that are identified in the OSS and which are outlined in BOX 1 of SG 6. The below table contains BOX 1 in the left-hand column and commentary on whether the proposed development could have value in meeting those needs in the right-hand column.

BOX 1: Open Space Need Does, or could, the open space have value in meeting an aspect of open space need, as set out in the Figure 1? In particular ...	Does the proposed development have value in meeting an aspect of open space need?
<p>a) in meeting the OSS Open Space Standards (aspects 1 & 2)? Or</p>	<p>The Open Space Strategy sets out open space standards, now also set out in SG6. The Accessibility standard is that homes outwith the City Centre should be within a 400 metres actual walking distance of a good quality (as set out in the Quality Standard), publicly usable open space of 0.3 ha or more. Whilst some of the residential properties at this end of St Vincent Crescent are just outwith a 400 metre walk of Kelvingrove Park, meaning the Accessibility Standard is not met for them, the open space at this site amounts to 0.26 of a hectare, below the amount required to meet the OSS Quality and Accessibility standards, and could not therefore be used to meet them.</p> <p>The OSS Quantity Standard is that there should be 1.9 ha of publicly usable open space per 1000 people in the Inner Urban Area of the City, in which this site lies. The Council's latest calculations of the Quantity Standard is that the Inner Urban Area in Ward 10 is markedly deficient in publicly usable open space. The application proposes an area of publicly usable open space (0.16 ha) which would increase the amount of publicly usable open space in this ward (the current bowling green and landscaping - being a demand-led, and not publicly usable, open space - does not count towards the Quantity Standard) and would help contribute towards an enhanced position with regard to the Quantity Standard. However, it does not propose use of all the existing demand-led open space as</p>

	publicly usable open space, with the remainder of the protected space (circa 38%) being lost. The space that would be lost still has the potential to be used to meet the Quantity Standard, meaning that the proposal is not fully justified against this criterion.
b) in contributing positively to the landscape setting, character or appearance of the area (aspect 3)? or	The impact of the proposed development on the setting of St Vincent Crescent and the character of the conservation area has been assessed in detail elsewhere in this report (see 'Community engagement and protection of existing community facility' below). The open space positively contributes to the character and appearance of St Vincent Crescent Conservation Area. It is however considered that the design and layout of the proposal could also preserve the character and appearance of the conservation area.
c) as an important, or potentially important, open space to the local community (aspect 4)? or	The importance of the open space to the local community has been addressed in detail elsewhere in this report (see 'Community engagement and protection of existing community facility' below). There is an expressed desire by parts of the local community to use this space for recreational purposes. It is considered that the site could have value as an open space for the local community.
d) as civic space, particularly in the city centre or town centres (aspect 5)? or	The site is at the end of a long cul-de-sac where there is a low-level of footfall and no major civic buildings. The site is not considered to be an appropriate location for a civic space.
e) as a site that meets, or could be brought into functional use to help meet demand for play/education (aspect 6), outdoor sports (aspect 7) or allotments/community growing (aspect 8)? or	The latest committee report on Food Growing Strategy Update indicates there is a waiting list for allotments in Ward 10. This suggests there is unmet demand for growing which this space could help address. As above, there is no demand for a replacement bowling club on the site. The size and location of the site limit its potential for conversion to another outdoor sports use.
f) to enhance the connectivity and/or functionality of the Green Network (aspects 9 & 13)? or	The space lies immediately north of the Queen Street low level rail line, which is a designated green corridor, albeit it is in cutting at this point and its functionality as part of the green corridor is likely to be quite limited. The space would provide no direct connection between the rail line and other parts of the green network, though it could have a role as a stepping stone for nature if utilised for biodiversity.
g) for nature conservation / biodiversity (aspect 12)? or	As above, the space may have value as a stepping stone for nature, but onward connectivity to the north, towards Kelvingrove Park, is quite limited by the urban form of the area.
h) in respect of other important green infrastructure functions, including flood management (aspects 11 & 15), addressing pollution (aspect 10) or helping the city adapt to or mitigate climate change (aspects 10 & 14)? or	The space, depending on ground conditions and impact on the conservation area/listed buildings, may offer opportunities for tree planting and carbon sequestration.
i) as a means of accessing other open spaces or other facilities for management and maintenance?	The site does not provide a means of access to other open spaces or facilities. This criterion is not relevant to the proposal.

The above table demonstrates that the open space could have value in meeting another aspect of open space need. The loss of a significant proportion of the open space is therefore contrary to paragraph 4.6 criterion h).

i) it is to be developed in accordance with an approved masterplan that provides for open space to meet the requirements of the CDP, OSS, NPF4 and the Council's Food Growing and Sports Pitch Strategies.

The application site and proposed development are not part of an approved masterplan and therefore this criterion is not applicable.

Where a loss of open space cannot be justified against the above criteria, SG 6 sets out few specific circumstances in which development may be permissible on protected open space in paragraphs 4.7, 4.8 and 4.9.

Paragraph 4.7 states that the Council may also permit development on open space where there is no longer demand for all of the open space on site and the proposal would help secure the continued operation of an existing community facility (e.g. a bowling club) in line with paragraph 1.41 of SG 1 Placemaking Part 2 (this has been assessed in detail below under 'Community engagement and protection of existing community facility'). This would apply, for example, where a bowling club had two greens and wished to sell one to secure the future of the club, clubhouse and continued use of the remaining green, allowing the club to continue as a community facility. This is not the case here, where the Corunna Bowling Club has already ceased to exist, meaning that it is not possible to secure its future through funds raised by the proposed development. It is noted that the application proposes a new community room, which would be a welcome feature within the proposed public open space, but it is considered that delivery of the room, in itself, would not meet the terms of paragraph 4.7, which states that *"all of the money secured by the community facility from the sale/development of such land is reinvested in the community facility to secure its future and the future of remaining related open space, including ongoing maintenance requirements"*.

Paragraph 4.8 relates to ancillary or supporting development within parks and open spaces that does not significantly change the primary use of the space. For example, this could include community uses, renewable energy, reuse of existing buildings, educational uses and some commercial uses (e.g. cafes). The proposal will result in the loss of a significant proportion of open space to residential use, which will change the use of that part of the site and will not be ancillary to the retained open space. Accordingly, this paragraph does not apply to the proposal.

Paragraph 4.9 relates to the redevelopment of inactive pitches and is therefore not relevant to this proposal.

In summary, it is acknowledged that there is no viable demand for a bowling club and that the proposed development will deliver a publicly accessible open space that will contribute to the Quantity Standard. It will however result in the loss of a significant proportion of the open space that could also contribute to the Quantity Standard. The site is not large enough to deliver an open space that meets the Quality Standard alongside residential development. Therefore, the loss of a significant proportion of the existing open space, which has the potential to contribute to the Quantity Standard, is contrary to SG 6. The open space in its entirety has the potential to meet another aspect of open space need and should be protected for this purpose.

