REPORT OF HANDLING FOR APPLICATION 26/00535/FUL

ADDRESS	2178 Paisley Road West Glasgow G52 3SJ
PROPOSAL	Use of former bank (Class 1A) as betting shop (Sui Generis) and external alterations including air conditioning units to rear.

DATE OF ADVERT	**Adverts (Bad Neighbour)** Evening Times – published 17 April 2026
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	15 neighbour notification letters were issued to neighbouring properties, 1 neighbour land site was notified, and the application was included on the Weekly List of Applications. Four representations were received, all objecting to the proposed development. The following material objections were raised: • Overconcentration of betting shops in this area / within a few hundred yards of the application site. Another betting shop would result in an unacceptable clustering of betting shops. The proposal would result in a third betting shop within the same block and four total within 200m. • The additional betting shop will detract from the residential amenity of neighbouring residential properties and the character of the immediate area. • Contrary to SG4 Assessment Guideline 5 criteria a)(i) and b) as it will not have "enhance the vitality and viability of the town centre as it will only replicate existing uses and will fail to offer new services or facilities to the town centre" • Contrary to CDP 1 as the betting shop use is not distinctive in this location given existing betting shops in the same block and within the town centre. • Contrary to CDP 2 as the proposal does not protect and reinforce town centres as the preferred locations for uses which generate significant footfall. • Contrary to CDP 4 as the proposal does not maintain an appropriate balance of uses in the designated Local Town Centre, and would result in an overconcentration of betting shops in the area (as above). In addition to the above, the following non-material points were raised: • There is no evidence of need or demand for another betting shop in this location and it will not add value to the area. • This vacant unit should be occupied by a better retail offer for children and families instead of fast food outlets, pubs, barbers and betting shop uses. The above material points are considered in the assessment below.
PARTIES CONSULTED AND RESPONSES	None
PRE-APPLICATION COMMENTS	The applicant and agent did not seek pre-application advice or discussions with Glasgow City Council prior to submission of this application. Therefore, the case officer was unable to provide advice on whether the proposed development complied with the relevant Policy and Guidance of NPF4 and the City Development Plan. The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its planning staff in advance of

	making an application for any scale of development. As stated above, the agent and applicant failed to avail themselves of this service.

EIA – MAIN ISSUES	None
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	Not applicable
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	Not applicable.
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	Not applicable
S75 AGREEMENT SUMMARY	Not applicable
DETAILS OF DIRECTION UNDER REGS 30/31/32	Not applicable
NPF4 POLICIES	The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlikely previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to the application: Policy 1: Tackling the Climate and Nature Crises Policy 2: Climate Mitigation and Adaptation 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 27: City, Town, Local and Commercial Centres
CITY DEVELOPMENT PLAN POLICIES	CDP1 and SG1 (Part 2): The Placemaking Principle CDP4 and SG4: Network of Centres CDP11 and SG11: Sustainable Transport
OTHER MATERIAL CONSIDERATIONS	Report of the Glasgow Gambling Harms to the Glasgow City Council Wellbeing, Equalities, Communities, Culture and Engagement City Policy Committee dated 13 August 2026 Gambling Harms in Glasgow Update Report to the Glasgow City Council Wellbeing, Equalities, Communities, Culture and Engagement City Policy Committee dated 17 April 2025
REASON FOR DECISION	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.

	COMMENTS
PLANNING HISTORY	Extensive applications relating to advertisement and signage from previous use as a branch of TSB. The recent relevant planning history is: Ref: 25/01270/FUL Description: Use of bank (Class 1A) as restaurant (Class 3) with hot food takeaway (Sui Generis) and erection of flue. Decision: Refuse Ref: 24/02106/FUL Description: Erection of extract flue. Decision: Grant Subject to Condition(s) The above 2024 application is notable in this assessment as the extract flue has been built so this permission has been enacted.
SITE VISITS (DATES)	4 September 2025, in relation to a prior application (ref 25/01270/FUL)
SITING	The application property is the ground floor commercial unit in a single storey commercial building – split into 2no. commercial units – on Paisley Road West. It is within the designated Cardonald / Halfway Local Town Centre and within Ward 4 – Pollokshields. The application site is not a listed building, and it is not in a conservation area. The application property was occupied by TSB (formerly Class 2, now Class 1A) until it was made vacant in October 2024.

DESIGN AND MATERIALS	The proposed development comprises the change of use of the property from Class 1A to a betting shop (Sui Generis) and external alterations including:
	• Shopfront alterations including:
	  ○ Removal of existing overlarge box fascia and replacement with shorter fascia to carry through the existing fascia depth of the neighbouring unit at 2174 Paisley Road West;
	  ○ Replacement and decoration of existing gutter;
	  ○ Installation of external lighting bar over proposed signage location in the centre of the new fascia;
	  ○ Removal of existing ATM;
	  ○ Formation of 4no. large window openings through the enlargement 1no. existing window opening and the replacement of 2no. window openings with 3no. window openings and associated wall infill;
	  ○ Wall infill with full frontage finished in roughcast render painted white;
	  ○ Installation of new stall riser;
	  ○ Formation of fan light window and full length side window panel to replaced front door; and
	  ○ Removal of the existing roller shutter over front door.
	• Installation of 2no. air conditioner units to the rear of the building on the western elevation.
	• Replacement of 1no. satellite dish mounted on the rear, flat roof surface with 2no. new satellite dishes positioned in the same location.
	Design
	The external works proposed within this application are listed above and are shown on the submitted drawings.

