Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100772045-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Lichfields		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Roisin	Building Name:	Caledonian Exchange
Last Name: *	Kingsbury	Building Number:	19A
Telephone Number: *	[redacted]	Address 1 (Street): *	Canning Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Edinburgh
Fax Number:		Country: *	United Kingdom
		Postcode: *	EH3 8EG
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	(c/o agent)
First Name: *		Building Number:	19A
Last Name: *		Address 1 (Street): *	Canning Street
Company/Organisation	BoyleSports (UK)	Address 2:	Caledonian Exchange
Telephone Number: *		Town/City: *	Edinburgh
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	EH3 8EG
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:	2178 PAISLEY ROAD WEST
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G52 3SJ

Please identify/describe the location of the site or sites

Northing	663921	Easting	252523

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Use of former bank (Class 1A) as betting shop (Sui Generis) and external alterations

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see enclosed Statement of Appeal (prepared by Lichfields, October 2026 - Appeal Document 28)

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Please see Appendix 1 included in the enclosed Statement of Appeal (Appeal Document 28)

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

100743105-001

What date was the application submitted to the planning authority? *

13/03/2026

What date was the decision issued by the planning authority? *

25/08/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We consider that a hearing would be the most appropriate means of addressing matters (a)–(d), as set out in the enclosed Appeal Statement, if the Local Review Body considers that any issues remain unresolved following its review of the submitted information.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Miss Roisin Kingsbury

Declaration Date: 16/10/2026

Fee Exemption Reason

I have arranged to pay my fee directly to my Authority

Agent will pay fee directly via BACS

2178 Paisley Road West, Glasgow, G52 3SJ

Use of former bank (Class 1A) as betting shop (Sui Generis) and external alterations

Statement of Appeal

BoyleSports (UK) Limited

16 October 2026

LICHFIELDS

LICHFIELDS

Lichfields is the pre-eminent planning and development consultancy in the UK

We've been helping create great places for over 60 years.

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Executive Summary

This Statement of Appeal has been prepared by Lichfields on behalf of Boylesports (UK) Ltd in association with an appeal against Glasgow City Council's decision to refuse an application for planning permission (ref. 26/00535/FUL) at 2178 Paisley Road West, Glasgow, G52 3SJ.

The purpose of this Statement is to assist Members of the Glasgow City Council Local Review Body in their consideration of the proposed development. The Statement identifies the planning matters relevant to this appeal and provides the Appellant's case as to why the appeal should be allowed and planning permission should be granted.

A planning application was submitted by Lichfields in March 2026 seeking the approval of the use of a vacant former bank (Class 1A) as a betting office (sui generis), and external alterations. During the application, the Appellant sought to work with Officers as much as possible. The application was however refused by delegated powers on 25 August 2026.

This Statement has addressed each refusal reason in full and can be summarised as follows:

Refusal Reason One: Officers considered that that the proposal was not in accordance with the Development Plan and that there were no material considerations which outweighed the proposal's variance with the Development Plan.

1 The Appellant considers that the appeal proposal accords with the Development Plan when the relevant policies are read as a whole. The Report of Handling does not present sufficient evidence to substantiate the alleged policy conflicts, and in any event, there are a number of material considerations which weigh in favour of the proposal. These include the reoccupation and refurbishment of a long-term vacant commercial unit, the associated investment in the premises, the creation of employment, the introduction of an active use and the potential to generate additional footfall within the Local Town Centre. The proposal would therefore make a positive contribution to the vitality and appearance of the Cardonald/Halfway Local Town Centre, particularly given the prolonged vacancy of the application premises and the absence of demand for retail or alternative Class 1A uses.

Refusal Reason Two: Reason for Refusal Two is an overarching conclusion that the proposal is contrary to a number of NPF4 and City Development Plan policies. The Appellant considers that this conclusion is not supported when the individual policy requirements are properly assessed.

1 The substantive matters relied upon in reaching this conclusion are addressed under Reasons for Refusal Three and Four. As set out within this appeal statement, the Appellant considers that the proposal satisfies the relevant policy requirements, including those relating to the Network of Centres, character and amenity, health and wellbeing, sustainable transport and waste. There is therefore no substantive Development Plan conflict which would justify refusal of the proposal.