Community engagement and protection of existing community facility

NPF4 Policy 25 (Community wealth building) supports community ownership and management of buildings and land. This is emphasised by Policy 14 (Design, quality and place) as part of the Six Qualities of Successful Places, which promote adaptability through investment in the long-term value of places. A key part of delivering the adaptable quality is designing for long-term maintenance, which can include community ownership/stewardship of the place. With regard to existing community facilities, the detail on how these policies will be implemented is set out in SG 1 Placemaking (Part 2).

The former bowling club falls within the SG 1 definition of a community facility as, when operating, it helped meet the health and well-being, recreational and leisure needs of the local community. The site has been vacant since the closure of the bowling club in 2017. As a result, the condition of the bowling green and clubhouse has deteriorated.

Notwithstanding its current condition, planning permission has never been given to change the use of the land and therefore its status as a community facility is still protected by SG 1. In accordance with paragraph 1.41a) of SG 1 (Part 2), the Council will safeguard against the loss of community recreational and sports facilities unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for other community or recreational use.

There is adequate provision of equivalent facilities in the immediate vicinity of the site with the University of Glasgow Bowling Club and St Vincent Bowling Club. Sport Scotland's consultation response confirms that there is sufficient capacity at nearby bowling clubs for additional members and there is excess provision of bowling clubs versus demand in Glasgow as a whole. Previous applications, whilst refused, have established that the bowling club is surplus to requirements and there is no policy requirement in the current Development Plan for its reinstatement.

Since there is no need for the reinstatement of a bowling club, the applicant must demonstrate that the site is not required for another community or recreational use. For outdoor sports facilities, the open

space protection policies of SG 6 are a consideration in determining whether the site could be used for an alternative use. The proposal has been assessed against SG 6 above and the site is considered to have value in delivering another aspect of open space need.

SG 1 requires that evidence of community engagement was undertaken to gauge the level of interest in and viability of the continued use of the premises as a community facility. Accordingly, the applicant was advised at pre-application stage that they would need to demonstrate that there is a lack of credible demand for the site to be viably brought forward for an alternative community use.

The applicant submitted a Summary of Community Engagement which documents communication and engagement with the local community since the site was purchased in 2017 (it should be noted that this document is marked as sensitive, not made available on the public planning portal and therefore not subject to verification by the community). This includes efforts to consult with the local community between August 2017 and November 2023 on the development proposals that came forward during this time.

The document refers to various communications with the Friends of St Vincent Crescent Conservation Area SCIO ('FSVCCA') since the group's formation in 2019. It notes that the FSVCCA are developing alternative proposals for the site although, at June 2025 (when the Summary of Community Engagement was prepared), the group had not produced a finalised proposal.

The FSVCCA have registered a community interest in the bowling club under the Land Reform (Scotland) Act 2003. The community interest in the land is not a material planning consideration in and of itself. It does indicate, however, that there is interest from a section of the local community in bringing forward alternative plans for the site. This is substantiated by numerous objection comments that wish for the site to be brought into an alternative community use. Many comments refer to a business plan titled '*The Crescent Green Feasibility and Business Plan*' by the FSVCCA in partnership with SKS Consultants. It is understood from the objection comments that community consultation guided the creation of this business plan.

It should be noted that no planning application has been submitted by the FSVCCA or any other community group in respect of an alternative use for the site. This is perhaps understandable given the costs involved in preparing a planning application and the risks of doing so on a site that is not within the FSVCCA's control.

The applicant is seeking to develop part of the site for residential use whereas the FSVCCA are interested keeping the whole site in community use. There is a disparity between both parties' visions for the site that, as evidenced by both the applicant's Summary of Community Engagement and the representations, does not appear possible to resolve through community consultation and engagement at this stage. Given the stance of the FSVCCA and other local community groups, the chances of meaningful community input on a residential-led development without planning permission are unlikely.

The site has never been publicly accessible open space. Since the closure of the bowling club, it has remained inaccessible to the public and is currently vacant. The proposed open space will be open to the public and therefore more readily accessible to the local community than the bowling club ever has been. Furthermore, the proposed open space and community room have the potential to serve a broader section of the community than a member-only bowling club (subject to its final management arrangements). In strict land use terms, it is considered that the proposal would have greater value as a community space compared to a private bowling club or a publicly inaccessible vacant site.

The applicant has stated that they are prepared to engage with the local community over the management, ownership and design of the open space and community room. The applicant has proposed that the FSVCCA could manage or take ownership of the community room (although this possibility has been rejected in FSVCCA's objection comment). In principle, this is consistent with the overarching aims of NPF4 Policy 25 in respect of community management and ownership. The applicant has clearly attempted to deliver some community benefit albeit within the confines of a commercially driven scheme. In this context, it is acknowledged that the applicant has made significant efforts to comply with the principles of NPF4 Policy 25 and SG 1.

On the other hand, there does not appear to have been any interest or buy-in from the local community in this, or any previous, residential proposal. The local community has only ever been presented with redevelopment proposals that comprise a residential element. They have never been presented with an option to use the whole site for another type of open space or community use. This has led to an alternative, community-led vision for the site being prepared without any input from the applicant ('*The Crescent Green Feasibility and Business Plan*').

The applicant is a developer who is seeking to profit from the land by constructing a residential development. The applicant has therefore only sought input and feedback from the local community on redevelopment proposals which include a residential element. Conversely, the local community wish to repurpose the whole site for an alternative community use and have therefore not engaged with proposals that include a residential element. Ultimately, the applicant has not been able to demonstrate that the site is no longer needed by the community for another community or recreational use. The site should therefore be protected as a community facility.

In summary, there is a clear disconnect between the applicant's and FSCVAA's ambitions for the site. The applicant is a developer who is seeking to profit from the land by constructing a residential development. The applicant has therefore only sought input and feedback from the local community on redevelopment proposals which include a residential element. Significant efforts have been made to address the loss of the bowling club through the provision of publicly accessible open space and a community room; however, this has been done without any buy-in from the local community. The applicant has not been able to demonstrate that the whole site no longer needed by the community for another community or recreational use. Furthermore, as demonstrated under 'Protection of Open Space' above, the site has potential to meet another aspect of open space need that could benefit the community. For these reasons, the site should be protected as a community facility.

Heritage and Townscape

Part a) of NPF4 Policy 7 (Historic assets and places) requires development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

The Development Plan expects that new development will take a design-led approach. To achieve this, SG 1 Placemaking (Part 1) outlines the placemaking process and provides a toolkit for how a development should seek to respond to its physical and spatial context.

The application is supported by a Design & Access Statement and a Heritage, Townscape and Visual Impact Assessment (HTVIA). These documents outline the historical development of the site and carry out a thorough analysis of the existing townscape and built form. The Design & Access Statement explains how this analysis has informed the layout, massing and design of the proposal. It is considered that the quality of the analysis of the site's physical and spatial context is consistent with the placemaking process outlined in SG 1 and accords with the requirements of NPF4 Policy 7, part a).