	The submitted Proposed Shell Layout drawing shows the Proposed Ground Floor Plan for the unit which is relevant to the assessment of this application as it is seeking a change of use to a betting shop. Of specific relevance are the 4no. proposed internal digital screens, called *"Marketing TVs 75""* on the drawing, which are positioned adjacent to (and within 1m of) the window glazing on the shopfront and which face outwards towards the public pavement. The existing internal floorspace area within the commercial unit is 233 sqm and the gross external floorspace area is 254 sqm. No additional floorspace is being created. The proposed hours of operation are stated in the submitted Planning Statement as being as 08:00 – 22:00 seven days a week (every day). The application site boundary encloses the entire property boundary, including the enclosed outdoor area to the rear of the building. While there is no area within the floor plan showing dedicated waste and recycling storage, it is assumed that sufficient waste and recycling storage for trade waste produced by the proposed betting shop use could be securely stored within the outdoor enclosed area and uplifted as required. **Materials** All relevant materials and/or finishes are stated on the submitted drawings.
DAYLIGHT	Not applicable to this application.
ASPECT	The front elevation of the commercial unit faces south onto Paisley Road West.
PRIVACY	Not applicable to this application.
ADJACENT LEVELS	Not applicable to this application.
LANDSCAPING (INCLUDING GARDEN GROUND)	None proposed.
ACCESS AND PARKING	Access to the application property remains unchanged, albeit the front door is to be replaced as part of the shopfront alterations. The application property is within an area of High Accessibility for public transport, as defined in SG11 paragraph 6.9, and within the designated Cardonald / Halfway Local Town Centre, as defined in SG4 paragraphs 2.10, 2.11 and Table 3 – Local Town Centres. There is no proposed change to vehicle parking for the site. No off-site provision exists, and no off-street provision is proposed. While it is noted that the surrounding area does have ongoing parking issues, the continued use of on-street parking for visitors and employees to the application property is appropriate and compliant with the SG11 maximum vehicle parking standards as set out in Table 3.3 for the existing and proposed use which most closely falls under *"Retail – Non-Food"* for the purposes of SG11 Table Type of Development categories. No cycle parking exists within the application site, or is shown in the proposed development. This is contrary to the SG11 minimum cycle parking standards required by paragraphs 4.3 and 4.4 and as set out in Table 2.3 for the proposed use, which most closely falls within the category of *"Retail – Non-Food"*, and requires a minimum of 2 cycle parking spaces for customers as well as 1 cycle parking space for employees as the floorspace area is between 200 and 400 sqm. There are no public cycle parking racks in visual proximity to the site. The nearest cycle parking is 2no. Sheffield racks, uncovered, and located at the corner of Cardonald Place and Paisley Road West, a 2 minute walk away. As currently shown in the submitted drawings, the proposed development does not comply with SG11 paragraphs 4.3 and 4.4 and Table 2.3. No cycle parking is proposed although it could be provided within the enclosed outdoor area to the rear of the unit. Conditions could be applied to a Decision Notice to require cycle parking be installed prior to the occupation of the unit.

	Cardonald itself is suburban character and car use remains a dominant mode of travel. This is clear from the parking behaviour in the immediate area which includes parking on pavements, on both sides of narrow streets, and in double yellow locations.
SITE CONSTRAINTS	The site is within a low risk area for the Coal Authority.
OTHER COMMENTS	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. 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 any other material considerations (including objections and supplementary guidance) have been satisfactorily addressed. Each development proposal will be considered on its individual merits and must respond to its setting appropriately to ensure protection and enhancement of amenity in the area. In respect of (a) and (b), the Development Plan comprises the National Planning Framework 4 adopted 13th February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017. The proposed development complies with **Policies 1 and 2** of NPF4 as, in principle, the change and reuse of an existing commercial unit in a Local Town Centre and in an established area of the city with high accessibility to public transport is consistent with compact urban growth. **Policies 9 and 12** of NPF4 are similar in its intent to **CDP4 and SG4** with regards to directing development to the right locations, in this case sites within the designated network of centres, and promoting the reuse of existing buildings, such as vacant commercial units. Policy 9 criteria (d) states that: *"Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. …"* Policy 12 criteria (b) states that: *"Development proposals will be supported where they;* *i. reuse existing buildings and infrastructure; …"* SG4 paragraph 2.3 states that *"Within the Network of Centres there is a hierarchy of Town Centres consisting of the City Centre, Major Town Centres and Local Town Centres. These are the preferred locations for retail, commercial leisure and complementary uses. …"* SG4 paragraph 2.5 continues that the *"following principles will guide the management of development in Town Centres:* • *Support local services in accessible locations;* • *Maintain an appropriate balance between retail and other uses;* • *Promote local distinctiveness and the quality of the physical environment;* • *Encourage enterprise and accommodate new local business; and* • *Protect them from development elsewhere that would undermine their vitality and viability."* SG4 paragraph 2.11 states that: *"In addition to their primary shopping function, the accessibility of these centres makes them appropriate locations for a range of other uses that provide a service to the*