Refusal Reason Three: Officers considered that the proposal would result in an overconcentration of betting/non-retail uses within the street block, negatively affecting the viability, character and amenity of the Local Town Centre, undermining its primary retail function and having a detrimental impact on the health and wellbeing of local communities.

1 The evidence does not demonstrate an unacceptable concentration of betting or other non-retail uses. Betting office provision within the Local Centre has reduced from ten to five over the relevant period, and the proposal would increase this to six. The Council's own 2023 Town Centre Profile

(see pages 131-134 of Glasgow City Council's City Development Plan 2 Background Report - Network of Centres and Retail (March 2024) – Appeal Document 26) identified six betting shops within the Centre and did not identify any concentration of uses adversely affecting amenity.

2 The evidence does not demonstrate that the proposal would undermine the viability or primary retail function of the Centre. The proposal would instead bring a long-term vacant commercial unit back into active use, improving its appearance and frontage and generating additional employment and footfall.

3 Similarly, the evidence does not demonstrate that the proposal would result in unacceptable harm to the character or amenity of the Local Town Centre. The concerns regarding clustering are not supported by evidence demonstrating that the addition of a single premises would give rise to such harm.

4 Whilst the Appellant acknowledges the wider concerns associated with gambling-related harm and the sensitivity of the local community, no site-specific evidence has been presented to demonstrate that the appeal proposal would result in identifiable harm to the health and wellbeing of communities in the vicinity of the site. The proposed premises would also be subject to the statutory licensing regime and the operator's responsible gambling measures.

5 The evidence therefore does not establish the over-concentration or associated impacts relied upon in Reason for Refusal Three.

Refusal Reason Four: The Report of Handling identifies the absence of details of waste and recycling storage and cycle parking provision as matters of non-compliance with NPF4 and the relevant City Development Plan policies.

1 The Appellant agrees with Report of Handling that expressly acknowledges that both matters could be addressed by condition. However, for completeness we have included detail of how the appellant would address these matters.

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1.0 Introduction

1.1 This Statement of Appeal has been prepared by Lichfields on behalf of Boylesports (UK) Ltd ("the Appellant").

1.2 This Statement of Appeal has been prepared in association with an appeal against an Officer made decision, under delegated powers granted by Glasgow City Council ('GCC'/ 'The Council'), to refuse an application for Planning Permission (ref. 26/00535/FUL) at 2178 Paisley Road West, Glasgow on 25 August 2026.

1.3 The planning application sought permission for the following description of development:

"Use of former bank (Class 1A) as betting shop (Sui Generis) and external alterations including air conditioning units to rear."

1.4 Planning Permission was refused for the following reasons:

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 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."*

3 *"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."*

4 *"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."*

1.5 The Decision Notice, issued on 25 August 2026, and the Delegated Report, are included as part of this appeal submission (Appeal Documents 23 and 24).

Scope of Appeal

1.6 The Appellant requests that this appeal be dealt with by way of the hearing procedure, should the Local Review Body consider that any issues remain unresolved following its review of the submitted information.

1.7 This Statement of Appeal identifies the planning matters relevant to this appeal and provides the Appellant's case as to why the appeal should be allowed and planning permission granted.

1.8 The appeal is accompanied by a suite of documents that the Appellant considers necessary for the Local Review Body to form a view; these are listed in Appendix 1.

1.9 The structure of this Statement of Appeal is set out as follows:

- Section 2.0 – details the appeal site, surrounding area and planning history;
- Section 3.0 – describes the development proposals that are the subject of this appeal ;
- Section 4.0 – summarises the relevant planning policy framework and guidance;
- Section 5.0 – outlines matters that the Appellant understands to be agreed and therefore not part of this appeal and the disputed / unresolved matters;
- Section 6.0 – puts forward the case for the appeal; and
- Section 7.0 – sets out the Appellant's overall conclusions.

2.0 The Appeal Site and its Context

2.1 The appeal site comprises a 233 sqm former bank located on the north side of Paisley Road West, within the designated Cardonald/Halfway Local Town Centre. The site is located within Cardonald/Halfway Local Town Centre, as designated within the Glasgow City Development Plan.