SG 1 (Part 1) identifies key character environments across the city, one of which is the historic environment. It specifies that the placemaking priorities for the historic environment are:

- a) Protecting and enhancing the unique character of historic buildings, structures and settings; and
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment

The Development Plan contains specific policies to guide development in the historic environment. NPF4 Policy 7 (Historic assets and places) and CDP 9 (Historic Environment) seek to protect and enhance the setting of listed buildings and the character of conservation areas. Development proposals affecting historic assets should take into account the existing architectural and historic character of the area; existing densities, built form and layouts; and the context and siting, quality of design and suitability of materials. These policies have been used to assess the impact of the proposal on the character of the conservation area, setting of the listed building and the demolition of the existing clubhouse building.

Townscape Analysis and Impact on Conservation Area

SG 9 (Historic Environment) expects that the findings of approved Conservation Area Appraisals should be used in determining development proposals. The St Vincent Crescent Conservation Area Appraisal identifies the aspect afforded by the bowling greens as an important element of the conservation area's setting. It considers that the southerly aspect contrasts with the hard townscape elements of the Category A listed St Vincent Crescent. The bowling greens allow for views of the Crescent as well as creating a feeling of space and light. There are four bowling greens in total to the south of St Vincent Crescent.

The application site is separated from the other three greens by the Scottish Power site and the University of Glasgow Bowling Club's car park. The position of the other three bowling greens is broadly consistent with the original feuing plan for the area, which was intended to be a pleasure garden by the Alexander Kirkland plan from 1851. This plan did not identify the application site as an open space.

Ultimately, the plan was never realised in full and the site has contributed to the southerly aspect from St Vincent Crescent since Corunna Bowling Club was formed in the 1890s.

From ground level, the southerly aspect along the length of St Vincent Crescent does not have a consistent outlook and varies along its length. This is acknowledged by the Conservation Area Appraisal, which states that panoramic views south can only be experienced from the upper floors of the listed building.

The applicant's analysis of HTVIA views demonstrates that, when travelling along St Vincent Crescent from the east, the proposed building will be obscured by existing trees on the University Bowling Club and Scottish Power sites. The proposed development will not have a significant visual impact on east-to-west views due to the height and position of the building in relation to this existing landscaping. The HTVIA analysis shows the point at which the most significant visual impact will be experienced is roughly where the Scottish Power car park entrance is located.

The site is located at the end of St Vincent Crescent where it converges towards the railway line to the south. There is a modern five storey flatted block located on the other side of the railway line which is considered to detract from the conservation area's setting. The west end of St Vincent Crescent is enclosed by a modern four storey flatted block. The site affords the end of St Vincent Crescent with a southerly aspect, albeit one where there is a degree of enclosure from the modern flatted blocks to the south and west. The site does not benefit from the same degree of aspect as the other three bowling greens, which because of the height and position of their immediate backdrop, are not as enclosed.

The position and layout of the site, its building and open space have been informed by the characteristics of the conservation area. Together with the open space, the siting and massing of the proposed building to the far south of the site in relation to the existing built form north across St Vincent Crescent will retain the sense of space and light described in the conservation area appraisal. This will be achieved by retaining the open space onto St Vincent Crescent.

The open space will be similar in size to the existing bowling green. Consequently, the north-west corner of the building will be approximately 50 metres from the listed terrace and its north-east corner approximately 62 metres. The distance between the proposed building and listed terrace will be significantly wider than a typical street in the area. For example, the building-to-building distance of the section of Argyle Street within St Vincent Crescent Conservation Area – which is a primary route through Finnieston and lined by four storey tenements - is approximately 19 metres wide. At this distance a sense of enclosure would be created. However, in setting the proposed building back deep within the site, the sense of enclosure is minimised. It is acknowledged that the proposed development will provide greater enclosure of the open space; however, it is not considered that the width-to-height ratio of the resulting built form would have a detrimental impact on the southerly aspect from, or views of, St Vincent Crescent.

The existing open space has always been bound by hedging which demarcates the bowling club from the private street. The proposal will deliver an open space that will have significantly more porous relationship to the street and which will not require substantial boundary treatments. What was once a private bowling club concealed from the street therefore becomes a public open space with a permeable, and therefore welcoming, edge to St Vincent Crescent. This establishes a breathing space for the existing architecture to be appreciated from further into the site. Furthermore, the proposal will restrict views of the flatted blocks on the other side of the railway line which are considered to detract from the setting of the conservation area.

In summary, the proposed development will provide an open space on St Vincent Crescent which, due to the siting and massing of the buildings, will retain the feeling of space and light described in the conservation area appraisal. The southerly aspect from St Vincent Crescent will continue to contrast with the hard townscape elements of the Category A listed St Vincent Crescent. The scale and massing of the proposed development respects the historic built fabric of St Vincent Crescent and will preserve the character of the conservation area.

Setting of Listed Building

St Vincent Crescent - the three storey terrace which curves around the north side of its namesake street - is a Category A listed building. The terrace was designed by Alexander Kirkland and is a section of his partially realised development of the Stobcross Estate. The open space to the south of St Vincent Crescent forms part of the setting of the listed terrace, which is recognised by its inclusion in the conservation area. The proposed development of this open space will therefore impact the setting of the listed building.

SG 9 contains specific guidance on development affecting the setting of listed buildings:

- a) no building of similar or greater scale should be erected close to the main subject of listing;
- b) the principal elevations of the Listed Building should remain visible from all significant viewpoints;
- c) the siting, design, scale, form, density and materials of new development should be sympathetic to the main item of listing and its ancillary development; and
- d) new development should not restrict or obstruct views of, or from, the Listed Building(s) or rise above and behind the building so that its silhouette can no longer be seen against the sky from the more familiar viewpoints.

The proposed building will be positioned a minimum of 50 metres from the listed building on the other side of the proposed open space. It will not limit or obscure key views of the terrace due to its position at the rear of the site. The scale of the building relative to the terrace will be mitigated by consistent datums at podium and frieze levels; setting back the upper floors; and forming the roof terrace barrier with glazing and clerestory step back that replicates the regular rhythm of the existing chimney/cornice of the terrace. The scale, massing and position of the building mean that it will not overwhelm or dominate the listed building. Consequently, the terrace will remain the prominent building on the street and will continue to benefit from a spacious setting as a result of the proposed public open space.

Historic Environment Scotland are a statutory consultee for development proposals that will affect Category A listed buildings and their setting. Their consultation response is therefore a material consideration in assessment of this planning application. Historic Environment Scotland do not consider that the proposed development will have a detrimental impact on the setting of St Vincent Crescent. They recognise that the flatted blocks to the south of the railway line detract from the setting of the listed building. The proposed building will obstruct views of these flatted blocks from the listed building. For reasons outlined in the 'Detailed Design and Landscaping' section below, the proposed development will deliver high quality and contextual architecture that will restrict views of the existing flats.