	public, including professional services (such as banks and estate agents), community uses (such as health centres and post offices) and also leisure and entertainment uses (such as gyms, restaurants and public houses). These other uses provide additional reasons to visit and help to generate activity at different times of the day. It is important however, that their introduction does not undermine the shopping function or overall health of the Centre. Assessment Guideline 5 sets out criteria that seek to protect the existing level of retail whilst also permitting non-retail uses in appropriate circumstances, and Section 4 sets out additional assessment guidelines for food, drink and entertainment uses in Town Centres." Officer's Assessment – the application site is a vacant commercial unit in an existing building and appropriate weight must be given to its reuse and the economic benefits of bringing it back into use through conversion. There is in principle support in Policy 9 criteria (d) and Policy 12 criteria (b) in that regard for the proposed change of use. However, due weight must also be given to the requirements and qualifications set out in CDP4 and SG4 for directing and managing development in Local Town Centres such as Cardonald / Halfway. As stated in SG4 paragraph 2.11, the primary function of Local Town Centres is for shopping, i.e. former Class 1 use now Class 1A, and protecting Class 1A use in these centres is a fundamental objective of the CDP4 and the relevant SG4 Assessment Guideline policies. While other uses may benefit the centre, their introduction must not undermine the shopping function or overall health of the centre. This is covered further in the assessment within this Report against Policy 27 and CDP4 and SG4. In short, the support offered by Policy 9 to reuse the vacant unit does not outweigh the requirement to protect the primary function of the centre as a location for shopping and Class 1A uses, especially if the centre itself is assessed to have acceptable levels of vacancy. **Policy 12** is similar in its intent to **CDP1** and **SG1 (Part 2)** with regards to waste management for change of use proposals. Policy 12 criteria (c) states that: *"Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:* *ii. provision to maximise waste reduction and waste separation at source, and* *iii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities"* SG1 (Part 2) paragraph 7.1 requires that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection. All waste areas must be located discreetly so as to have no adverse visual impact or cause traffic / noise nuisance to neighbours. Applicants must provide full details of the provision of waste storage, recycling and collection in the initial submission for planning permission. Officer's Assessment – the proposed development does not show on the submitted drawings the location of waste and recycling storage, as required by these policies. It is noted that the submitted Planning Statement does state in paragraph 5.26 that *"Waste and recycling will be stored in designated, secured bins within the rear yard area which will be inaccessible to customers and out of public view."* This information could be conditioned as the application site boundary encompasses the external outdoor yard area. However, as submitted the proposed development does not comply with Policy 12 criteria (c) and to SG1 (Part 2) paragraph 7.1. **Policy 13**, **CDP4** and **SG4,** and **CDP11** and **SG11** aim to ensure all proposed developments deliver appropriate sustainable transport, including for betting shop (Sui Generis) developments within designated Local Town Centres. Policy 13 criteria (b) states that:

	"Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they: *ii. Will be accessible by public transport, ideally supporting the use of existing services; …* *v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking"* SG11 paragraphs 4.3 and 4.4 requires cycle parking in new development and redevelopment proposals (including changes of use) to be in line with criteria (a) – (g) and to meet the minimum cycle parking standards set out in tables, including Table 2.3. SG11 paragraph 6.7 states that parking provision for minor non-residential developments should be assessed against the maximum parking standards set out in tables, including Table 3.3 and 3.4. Officer's Assessment – see the full assessment in the Access and Parking section of this Report above. In summary, no off-street vehicle parking facilities are proposed, however, the development is located in a High Accessibility public transport area in Cardonald which has a suburban character. The proposed continued use of existing on-street vehicle parking is appropriate and complies with SG11 paragraph 6.7 and Table 3.3. However, given the suburban character of Cardonald and the existing traffic and parking congestion in the immediate area of the application site, it is considered that the proposed change of use of a large vacant commercial unit to a betting shop (Sui Generis) business may contribute to the existing vehicle parking issues. No proposed or existing cycle parking for visitors or employees is shown within the application site, although this could be conditioned as the application site boundary encompasses the external outdoor yard area. As such and as submitted the proposed development does not comply with Policy 13 criteria (b) and with SG11 paragraphs 4.3 and 4.4. and Table 2.3 as the minimum required 3no. cycle parking provision is not demonstrated. **Policies 14 and 15** of NPF4 and **CDP1** and **SG1 (Part 2)** share the same objectives to promote quality spaces, places and environments through well designed development that uses a design-led approach that applies the Place Principle. Policy 15 goes further in its intent to promote the application of the Place Principle to create connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance from home. These policies explicitly state that development which is detrimental to the visual and residential amenity of a site and the surrounding area, or detrimental to the health and wellbeing of people and places, will not be supported. This applies to change of use proposals where the new use may detract from the amenity of existing properties and areas. Policy 14 criteria (a) states that *"Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale."* Policy 14 criteria (b) continues that *"Development proposals will be supported where they are consistent with the size qualities of successful places: …"* which are Healthy, Pleasant, Connected, Distinctive, Sustainable, and Adaptable. Policy 14 criteria (c) requires that: *"Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or are inconsistent with the six qualities of successful places, will not be supported."* Policy 15 criteria (a) states that: *"Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:* • *Sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;*

- *Employment;*
- *Shopping; …"*

SG1 (Part 2) paragraph 2.69 criteria (b) states that:

"Uses which prove acceptable to the Council will require to provide adequate screening for any outside storage of materials and introduce traffic mitigation measures, where appropriate, in order to preserve the amenity of the surrounding residential area."

SG1 (Part 2) paragraph 3.6 requires *"Proposals for alterations to shops and other commercial buildings should:*

a) respect the period, style and architectural character of the building;

b) not detract from the historic character of a listed building or property within a conservation area, see also SG9 – Historic Environment; and

c) not adversely affect residential amenity as a result of noise, vibration, etc."

SG1 (Part 2) paragraph 3.7 qualifies that all additional fittings to commercial units and shopfronts should not detract from the visual appearance of the building by obscuring the active shop window or adding clutter to the building.

SG1 (Part 2) paragraph 3.8 continues that for frontage alterations:

a) "alterations to frontages should always be designed to take account of the age and style of the buildings in which they are located;

b) on older properties (e.g. tenements), the original fascia should be retained or, if it is concealed by a dropped fascia (see Definition), this should be removed and the original fascia reinstated. If a sub-fascia is fitted, this should be glazed (the glazing could be reflective, coloured or etched if it is hiding fittings or existing lowered ceilings). Glazing should run from the bottom of the fascia down to the pavement. A stallriser may be used; …

f) extensive use of tiles or render is discouraged."