Figure 2.1 2178 Paisley Road West

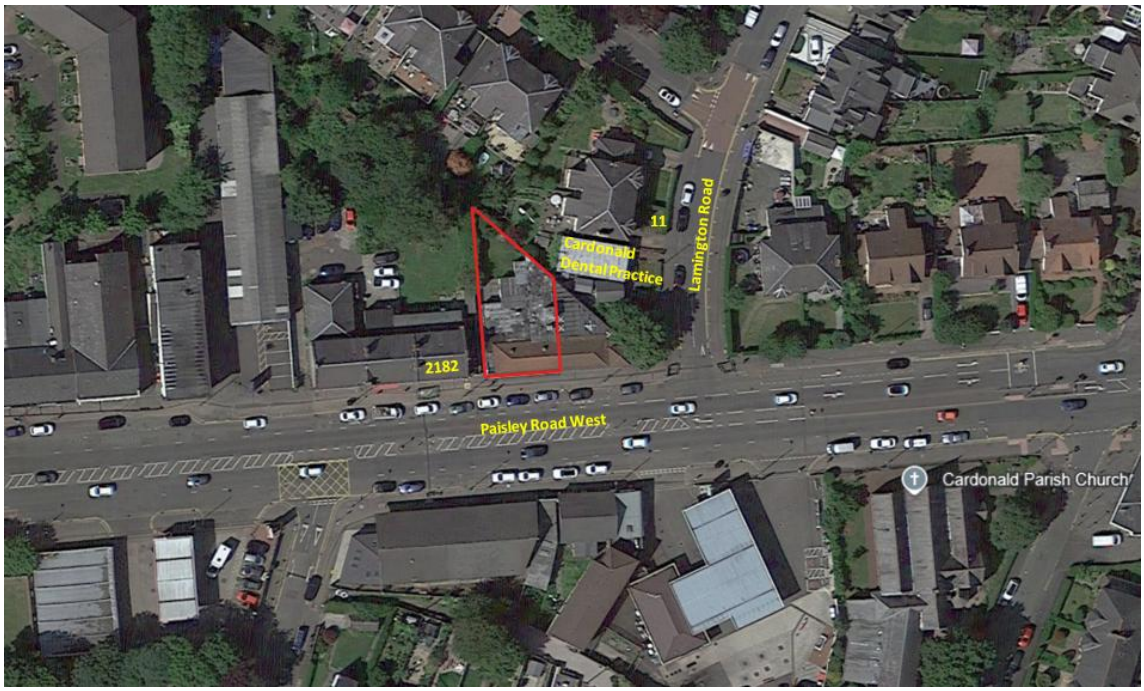


Source: Google Street View – March 2026



Source: Google Street View – April 2026

Figure 2.2 Appeal site (appeal site outlined in red)



Source: Google Earth

2.2 The former bank unit comprises a vacant semi-detached single storey commercial premises with a large frontage and secure rear garden/ store area. The property is accessed via a single aluminium framed and glazed door leading to a customer service area, with perimeter partitions forming individual office suites. The rear of the premises accommodates further office space, storage and staff facilities.

2.3 Cardonald/Halfway is a long, high-street centre in south-west Glasgow, and, as shown in Figure 2.3, the town centre is split into three commercial areas that are separated by residential areas along Paisley Road West. The site is located in the westernmost commercial area.