In summary, it is considered that the proposed development complies with SG 1 guidance on development affecting the setting of listed buildings. Furthermore, Historic Environment Scotland have not raised any concerns about the impact of the proposed development on the setting of the listed building. The proposal will not have an adverse impact on the setting of the listed building and will therefore preserve the special character of the listed building.

Demolition of Former Clubhouse

The proposed development requires the demolition of the former clubhouse building. The merits of retaining the clubhouse as part of a community facility have been assessed above. This section assesses whether the demolition of the clubhouse would preserve the character of the conservation area.

The clubhouse is part of the bowling club, which is identified by the conservation area appraisal as an important element of the conservation area's setting. The demolition of the clubhouse as part of a wider redevelopment of the site requires to be justified against the Development Plan.

This planning application is accompanied by an application for Conservation Area Consent for the demolition of the former clubhouse building (ref: 25/01221/CON). Consent has previously been sought to demolish the building in association with the former development proposals for the site. Conservation Area Consent has never been given for the demolition as consent to demolish should in general be given only where there is an acceptable redevelopment proposal. Consequently, in the decision notice for planning appeal 21/00090/CONA, the Reporter considered that "The impact of a cleared site could be, depending on how it was left and managed, visibly significant and detract from the character and appearance of the conservation area."

NPF4 Policy 7 states that the demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i) reasonable efforts have been made to retain, repair and reuse the building;
- ii) the building is of little townscape value;
- iii) the structural condition of the building prevents its retention at a reasonable cost; or
- iv) the form or location of the building makes its reuse extremely difficult.

SG 9 contains guidance on the demolition of unlisted buildings in conservation areas. Like NPF4, it requires applicants to demonstrate that the existing building is incapable of viable repair and re-use. It also requires the proposed replacement will preserve or enhance the character of the conservation area.

The clubhouse is not original to the bowling club and was likely constructed in 1980s or 90s. Its form and position relative to the bowling green are closely associated with its former use as a bowling club. The St Vincent Crescent Conservation Area Appraisal identifies the aspect afforded by the bowling

greens as an important element of the conservation area's setting. The clubhouse contributes to the character insofar as it is a component of Corunna Bowling Club.

The Case Officer for planning application 21/01687/FUL did not consider that the bowling club had "*particular architectural merit*". Furthermore, the Reporter for planning appeal 21/00090/CONA considered that "*Demolition of the building and green would not result in the loss of any features of special interest.*" They noted that "*Historic Environment Scotland suggested it was 'content with the demolition' when responding to a previous (withdrawn) application for conservation area consent in 2020.*"

It has been established through previous applications that the clubhouse in its own right does not make a significant contribution to the character of the conservation area. On this basis, it is not considered that the applicant must address the requirements of NPF4 (Policy 7 para f i) and iii)) or SG 1 (para 2.108 a)) by demonstrating that the building is incapable of viable of repair and re-use. Therefore, if an acceptable scheme to redevelop the site for an alternative use were to be approved, the demolition of the clubhouse could be supported.

For the reasons detailed elsewhere in this report, the proposed redevelopment of the site will preserve the character of the conservation area. With specific regard to its impact on the character of the conservation area, demolition of the clubhouse as a precursor to the proposed redevelopment is justified under NPF4 Policy 7 and SG 9.

It should be noted that the demolition of the clubhouse will generally only be supported where there is an acceptable proposal to redevelop the site. This is to ensure that the clubhouse is not demolished and the site left empty, which would fail to preserve the character of the conservation area. This has been addressed in detail in the Committee Report for 25/01221/CON.

Detailed Design and Amenity

Façade and Materials

When designing buildings in the historic environment, SG 1 (Part 1) encourages applicants to think about:

1. How the proposal acknowledges prevailing historical urban forms. Developments should respect existing building lines, datums, heights, surrounding roofscapes and the prevailing townscape's architectural ambition;
2. The logic and ordering of facades including materials that age well and complement their surroundings;
3. The proportions of the building and how solid-to-void ratios and architectural detailing;
4. The building entrance, its relationship to the street and the public/private interface.

SG 1 (Part 2) expects that materials on all new development, depending on the nature and scale of the development, will:

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

SG 1 (Part 2) specifies that natural sandstone will be the preferred main external building material on developments in Conservation Areas.

The 4-storey massing with clerestory step back above respectfully emulates the traditional massing of tenement typology and its qualities for civic engagement. The study of St Vincent's Crescent terrace has informed a proposed façade design that is evocative of the character of the Conservation Area whilst contemporary in its detailing and material use.

The material palette is well chosen, conveying quality, establishing a finely articulated reconstituted stone plinth to a robust sandstone façade, with lighter-weight contemporary crown of aluminium cladding and glass. Treating the Community Room as a contemporary feature within the grounds feels very apt given its highly public function. Planning conditions will control the materials and façade details.

Overall, the proposed buildings will be finished in robust, high-quality and contextual materials and the proposed façade strategy respects the architecture of the conservation area, especially the Category A listed terrace.

Landscaping

NPF4 Policy 23 (Play, recreation and sport) seeks to improve physical and mental health through provision of, and access to, outdoor recreation. CDP 6 as supported by SG 6 (Green Belt and Green Network) supports the enhancement of the green network to deliver improved links and multifunctional benefits. SG 1 (Part 1) sets out the broad principles for a successful open space, which should be useable, high quality and multi-functional.

Notwithstanding the open space protection issues set out earlier in this report, the public open space has the potential to be a high quality, multi-functional that provides a range of soft and hard landscaping, seating, recreation space and growing areas. The residents' garden and roof terrace will provide a generous amount of residents' garden offers further opportunities for play, biodiversity and relaxation.

The landscape proposal for the public open space has been designed to be flexible to accommodate the needs of future residents and the local community. The applicant has submitted a document outlining the development of potential landscape proposals. It has the potential to accommodate a range of functions such as picnic/barbecue areas, growing areas, games (e.g. chess, pétanque, ping pong), natural play, seating spaces and amenity space.

The design and functionality of the landscaped spaces are consistent with Development Plan principles. The final landscape design should be controlled by condition.

Privacy

SG 1 specifies that window-to-window distances between properties should be a minimum of 18 metres to protect the privacy of residents. The proposed building will be positioned comfortably in excess of 18 metres from nearby residential properties. There will be no adverse overlooking of existing neighbouring properties from the proposed building.

One of the refusal reasons for the previous application (ref: 21/01687/FUL) was that the proposed development layout would have failed to achieve appropriate privacy standards for the ground floor flats. In the current application, overlooking of the ground floor flats from the public open space will be limited by the landscaping strip and raised planters. This will ensure the amenity of residents is protected from overlooking from the public open space.