SG1 (Part 2) paragraph 3.11 states that for air conditioning units:

a) "external fittings such as air conditioning units should be located out of sight of public view, on rear/side elevations, concealed on a roof, or in back yards;

b) within residential buildings, units should be located to minimise noise and vibration. In general units should be located away from any residential window; …"

Officer's Assessment – the proposed change of use to a betting shop (Sui Generis) is unlikely to be directly detrimental to the residential amenity of the nearest first floor flat at 2182 Paisley Road West (to the west of the application site) or to the nearest dwellinghouses to the north which are 11 and 15 Lamington Road resulting from noise. And the proposed air conditioning units are acceptable in their siting and are unlikely to create unacceptable noise issues for these residents, in compliance with SG1 (Part 2) paragraph 3.11 criteria (a) and (b).

Following negotiations between the officer and the applicant's agent and the submission of revised drawings, the proposed shopfront alterations are considered a visual improvement on the existing commercial unit and would be a betterment to the character of the unit, the building group (the application property and the attached 2174 Paisley Road West), and town centre and are considered in alignment with the Adaptable quality of successful places as described in Policy 14 criteria (b) and the requirement of Policy 14 criteria (a). The shopfront alterations comply with SG1 (Part 2) paragraphs 3.6 – 3.8.

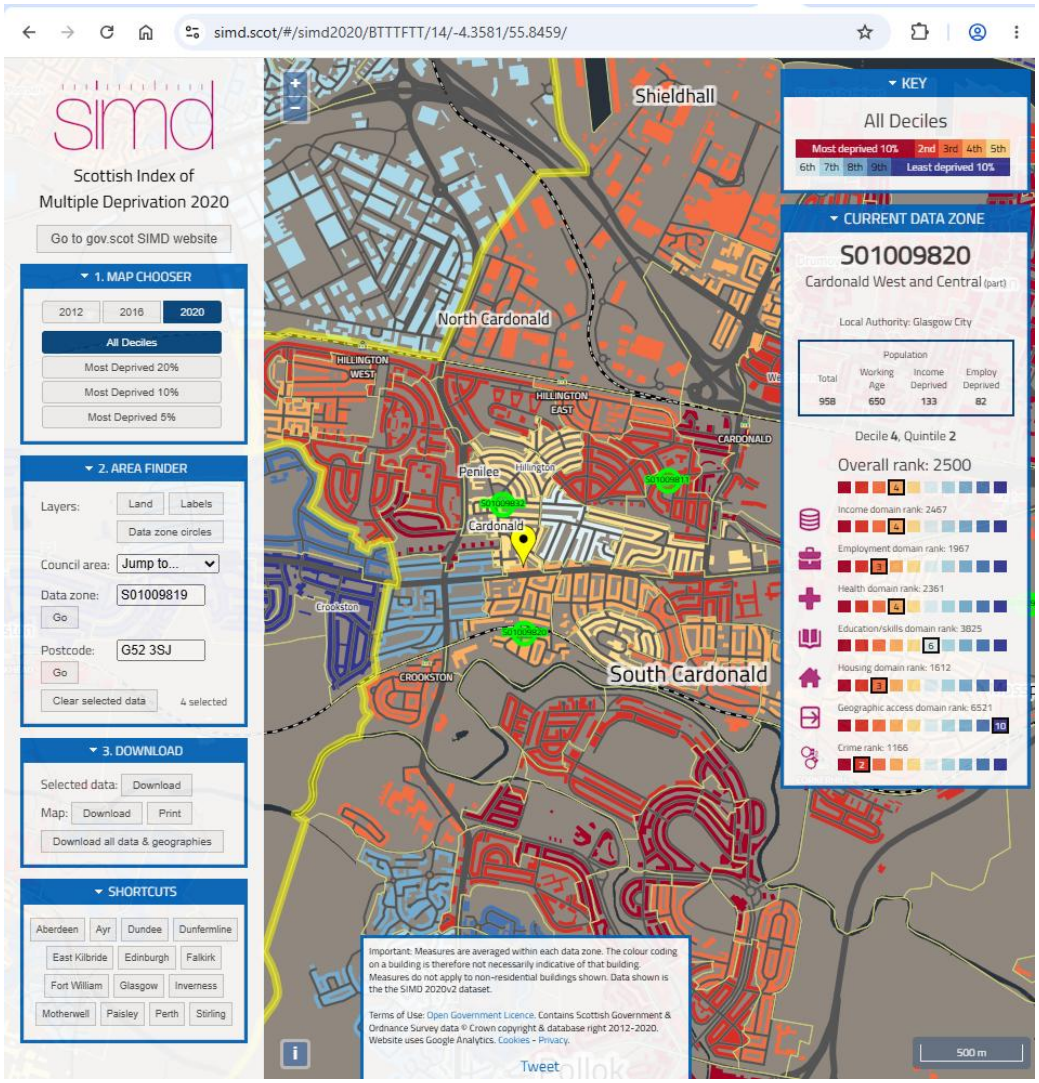
By virtue of the site's location in the Local Town Centre and an area of high accessibility, bringing the unit back into active use is supported by Policy 15 criteria (a) as it will contribute to local employment and is accessible by public transport.