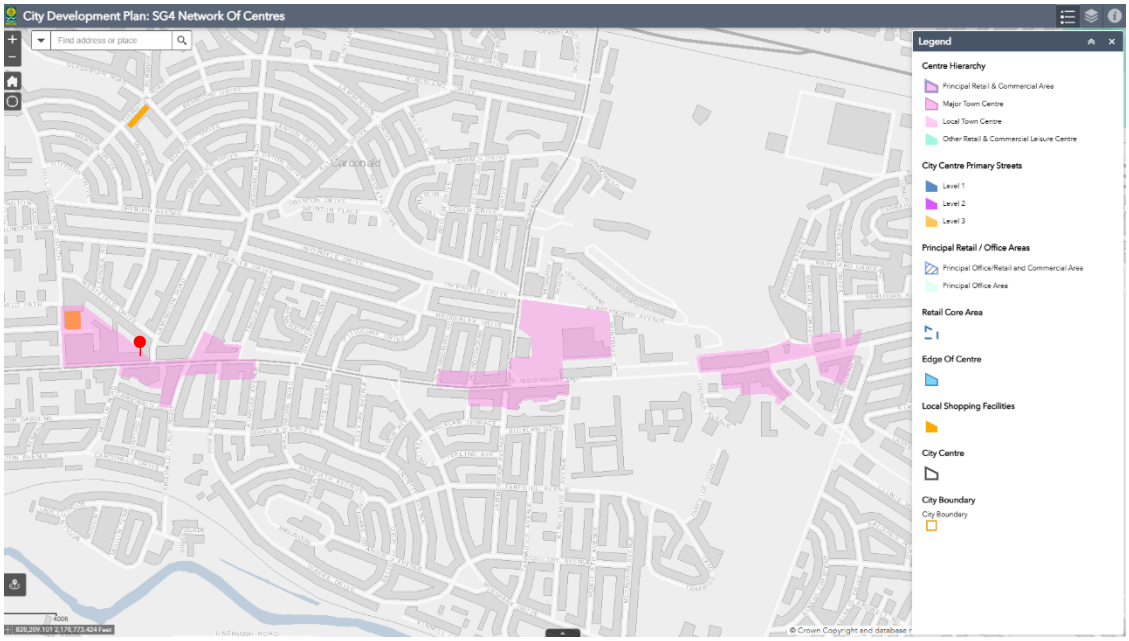
2.4 Across the three commercial portions of Cardonald/Halfway Local Town Centre, there are 152 commercial units comprising a mixture of mainly Class 1A (Shops, financial, professional and other services), Class 3 (Food and drink), and Sui generis uses (public houses, hot food takeaways, and betting shops). A proportion of these units are vacant. The 2023 Cardonald/Halfway Local Centre Profile (see pages 131-134 of Glasgow City Council's City Development Plan 2 Background Report - Network of Centres and Retail (March 2024) – Appeal Document 26) recorded 19 vacant units, equating to a vacancy rate of 12.5%. It is acknowledged, however, that the 2023 Local Centre Profile is now dated and that the current position may have changed since the survey was undertaken.

2.5 The site is within an area of high accessibility for public transport, as identified in Glasgow City Council's SG11: Sustainable Transport guidance (paragraph 6.9) and associated Public Transport Accessibility Map. The Hillington Road South bus stop is located approximately 100 metres west of the site along Paisley Road West, while the Birkhall Avenue bus stop lies around 200 metres away on Hillington Road South. These stops offer regular services providing connectivity into Glasgow and surrounding neighbourhoods. Rail connections are

also readily accessible, with Crookston, Mosspark, Hillington East and Cardonald Station all within walking distance of the site, offering regular services running eastwards into Glasgow Central and westwards towards Gourock, Wemyss Bay, Largs, and Ardrossan Harbour on the west coast of Scotland.

2.6 The site is not located within a conservation area and the building is not listed.

Figure 2.3 Cardonald/Halfway Local Centre (application site marked in red)



Source: Glasgow City Development Plan Network of Centres Map

Vacancy and Marketing

2.7 The unit had been occupied by TSB (formerly Class 2, now Class 1A) since at least 1995 until the closure of TSB's operations at that unit on 25 September 2024. Since TSB's vacation, the premises have remained vacant – for a period of 2 years at the time of writing.

2.8 Full details of the property's marketing history, as provided by the property's marketing agents, are contained within Appeal Document 21.

2.9 In summary, TSA Property Consultants commenced marketing the property on 2 August 2024, prior to TSB's vacation of the unit in September 2024. A second marketing agent, Britton Property, subsequently commenced marketing the premises on 22 November 2024. The marketing campaigns included brochures, entries onto major property portal websites and regular mailouts to databases of agents and local, regional and national operators.

2.10 Since the commencement of the marketing campaign, interest in the property – aside from that expressed by the Appellant – has been limited to hot food takeaway operators. It was noted by the agent that this reflects i) the changing nature of retail demand within the high street and the wider area since the Covid-19 pandemic in 2020, where units often take a considerable time to secure tenants; ii) a notable reduction in retail demand; and iii) much of the limited current interest being driven by takeaway- type operators.

2.11 A planning application for the change of use of this unit submitted by a takeaway operator in 2025 (ref. 25/01270/FUL) was refused by the Council.