Daylight and Sunlight

SG 1 identifies that the Council's tool for assessing daylight and sunlight is the Building Research Establishment's (BRE) guide 'Site Layout Planning for Daylight and Sunlight: a guide to good practice'. The application is supported by a Daylight and Sunlight Impact Report which assesses the proposed development against BRE guidelines.

In terms of daylight, the report models the amount of daylight and that will be received by windows of neighbouring properties and the proposed development. The applicant identified the nearest neighbouring properties as 56-70 St Vincent Crescent, 71-72 St Vincent Crescent and 50-58 Minerva Way. For sunlight, the modelling shows the amount of sunlight that will be received by the proposed gardens and amenity spaces.

In line with the BRE guide, the Vertical Sky Component (VSC) test has been used to model the amount of daylight received by neighbouring windows if the proposed development is delivered. This test is one of the key metrics recommended by the BRE guide to measure daylight impact. The VSC modelling showed that 100% of the neighbouring properties achieve the desired VSC criteria. Consequently, the proposal will not have an adverse impact on daylight to neighbouring properties.

For the proposed building, none of the windows for the flats on the rear elevation achieve the VSC criteria. This is because the balcony overhangs prevent direct daylight from reaching the centre of the windows. These windows were tested using the illuminance method, which involves using climatic data to calculate the illuminance from daylight. The windows on the rear elevation all the windows achieve the lux target for the illuminance method and therefore comply with the BRE guidance.

All the proposed flats will be double or triple aspect. The windows on the front elevation of the building will have an open aspect and therefore receive high levels of daylight. It is acknowledged that daylight will be more restricted to the rear of the building; however, the daylight obstruction is in the form of balconies that will contribute to the high level of private amenity enjoyed by the properties and act as shading devices for sunlight to prevent overheating. Even then, using the illuminance method, it has been demonstrated that the windows will achieve an acceptable lux target. It is therefore considered that properties in the proposed development will receive an acceptable level of daylight.

With regard to sunlight, the Report uses the Annual Probable Sunlit Hours (APSH) test to assess the public open space, roof terrace, residents' garden and private balconies. The APSH is a measure of the amount of time that sunlight will reach a specific point over a one-year period. The Report demonstrates that all the spaces within the proposed development pass the APSH and will receive good levels of sunlight.

Overall, it is considered that the development will receive an acceptable level of daylight and sunlight whilst not having an unduly adverse impact on neighbouring properties. The proposal accords with the Development Plan in respect of daylight, sunlight and overshadowing.

Space Standards and Internal Amenity

The Glasgow Standard outlines the minimum design criteria for new housing funded through the Affordable Housing Supply Programme. It sets out an exemplar minimum standard for all new build housing in the city. The Glasgow Standard contains minimum space standards for new dwellings. A comparison between these space standards with the proposed flatted dwellings is set out in the below table. The size of the proposed flats greatly exceeds the Glasgow Standard.

Number of bedrooms/people	Glasgow Standard for One-storey dwellings (sq/m)	Proposed unit no's	Range of proposed unit sizes (sq/m)
2 bed / 4 person	73.5	5	90.4 (min) to 91.9 (max)
3 bed / 6 person	90.0	14	100.3 (min) to 157.5 (max)
4 bed / 8 person	120.5	1	179.8

All of the flats will be double or triple aspect and benefit from private outdoor space with a terrace or balcony. There will be shared outdoor space for use by residents in the form of the roof and rear gardens. Furthermore, every flat will benefit from open aspect views over the public space in front of the building. For these reasons, the flats will benefit from a high level of private amenity.

Noise & Vibrations

The site lies immediately adjacent to an active railway line and is affected by noise and vibrations from passing trains. NPF4 Policy 14 (Design, quality and place), Policy 23 (Health and safety) and SG 1 (Part 2) seek to protect the health of residents of development proposals by ensuring they are not adversely impacted by noise and vibrations.

A Noise and Vibration Assessment was submitted in support of the application. Noise from the adjacent railway line was measured at day and night to inform modelling for the proposed development. The assessment concludes that internal and external (balconies, gardens, open space) will meet the relevant British Standard criteria. The report recommends that acoustic trickle vents are used for bedrooms facing the railway line to ensure that internal noise levels at nighttime meet the criteria. Noise mitigation measures can be controlled by condition. The results of the vibration assessment found the probability of an adverse impact from the railway line was low.

Subject to conditions, the proposed development will not be adversely affected by noise or vibrations from the adjacent railway line.

Health & Safety

NPF4 Policy 23 requires that development proposals will be designed to take into account suicide risk. The proposed development will be designed in accordance with Scottish Building Regulations and this will be controlled through the Building Warrant process. This requires measures to minimise suicide risk to be incorporated into the proposed development. The proposal accords with Policy 23 in respect of suicide risk.

Sustainability, Energy, Climate Change & Natural Environment

NPF4 Policies 1 (Tackling the climate and nature crises) and 2 (Climate mitigation and adaptation) are overarching policies which seek to address the global climate emergency and nature crises. Development proposals should be sited and designed to minimise lifecycle greenhouse gas emissions and to adapt to current and future risks from climate change. The proposed development must be consistent with the aims of these policies.

Energy & Sustainability

NPF4 Policy 19 Heating and cooling and SG 1 Placemaking both support decarbonised solutions to heat and cooling demand. All new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources. The detail on how these policies should be implemented is contained in CDP 5 and SG 5 (Resource Management).

CDP 5 and SG 5 require new developments to be designed to reduce the need for energy from the outset. This can be achieved through careful siting, layout and design and should make the best use of energy efficiency techniques and materials. All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies (LZCGT). A Statement on Energy will be required to support all applications to which this policy applies. This must demonstrate that the proposal complies with the Gold level in each of the 8 aspects in the Technical Handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

The proposed development will take a fabric first approach to building design in order to reduce energy demand. Energy consumption will also be minimised through the implementation of energy efficiency measures. In terms of LZCGT, the Statement on Energy has appraised a variety of technologies and concludes that an individual dwelling approach to heating and hot water is the most appropriate and viable approach. The proposed energy strategy incorporates air source heat pumps, ground source heat pumps, photovoltaics and a heat exchange and recovery system.

The proposed energy strategy would achieve Gold level in accordance with CDP 5. The submitted information meets the requirements of the first stage of the CDP 5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion. Subject to condition, the energy strategy would comply with NPF4 Policy 19, SG 1, CDP 5 and SG 5 and is consistent with the aims of overarching policies NPF4 Policies 1 and 2.

Habitats, protected species and biodiversity

The Development Plan requires new development to protect and enhance the natural environment including habitats, protected species, biodiversity and trees. NPF4 Policy 3 (Biodiversity) requires development proposals to contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible. CDP 7 and SG 7 (Natural Environment) require surveys to be submitted with the application that demonstrate the proposal will not have an adverse impact on the natural environment.