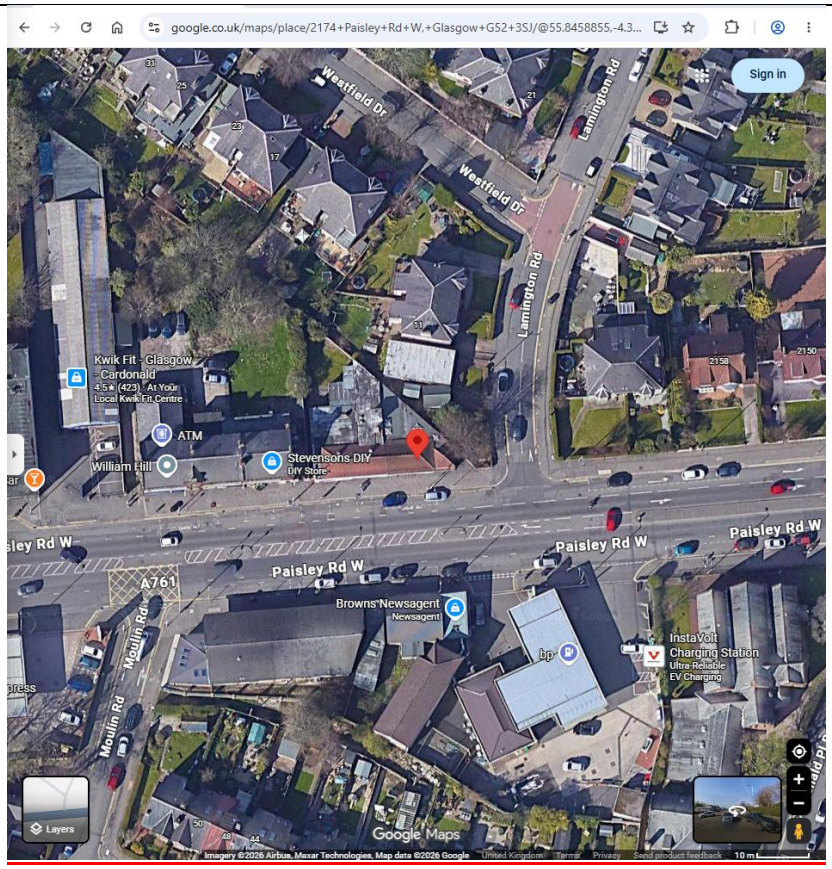
However, the proposed betting shop use is contrary to the Healthy quality of successful places. As stated in the recent Report of the Glasgow Gambling Harms as submitted to the Glasgow City Council Wellbeing, Equalities, Communities, Culture and Engagement City Policy Committee on the 13 August 2026:

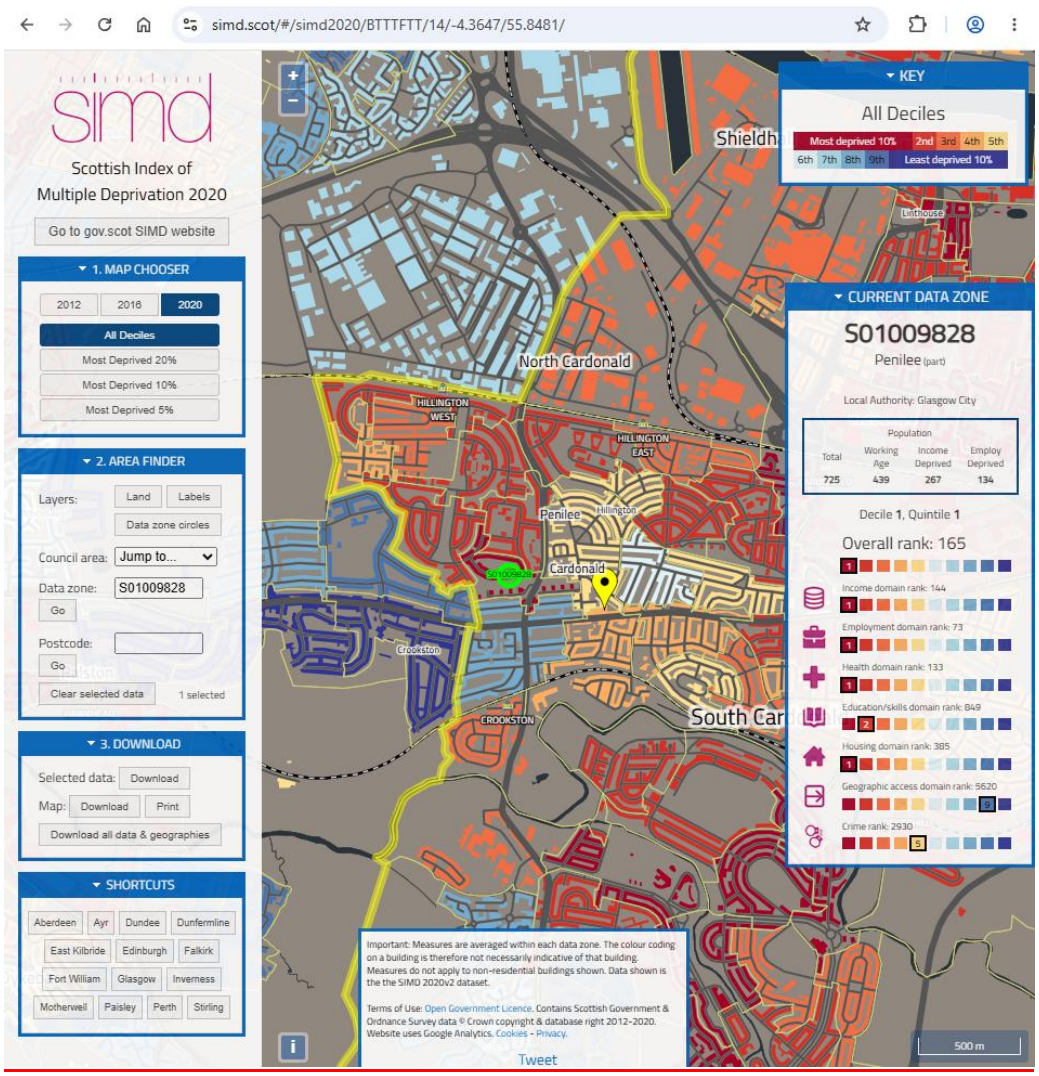
- *"Glasgow has the highest estimated fiscal cost of gambling harm in Scotland (over £15m per year).*
- *42% of betting shops are in the most deprived quintile of the city.*
- *Online gambling has increased rapidly, compounding inequality-driven harm.*
- *Gambling-related harms are strongly linked to debt, mental ill-health, family breakdown, and suicide risk."*