The Preliminary Ecological Appraisal (PEA) confirms that areas of amenity grassland and hardstanding within the site are of poor ecological value. The areas of scattered broadleaved trees and dense/continuous scrub are of poor ecological value due to the lack of species diversity. The site has low suitability to support roosting bats with low suitability for supporting hibernating bats. It recommends a series of biodiversity enhancement measures including planting for pollinators, wildflower meadow, tree and hedge planting, rain gardens and the provision of natural and artificial homes for a variety of species. The Council's Natural Environment Officer has advised that positive effects for biodiversity are likely to be achieved if the biodiversity measures are implemented.

The majority of the site will be landscaped and therefore offers significant opportunities to enhance biodiversity. There will be opportunities to provide a mix of planting across the whole site in the public open space, residents garden and roof garden. It is the applicant's intention that tree and hedge planting will be native and climate resilient. It can be arranged to create new wildlife routes and reinforce existing routes. There will be a variety of rain garden and ornamental planting across the site that will benefit pollinators. There will be opportunities to install habitat boxes at suitable locations within the site.

Overall the proposal would comply with NPF4 Policy 3 and SG7.

Waste Hierarchy

NPF4 Policy 12 (Zero waste) encourages new development that is consistent with the waste hierarchy. The waste hierarchy seeks to minimise demolition. Notwithstanding the policy position on retention of community facilities, the clubhouse building is modest in size and the rest of the site is open space. There would not be a significant amount of demolition associated with the proposed development. No details are provided at this stage on how the waste would be managed. This is not unusual as it would usually be agreed via a planning condition on any subsequent planning approval.

Accessibility, Transport & Servicing

Local Living

NPF4 Policy 13 (Sustainable transport) aims to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Policy 15 (Local living and 20 minute neighbourhoods) promotes active travel in connected and compact neighbourhoods that support local living.

The site is located within walking and wheeling distance of Exhibition Centre railway station and bus stops on Argyle Street and Finnieston Street. It is a similar distance to Cranstonhill/Yorkhill Town Centre which contains a range of shops, services and facilities. The location of the site means that future residents will have the option of using active and sustainable travel to access a significant portion of their everyday needs.

Parking

SG 11 (Sustainable Transport) contains the Council's parking standards for new developments as detailed in the below table.

Type of parking	SG 11 standard	SG 11 requirement	Proposed
Cycle	1 space per unit	20 spaces	26 spaces (including 6 visitor spaces)
Vehicle	1 allocated (unallocated if on-street) space per dwelling unit for residents; and an additional 0.25 unallocated spaces per dwelling unit for visitors.	25 spaces	21 spaces (includes 1 accessible space).

The development will provide cycle parking in accordance with SG 11. Safe and secure spaces will be provided for 20 cycles in the basement. The 6 visitor spaces will be provided in an easily accessible location between the flatted block and community building.

In the basement, each dwelling will have a designated car parking space and one non-designated accessible space will be provided. In accordance with SG 1, each space will have a charging point for electric vehicles.

No visitor parking will be provided for vehicles. Whilst this is not a low/no car development, it should be noted that both NPF4 Policy 13 and CDP 11 support the development of low/no car housing on suitable sites. The site is in the inner urban area and within walking and wheeling distance of Exhibition Centre rail station and bus stops in Finnieston. On-street car parking is available on St Vincent Crescent and is controlled by the Kelvingrove CPZ. It is considered that the site is highly accessible and does not require additional vehicle parking for visitors.

Servicing & Bin Storage

SG 1 requires the development to include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. In accordance with SG 1, the internal bin store on the ground floor will be safe and secure. It will be sited in a discreet location that will minimise its visual impact on the principal elevation of the building. The development will be serviced from St Vincent Crescent.

SG 1 states that habitable rooms should not be located immediately above waste/recycling storage areas. There will be a bedroom located directly above the bin store. The proposed dwelling is a generously sized duplex flat with 157.5 sq/m of floorspace, three bedrooms, outdoor terraces to the front and rear and a first floor balcony. The dwelling will benefit from a high level of private amenity. Whilst the position of the bedroom is contrary to SG 1, it is considered that the overall level of private amenity offsets the potential issues associated with a bedroom located above the bin store.

Ground Conditions, Flood Risk & Drainage

Contamination & Remediation

NPF4 Policy 9 (Brownfield, vacant and derelict land and empty buildings) requires that, where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

The Council's Geotechnical and Land Remediation Officer has reviewed the applicant's Site Investigation Report and has recommended further site investigations and a remediation strategy.

Subject to these, the site can be made safe and suitable for the proposed development in accordance with NPF4 Policy 9.

Water Management & Drainage

NPF4 Policy 22 (Flood risk and water management) and CDP 8 (Water Environment) seek to minimise flood risk. Applicants must be able to demonstrate that development proposals will contribute to minimising and reducing flood risk; avoid increased risk of flooding from any source either within the development site or outwith the site as a consequence of the development; and avoid any increase in the quantity and rate of surface water run-off from the site. Proposals must make satisfactory provision for Sustainable Urban Drainage Systems (SUDS). SG 1 (Placemaking, Part 2) encourages design-led solutions that integrate SUDS into the wider landscaping scheme.

The Drainage Strategy submitted with the application proposes an integrated approach that utilises in-curtilage infiltration. Rain gardens will provide a sustainable mechanism for capture, treatment and controlled discharge of surface water. The rain garden will be planted with native species that can survive extremes in moisture. The integration of the rain gardens into the landscaping scheme will have significant placemaking and biodiversity benefits as well as providing drainage.

The Council’s Flood Risk Management Officer is satisfied with the information submitted in respect of flooding and drainage, subject to final details and calculations for the proposed surface water drainage system. Subject to agreement of these matters, the proposal accords with the Development Plan in respect of flooding, drainage and water management.

Developer Contributions

The Development Plan aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow’s resources, and that are appropriate to both the nature of the development and its location. Where appropriate, development will be expected to contribute to off-site infrastructure and facilities through developer contributions secured by a planning obligation.

NPF4 Policy 18 Infrastructure first supports development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes. Should the application be approved, the proposed development will be expected to contribute towards off-site open space and Clyde Fastlink. The justification for the contributions and method of calculation are set out in SG 6 Green Belt and Green Network (off-site open space) and SG 12 Delivering Development (Clyde Fastlink).

The development will increase the number of residential properties in the area and will therefore create additional demand for open space. Should the application be approved, it is expected that the development will make financial contributions towards off-site open space.

City Development Plan policy CDP 6 as supported by SG 6 (Green Belt & Green Network) set outs the policy justification for requesting developer contributions towards off-site open space. In accordance with SG 6, the development is expected to make a financial contribution of £44,659.18 towards the following types of open space.

Contribution Type	Value
Allotment Contribution (capital and maintenance)	£11,972.97
Outdoor Sport Contribution	£6,645.00
Quantity Contribution	£26,041.21
<i>TOTAL</i>	<u>£44,659.18</u>

The applicant is agreeable to paying this contribution and subject to them being secured via a legal agreement the proposal would then comply with this policy.

OTHER MATERIAL CONSIDERATIONS

Representations

Public comments are a material consideration that should be taken into account when assessing planning applications. A total of 246 representations were received of which 9 were in support and 237 in objection. The points of support and objection have been addressed below.

Objection comments

- Loss of open space in an area that is deficient in open space. The open space should be protected to prioritise the health and well-being of residents, the liveability and resilience of the city, and its sustainability and biodiversity.

Case Officer comment: The proposal is contrary to Development Plan policies which seek to protect and retain open space.

- Clubhouse building is capable of reuse

Case Officer comment: The applicant has submitted a document indicating that the clubhouse could be refurbished for a price that is consistent with BCIS average price data. A comprehensive survey of the building has not been provided and ultimately, it is not known for certain whether the building is capable of being reused.

- The proposed open space is not adequate mitigation for the overall loss of open space. Concerns about the proposed open space relating to its size, functionality, ownership, maintenance and sunlight.

Case Officer comment: The loss of open space has been assessed above and is contrary to the Development Plan. The previous bowling club was not publicly accessible open space and the current vacant site is not publicly accessible. The proposal would provide some publicly accessible open space which would be of benefit to the area, it does not outweigh the overall loss of open space and the potential for the whole site to be used to meet another aspect of open space need.

- Long-term maintenance and public accessibility of the proposed open space.

Case Officer comment: It is intended that maintenance would be the responsibility of future property owners.

- The applicant has not engaged with community or explored whether whole site could be used for an alternative recreational facility. The Friends of St Vincent Crescent Conservation Area have put together a business plan which would see the site being used for recreational and educational uses, including growing spaces and a children's play area.

Case Officer comment: Community engagement has been addressed above. It is acknowledged that engagement has been limited to redevelopment proposals that include a residential element.

- Description of site as brownfield land in application.

Case Officer comment: The site falls within the definition of brownfield land as defined within the Development Plan as it has been previously developed. There is a policy presumption in favour of developing brownfield land; however, this is subject to the proposal complying with various other policies such as those relating to protection of open space.

- Impact on Conservation Area and setting of listed building. References to original masterplan are not justification for development

Case Officer comment: These matters have been addressed above. The proposal will preserve the character of the conservation area and the setting of the listed building. Whilst the applicant has referenced the original masterplan in their submission, it has not been used as a reason to justify the Planning Authority's position. The impact of the development on the listed building and conservation area has been rigorously tested by the applicant using visualisations and comprehensive analysis of the existing townscape.

- Daylight, sunlight and overshadowing

Case Officer comment: The impact of the proposal on daylight and sunlight has been assessed above. The proposed development accords with BRE standards on daylight and will not adversely restrict daylight to neighbouring properties. The landscaped areas will receive an acceptable level of sunlight throughout the year.

- Privacy and overlooking

Case Officer comment: These matters have been addressed in detail above. The distance between the proposed residential development and existing residential properties will be far enough to ensure that there will be no adverse overlooking or loss of privacy.

- Noise, air pollution and disturbance during construction period

Case Officer comment: Any noise, pollution or disturbance would be temporary and associated with demolition and construction of the site.

- Traffic, parking and road safety

Case Officer comment: Cycle and vehicle parking will be provided for every dwelling proposed in the development. Parking will be off-road and concealed in the basement of the proposed building. The number of units proposed is relatively low and unlikely to result in significant additional traffic.

- Impact on natural environment and biodiversity

Case Officer comment: These matters have been addressed in detail above. The site at present is of poor ecological value. If the proposed biodiversity enhancement measures are implemented, the proposed development is likely to have a positive impact on biodiversity.

- Precedent for development of other bowling clubs

Case Officer comment: This has no bearing on the assessment of this planning application and is not a material consideration.

- Design, size and scale

Case Officer comment: These matters have been addressed in detail above. Overall, it is considered that the proposal is a high quality and contextual piece of architecture that respects the scale, materials and datums of the Category A listed St Vincent Crescent. The layout of the proposal will retain the open aspect of the conservation area whilst delivering a publicly accessible open space.

- Impact on property values

Case Officer comment: The impact of the development on property values is not a material planning consideration.

- Noise and vibrations - assessment does not consider impact of railway line

Case Officer comment: The Noise and Vibration Assessment report considers the impact of the railway line on the proposed development and is assessed in detail above. The report recommends noise mitigation measures to ensure that bedrooms on the south facing elevation are not adversely affected by noise at nighttime.

- Impact on transition to net zero, provision of car parking is contrary to net zero ambitions

Case Officer comment: The car parking spaces will have charging points for electric vehicles in support of the transition to net zero. The proposed energy strategy incorporates a range of low and zero carbon generating technologies and would achieve Gold level in accordance with CDP 5.

- Lack of tree planting to screen development from railway

Case Officer comment: It is not considered that tree planting is required specifically to screen the development from the railway. Views of the development from the railway line will be fleeting and are not protected or historically significant.

Support comments

- Provision of publicly usable open space and community room. Benefit to local community

Case Officer comment: These matters have been addressed in detail above. The provision of a publicly usable open space and community room would be a betterment on the site as it currently exists. It is however considered that the whole site has the potential to be used as a community facility and to meet another open space need. The whole site should therefore be protected for this purpose.

- Condition and inaccessibility of site does not contribute to community

Case Officer comment: These matters have been addressed in detail above. It is acknowledged that the present condition and inaccessibility of the site do not make contribution to the local community. It is however considered that the whole site has the potential to be used as a community facility and to meet another open space need. The whole site should therefore be protected for this purpose.

- Provision of new housing

Case Officer comment: The proposal would contribute to meeting housing need by delivering high quality flatted dwellings in an accessible location. A large number of the flats would be 3 and 4 bedrooms which will contribute to the area's housing mix.

- Impact on property values

Case Officer comment: The impact of the development on property values is not a material planning consideration.

- Design and scale

Case Officer comment: These matters have been addressed in detail above. Overall, it is considered that the proposal is a high quality and contextual piece of architecture that respects the scale, materials and datums of the Category A listed St Vincent Crescent. The layout of the proposal will retain the open aspect of the conservation area whilst delivering a publicly accessible open space.

Site History & Previous Reasons for Refusal

The Planning Authority is required to assess every planning application on its individual merits. When planning applications are assessed, it is important that the Planning Authority is consistent in the application of the Development Plan policies. The recent planning history of the site is a material consideration, especially since previous planning applications have been assessed against the Glasgow City Development Plan.

The previous application would have provided 20 flatted dwellings in a building with a similar design, scale and layout to the current application. Consequently, the refusal reasons for 21/01687/FUL are considered to be pertinent as they represent the Planning Authority's view on the most recent and similar proposal to the current application. In particular, it is considered prudent to provide commentary on how the assessment of the current application compares to refusal reason 5 of 21/01687/FUL.