According to the Scottish Index of Multiple Deprivation 2020 data (the most recent data), the application site is within data zone S01009820 Cardonald West and Central (part) and within the 4th most deprived decile (out of 10, so 1 being the 10% most deprived and 10 being the 10% least deprived) and second most deprived quintile, and it serves areas within a range of Decile 1 to Decile 8. Data zone S01009828 Penilee (part), which Decile 1, is within 400m walking distance of the application site and is served by Cardonald / Halfway Local Town Centre. See images taken from the SIMD Map below on the following pages.

The proposed betting shop use, with particular reference to the existence of 2no. existing betting shops within this street block of the Centre (Betfred and William Hill on Paisley Road West) as well as Ladbrokes at 52 Hillington Street South within 250m, in this location is considered to be contrary to Policy 14 criteria (c) as it would not result in contributing to a Healthy place by virtue of it having a negative impact on the health and well-being of local residents with particularly consideration to residents living in disadvantaged areas in proximity to the site.




google.co.uk/maps/place/2174+Paisley+Rd+W,+Glasgow+G52+3SJ/@55.8458855,-4.3...
Sign in
Westfield Dr
Lammington Rd
Kwik Fit - Glasgow - Cardonald
ATM
William Hill
Stevensons DIY
DIY Store
Paisley Rd W
A761
Moulin Rd
Browns Newsagent
Newsagent
InstaVolt Charging Station
Ultra-Reliable EV Charging
Layers
Google Maps


simd.scot/#/simd2020/BTTTFTT/14/-4.3647/55.8481/
simd
Scottish Index of Multiple Deprivation 2020
Go to gov.scot SIMD website
1. MAP CHOOSER
2012
2016
2020
All Deciles
Most Deprived 20%
Most Deprived 10%
Most Deprived 5%
2. AREA FINDER
Layers:
Land
Labels
Data zone circles
Council area:
Jump to...
Data zone:
S01009828
Go
Postcode:
Clear selected data
1 selected
3. DOWNLOAD
Selected data:
Download
Map:
Print
Download all data & geographies
SHORTCUTS
Aberdeen
Ayr
Dundee
Dunfermline
East Kilbride
Edinburgh
Falkirk
Fort William
Glasgow
Inverness
Motherwell
Paisley
Perth
Stirling
KEY
All Deciles
Most deprived 10%
2nd
3rd
4th
5th
6th
7th
8th
9th
Least deprived 10%
Shieldh
North Cardonald
HILLINGTON WEST
HILLINGTON EAST
Penilee
Cardonald
Crookston
CROOKSTON
South Car
CURRENT DATA ZONE
S01009828
Penilee (part)
Local Authority: Glasgow City
Population
Total
Working Age
Income Deprived
Employ Deprived
725
439
267
134
Decile 1, Quintile 1
Overall rank: 165
Income domain rank: 144
Employment domain rank: 73
Health domain rank: 133
Education/skills domain rank: 849
Housing domain rank: 385
Geographic access domain rank: 5620
Crime rank: 2930
Important: Measures are averaged within each data zone. The colour coding on a building is therefore not necessarily indicative of that building. Measures do not apply to non-residential buildings shown. Data shown is the the SIMD 2020v2 dataset.
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Policy 27 is similar in its intent to **CDP4** and **SG4** which directs appropriate development within designated city and town centres, using the Town Centre First approach to help these centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Appropriate development protects and enhances the character and amenity of existing uses, including residential amenity of properties and the health and wellbeing of the community.

Policy 27 criteria (a) states that:

"Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported."

Policy 27 criteria (b) is not considered to apply to this proposal as the betting shop use will not generate "significant" footfall. It is an existing unit that recently generated footfall for as a bank. The proposed change of use will likely generate more footfall and at different hours within the day / week, which has traffic and parking and amenity impacts as assessed above and below, but it is of a scale that will not be significantly more than the footfall for the existing unit and which would require a designated centre location.

Policy 27 criteria (c) qualifies the general support in criteria (a) by stating that:

"Development proposals for non-retail uses will not be supported if further provision of these services will undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas. These uses include:

i. Hot food takeaways, including permanently sited vans;

ii. Betting offices; and

iii. High interest money lending premises."

SG4 paragraphs 2.10 and 2.11, and Table 3 – Local Town Centres, confirms that Cardonald / Halfway is a designated Local Town Centre. The principal aim of Local Town Centres is to provide a primary retail shopping function by utilising the compact urban form, typically a high street and tenements with ground floor commercial and residential above, and dense local population to support retail. Non-retail uses including betting shops (Sui Generis) are secondary uses and their introduction to a centre through the change of use of existing Class 1A (i.e. retail or shopping) units must *"not undermine the shopping function or overall health of the centre."* The aims of Local Centres are set out in Table 3.

SG4 Assessment Guideline 5: Proposed Non-Retail Uses within Local Town Centres requires that:

"In assessing proposals within Local Town Centres, the Council will seek to maintain a sustainable level of retail within each Centre, whilst also supporting other appropriate uses in order to enhance the vitality of these Centres.

a) If the proportion of ground floor Class 1 shop units is more than 70%, applications for change of use from Class 1 to non-Class 1 may be considered favourably where it can be demonstrated that the proposal will:

*i. Contribute positively to the character and appearance of the Town Centre and provide an active frontage; **and***

ii. Not have an unacceptable effect on town centre or residential amenity.