Refusal reason 5 from 21/01687/FUL stated that "*The position of the proposed residential development will neither preserve nor enhance the character of the St Vincent Crescent Conservation Area.*"

The current scheme has been designed to address this refusal reason; the building line has been pushed back and the principal elevation redesigned to mitigate its scale. These amendments are acknowledged and considered to be positive moves. Notwithstanding, it is considered that there are some similarities between the schemes in relation to the impact of erecting a residential building on the southern part of the site.

Planning Officers are required to exercise their own independent professional judgement when assessing planning applications. The adoption of NPF4 as part of the Development Plan has reinforced the need for development proposals to protect and enhance conservation areas. The current policy position is consistent with that which was in place when 21/01687/FUL was assessed. Within this policy context, the above assessment reaches a different conclusion with regards to the impact of the current proposal on the conservation area.

The assessment of the current application concludes that the proposal will preserve the character of the conservation area. The position of the proposed building has been assessed and it is considered that the feeling of space and light that characterises this part of the conservation area will be preserved. It is acknowledged that this conclusion represents a difference of opinion to the previous Case Officer in terms of the impact of erecting a residential building on the southern part of the site.

Following advice at pre-application stage and during the application assessment process, the applicant submitted a more comprehensive analysis of the visual impact of the current proposal than was available for the previous application. The analysis provided more clarity on the impact of the proposal in relation to the key characteristics of the conservation area. This helped inform a different professional opinion on how the characteristics of the conservation area, as described in the conservation area appraisal,

should be interpreted and the extent to which, following the design changes, they are protected and enhanced by the proposed development.

The assessment of the current application reaches a similar conclusion in respect of other 21/01687/FUL refusal reasons, including those relating to protection of open space and community facilities. Refusal reason 8 relating to privacy of the proposed dwellings has been addressed by the current application (as addressed above under 'Privacy').

CONCLUSION & RECOMMENDATION

There are many positive aspects to the proposed development. The open space and community room would allow public access onto a site that has always been closed off. The design, materials and layout of the proposed development respect the special character of St Vincent Crescent Conservation Area and its Category A listed terrace. Twenty new homes would be provided in a highly accessible location. These would be larger 3 and 4 bed apartments that would contribute to the area's housing mix. Each property would benefit from a high level of amenity due to their size, aspect and access to private and shared outdoor spaces. It is considered that the quality of the development is such that it would set a new standard for residential infill development in Glasgow's historic environment.

The many positive aspects of the development do not outweigh the loss of open space. Access to open space is a fundamental principle of the Development Plan and the proposal will significantly reduce the amount of protected open space on the site. The open space has the potential to be used to meet another aspect of open space need and should be protected for this purpose.

The site is also protected as a community facility. It is acknowledged that a replacement community room and public open space would be delivered; however, no evidence has been submitted to demonstrate that engagement with the local community on using the whole site for an alternative community use has been carried out. The site has potential to be used for another community use, such as meeting a community-focussed aspect of open space need. The site should be protected for community use.

The application site has been protected as an open space and community facility by the City Development Plan since 2017, which is also when the bowling club was closed and sold for redevelopment. Over this period, a residential-led redevelopment of the site has never been supported. For the reasons set out in this report, the Council should maintain this position and protect the site as an open space and community facility. It is therefore recommended that planning permission is refused.

REASONS FOR REFUSAL

1. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
2. The development proposal is contrary to National Planning Framework 4 Policy 20 Blue and green infrastructure and Glasgow City Development Plan 2017 policies CDP 1 The Placemaking Principle & SG 1 The Placemaking Principle and CDP 6 Green Belt and Green Network & SG 6 Green Belt and Green Network, as detailed below.
3. The application site is classed as a protected open space in the Glasgow City Development Plan 2017 and is considered to have open space value under the criteria set out in Supplementary Guidance SG 6: Green Space and Green Network. The site is not large enough to deliver a replacement open space that meets the SG 6 Quality Standard alongside the proposed residential development. The loss of a significant proportion of the existing open space, which has the potential to contribute to the SG 6 Quantity Standard, is contrary to SG 6. The open space in its entirety has the potential to meet another aspect of open space need and should be protected for this purpose. The proposed development is not considered to better serve the local community or enhance the value of the space and is therefore contrary to Development Plan policy.
4. The application site is classed as a community facility by the Glasgow City Development Plan 2017. The community facility should be safeguarded as it has not been demonstrated that it is no longer needed by the community for another community or recreational use. The proposed development is not considered to better serve the local community or enhance the value of the space and is therefore contrary to Development Plan policy.

DRAWINGS

The development shall not be implemented in accordance with the drawing(s)

1. SVC-PPA-0-00-DR-A-0001 REV B	LOCATION PLAN Received 29 May 2025
2. SVC-PPA-0-00-DR-A-1020 REV B	GROUND FLOOR LAYOUT Received 29 May 2025
3. SVC-PPA-0-01-DR-A-1021 REV B	FIRST FLOOR LAYOUT Received 29 May 2025
4. SVC-PPA-0-02-DR-A-1022 REV B	SECOND FLOOR LAYOUT Received 29 May 2025
5. SVC-PPA-0-03-DR-A-1023 REV B	THIRD FLOOR LAYOUT Received 29 May 2025
6. SVC-PPA-0-04-DR-A-1024 REV B	FOURTH FLOOR LAYOUT Received 29 May 2025
7. SVC-PPA-0-05-DR-A-1025 REV B	FIFTH FLOOR LAYOUT - ROOF GARDEN Received 29 May 2025
8. SVC-PPA-0-B1-DR-A-1019 REV B	BASEMENT PLAN Received 29 May 2025
9. SVC-PPA-0-R6-DR-A-2601 REV B	ROOF LAYOUT Received 29 May 2025
10. SVC-PPA-0-XX-DR-A-1101 REV B	NORTH ELEVATION Received 29 May 2025
11. SVC-PPA-0-XX-DR-A-1102 REV B	SOUTH ELEVATION Received 29 May 2025
12. SVC-PPA-0-XX-DR-A-1103 REV B	EAST ELEVATION Received 29 May 2025
13. SVC-PPA-0-XX-DR-A-1104 REV B	WEST ELEVATION Received 29 May 2025
14. SVC-PPA-0-XX-DR-A-1120 REV B	ELEVATION STUDY - NORTH Received 29 May 2025
15. SVC-PPA-0-XX-DR-A-1121 REV B	ELEVATION STUDY - SOUTH Received 29 May 2025
16. SVC-PPA-0-XX-DR-A-1122 REV B	ELEVATION STUDY - EAST AND WEST Received 29 May 2025
17. SVC-PPA-0-00-SA-A-1001 C	SITE PLAN Received 8 July 2025
18. SVC-PPA-0-00-DR-A 0003	DEMOLITION PLAN- Received 29 May 2025

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

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/DHAN/10/02/2026

BACKGROUND PAPERS

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