*b) If the proportion of ground floor Class 1 shop units is less than 70%, applications for change of use from Class 1 to non-Class 1 may be permitted where it is demonstrated that the proposal will satisfy a)(i) and (ii) above **and** will achieve at least **one** of the following:*

i. Protect the retail function of the Centre by resulting in not more than 3 adjacent non-Class 1 units within a street block;

*ii. Deliver the re-use of long-term vacant premises**; and/or*

iii. Accord with the relevant Spatial Supplementary Guidance.

	c) It will not be necessary to satisfy the criteria within Section b) where there is a long-term pattern of vacant units in a Centre (ie. where the vacancy rate has exceeded 10% for the preceding 2 years or more). *d) The loss of an operating retail unit, where there are vacant units in a Centre, will normally be resisted.* *Note:* *For **food, drink and entertainment uses**, refer also to Assessment Guidelines 10-14.* ** All calculations should include vacant units.* *** Long-term vacant units are those where the unit is unoccupied and an appropriate marketing exercise has been carried out over a minimum 12 month period (or 18 months if the unit is a significant Class 1 unit, such as a large supermarket or major department store) and has been unsuccessful in attracting Class 1 operators. The applicant will be expected to submit documentation to include details of floorspace, costs and length of lease offered to interested parties to ensure these factors are not unnecessarily acting as a deterrent to Class 1 use. This will remain confidential information. Temporary uses (open for less than 12 weeks and in accordance with the lawful use) will contribute towards the 12 month vacancy period, provided the marketing exercise is ongoing during that period."* Officer's Assessment – the proposed change of use from Class 1A to a betting shop (Sui Generis) for this specific property is contrary to Policy 27 criteria (c), CDP4 and SG4. The proposal is contrary to Policy 27 criteria (c) as the change of use to this non-retail use will likely *"undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas"* which in (c)(ii) specifically references *"Betting offices"* as a non-retail use to be considered. As demonstrated in the assessment above, the increase in footfall to the unit has not been demonstrated to be mitigated with sufficient cycle parking within the application site and insufficient information has been submitted about waste storage and management for the proposed use. There is not a demonstrated, evidence-based demand for a fourth betting shop within 250m of one another on Paisley Road West and Hillington Street South, and its addition is considered to have a clustering effect which will detract from the character of the area. It is also therefore contrary to the following aims set out in SG4 Table 3 to *"Maintain a balance between retail and non-retail uses that protects the shopping function and permits other appropriate town centre uses."* This loss of character outweighs the general support stated in Policy 27 criteria (a) and SG4 paragraph 2.11 and Table 3 – Local Town Centres. According to the most recent Town Centre Survey, which is the planning authority's annual retail survey and was undertaken for the Cardonald / Halfway Local Town Centre on 5 September 2025, the application site is within the Paisley Road West street block between Lamington Road and Hillington Road South. Within this block there are: • 22 commercial units. • Of those 22 commercial units, 14 are in Class 1A use. Therefore 63.6% of the total units are in Class 1A use. • The remaining 8 units are in Sui Generis use. 5 are hot food takeaways (22.72%), 2 are betting shops (9.1%) and 1 is a public house (4.54%). Therefore 36.4% of the total units are in Sui Generis uses and of those 9.1% are betting shops. • As of the 5 September 2025, none of these units were vacant. Within the Cardonald / Halfway Local Town Centre area, there are: • 153 commercial units. • Of those, 100 units are in active Class 1A use which is 65.4%. • The remaining units are in active Class 3 (12 units, 7.8%) and Sui Generis (29 units, 19%) uses. There are no other active uses.

- There are 12 vacant units (7.8%). 10 are vacant Class 1A uses. 2 are vacant Non-Class 1A uses.
- As of 21 August 2026, there are five betting shops within the entire Cardonald / Halfway Local Town Centre. They are:
    - Ladbrokes at 52 Hillington Road South – which is within approximately 250m walking distance of the site;
    - Betfred at 2246 Paisley Road West – which is within 150m walking distance of the site and within the same block;
    - William Hill at 2192 Paisley Road West – which is within 50m walking distance of the site and within the same block;
    - William Hill at 1828 Paisley Road West – which is within approximately 850m walking distance of the site;
    - Betfred at 1601 Paisley Road West – which is within approximately 1.5 km walking distance of the site.

The proposal is therefore contrary to SG4 Assessment Guideline 5 criteria (b) and it does not meet criteria (a)(i) and (a)(ii). This is a principal policy requirement which cannot be changed through revised design or the submission of further information.

- Criteria (b) – the proportion of ground floor Class 1A units in this street block frontage is 63.6%, which is less than 70%. As such the proposal has to meet at least one of criteria (b)(i) – (b)(iii). It meets criteria (b)(i) as the proposal would not result in more than 3 adjacent non-retail uses within the street block. It meets criteria (b)(ii) as the proposal would deliver the re-use of a long-term vacant premises as per the definition *"the unit is unoccupied and an appropriate marketing exercise has been carried out over a minimum 12 month period… and has been unsuccessful at attracting Class 1 [or Class 1A] operators".* The applicant's submitted marketing evidence states that only hot food takeaway and BoyleSport have been interested in occupying the unit.
- Criteria (a)(i) – the application has been submitted with drawings that do not sufficiently demonstrate that the change of use of the unit will positively contribute to the character and appearance of the Local Town Centre and provide an active frontage. Active frontage is defined in pdf page 35 of SG4 as *"ACTIVE FRONTAGE – Ground floor building frontage which features significant areas of clear glazing and offers views into and out from the premises. Where appropriate for Class 1 or Class 3 uses, window displays featuring goods for sale or fresh produce available in the premises are also considered active frontage. For the avoidance of doubt; sub-fascia advertising, window vinyls or betting odds information are not considered to contribute towards active frontage."* As shown on the submitted floor plan, the proposal does not offer views into and out of the premises due to the internal wall with screens facing into the unit. Following negotiation with the applicant's agent 4no. internal TV display screens which faced towards the window glazing have been removed from the proposed development to step towards providing an active frontage, however and on balance, the internal wall still does not provide an active frontage as defined in SG4.
- Criteria (a)(ii) – the additional loss of a Class 1A unit to a betting shop (Sui Generis) use at this location with three operating betting shops within 250m of the application site will have an unacceptable detrimental effect on the character and appearance of this Local Town Centre. Within the street block itself, the reduction from 14no. Class 1A units to 13no. Class 1A units will result in a percentage drop to below 60% (i.e. 59.1%). This part of the centre has more than enough non-Class 1A and specifically sui generis uses that are identified in Policy 27 (c) as uses which may *"undermine the character and amenity of the area or the health and wellbeing of communities, particularly in disadvantaged areas"*. This conclusion is further supported by the assessment in relation to Healthy quality of place and the SIMD data zone of the application site and data zones within the immediate surrounding area.

	• Criteria (c) – At the time of the application's submission, the unit is a long-term vacant unit as it has been vacant for more than 12 months (since October 2024), but there is not a long-term pattern of more than 10% vacant onits in the centre as defined in criteria (c). This doesn't apply. **Officer Conclusion** On balance, the likely detrimental impact to the character, amenity and viability of the principal retail function outweighs the potential positive contribution to the vitality of the Cardonald / Halfway Local Town Centre. There is not an excess of long-standing vacant units on this street block or the wider town centre that would justify the need for this betting shop use to be granted permission in this specific unit. Moreover, the clustering of 4no. betting shop units in the location is not supported. It is acknowledged, as per the agent's Planning Statement, that the unit at 2 Hillington Road South was occupied by PaddyPower but this historic presence does not justify the introduction of a new betting shop use in a different vacant Class 1A unit. With the recent expansion of permitted development for change of uses and the broadening of uses through the creation of Class 1A, the unit although still vacant is likely to attract and accommodate a range of retail and other non-retail uses which would maintain and enhance the amenity of the building and the surrounding area. The marketing evidence is noted but it does not yet outweigh requirement of SG4 to *"Maintain a balance between retail and non-retail uses that protects the shopping function and permits other appropriate town centre uses."* In respect of (a), the proposed development is in not accordance with the statutory Development Plan. As submitted, it is contrary to NPF4 Policy 12 criteria (c), Policy 13 criteria (b), Policy 14 criteria (c), and Policy 27 criteria (c). It is also contrary to SG1 (Part 2) paragraphs 2.69 and 7.1; to SG4 paragraphs 2.10 and 2.11, Table 3, and Assessment Guideline 5; and to SG11 paragraphs 4.3 and 4.4 and Table 2.3. Regarding part (b), four material objection representations were received from third parties. Based on the assessment above and comments received there are no further material considerations which would justify the application is granted planning permission. It is recommended that this full planning permission application be refused.
RECOMMENDATION	**Refuse**

Date	24 August 2026	DM Officer	Lauren Springfield
Date	25/08/2026	DM Manager	Ross Middleton

Reasons for Refusal

01. 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.

02. The proposed development is contrary to NPF4 Policy 12: Zero Waste, Policy 13: Sustainable Transport; Policy 14: Design, Quality and Place, and Policy 27: City, Local and Commercial Centres, and it is contrary to City Development Plan Policies CDP1 and SG1 (Part 2): The Placemaking Principle, CDP4 and SG4: Network of Centres, and CDP11 and SG11: Sustainable Transport, and there is no overriding reason to depart therefrom.

03. The proposed development is contrary to NPF4 Policies 14 and 27 and to CDP1 and SG1 (Part 2) and CDP4 and SG4 in the City Development Plan in that the use of the property as a betting shop (Sui Generis) use would result in an overconcentration of this non-retail use within this street block, at 13.63% or 3 out of 22 units, and as such would negatively impact on the viability, character and amenity of the Cardonald / Halfway Local Town Centre and undermine its primary retail function. Furthermore, it would be detrimental to the health and wellbeing of communities in and within proximity to the application property.

04. The proposed development is contrary to NPF4 Policies 12 and 13 and to CDP1 and SG1 (Part 2) and CPD11 and SG11 in that the submitted information does not show the location of the waste and recycling storage for trade waste or the minimum required cycle parking provision within the application site area.

Refused Drawing(s)

The development has been refused in relation to the following drawing(s):

01. MAP/050126/01 SITE LOCATION PLAN Received 13 March 2026

02. MAP/050126/02 BLOCK PLAN Received 13 March 2026

03. MAP/050126/03 AERIAL BLOCK PLAN Received 13 March 2026

04. NL/050126/101 EXISTING GROUND FLOOR PLAN & SHOPFRONT ELEVATIONS Received 13 March 2026

05. FINAL/NL/050126/500 REV B PROPOSED SHELL LAYOUT Received 4 August 2026

06. FINAL/NL/050126/501 REV B EXISTING & PROPOSED SHOPFRONT ELEVATIONS & SIGNAGE DETAILS Received 4 August 2026

07. FINAL/NL/050126/502 REV A EXISTING & PROPOSED REAR ELEVS PROPOSED SAT DISH & AC POSITIONS Received 4 August 2026