2.12 Following the subsequent refusal of the Appellant's planning application by the Council's Planning Officer through delegated powers, the Appellant has received a letter from the freeholder of the premises. The letter has been submitted as part of this appeal (Appeal Document 25). In summary, the freeholder confirms that:

- only two offers to take a lease of the premises have been received during the marketing period (the first from a takeaway operator; the second from the Appellant, as described above), reflecting the limited demand for traditional retail premises in this location;
- the freeholder considers that the refusal of the two proposals that have come forward has left the premises effectively unlettable and is concerned that the unit will remain vacant in the absence of an alternative occupier;
- the freeholder considers that the continued vacancy of the premises will adversely affect its condition (Lichfields note that as can be seen on Figure 2.1 the unit has been subject to vandalism) and that the proposed occupation by Boylesports would provide investment in the property and local employment; and
- the freeholder considers that the changing nature of the high street, including the decline in demand for traditional retail premises and the growth of online shopping, requires greater flexibility in the range of uses able to occupy vacant premises.

Planning History

2.13 Based on a review of Glasgow City Council's planning portal, the site's planning history is as follows:

- 25/01270/FUL – An application for the use of the bank (Class 1A) as restaurant (Class 3) with hot food takeaway (Sui Generis) and erection of flue was refused on 4 November 2025 via delegated decision.
- 24/02106/FUL – An application for the erection of an extract flue was approved (subject to conditions) on 17 December 2024. According to the report of handling for application ref. 25/01270/FUL, this permission has been implemented, and the extract flue is now installed on the building.

2.14 In addition to the above, the site has also been the subject of several advertisement consent applications associated with its operation as a TSB branch.

Subject planning application

2.15 Lichfields submitted a planning application (26/00535/FUL) on behalf of BoyleSports (UK) Ltd for the proposed change of use of 2178 Paisley Road West, from a vacant former bank (Class 1A) to a betting shop (Sui Generis) and external alterations including air conditioning units to rear on 13 March 2026. The application was validated on 31 March 2026. The site location is shown by Figure 2.2 above.

2.16 During the consideration of the application, three representations were received from third parties (Appeal Documents 17, 18 and 19). The concerns raised by third parties were fully

considered and responded to as part of the application process (see Agent Response to Third Party Comments – Appeal document 20).

2.17 During the application's assessment period, the Appellant sought to work with the Officers as much as possible.

2.18 The application had a target determination date of 29 May 2026. No correspondence was received from Officers until 10 June 2026, 12 days after the target determination date.

2.19 During the subsequent assessment of the application, Officers requested a number of amendments to the proposals, principally in relation to the shopfront. The Applicant engaged positively with these requests and made a number of amendments in response, with the objective of ensuring that the proposed development was appropriate to the character of the street and acceptable to the Council.

2.20 The amendments and additional information provided in response to Officers' requests are documented in the email correspondence submitted as part of this appeal (Appeal Document 22).

2.21 Following this correspondence, the Applicant was advised that subject to submission of the final requested information (in relation to proposed internal digital screens), the application would be determined during the week commencing 10 August 2026. The requested information was duly submitted. On 19 August 2026, a further request for updated information was made, and the Applicant was given until the end of 20 August 2026 to provide the requested information. The Applicant was advised that failure to provide the requested information would result in the refusal of the application and the related signage application (ref. 26/00536/ADV).

2.22 The Appellant responded constructively to the matters raised, however despite the amendments and additional information provided during the assessment process, application ref. 26/00535/FUL was subsequently refused. The reasons for refusal given in the Decision Notice (Appeal Document 23) do not correlate with the email and telephone discussions held between the Agent and Officers in relation to additional information required.

2.23 The planning considerations arising from the reasons for refusal are addressed in detail in Section 6.0 of this Statement.

3.0 The Development Proposal

3.1 The planning application submitted to Glasgow City Council which is the subject of the enclosed appeal (ref. 26/00535/FUL) sought planning permission for the change of use of 2178 Paisley Road West from a former bank premises (Class 1A – Shops, financial, professional and other services) to a betting shop (sui generis).

3.2 In addition to the principle of the change of use, permission was also sought for external alterations.

3.3 The proposed external alterations include:

- Alterations to the existing shopfront, including the formation of new openings and enlargement of existing openings;
- Installation of a new aluminium shopfront and entrance door;
- Re-rendering and repainting of the frontage;
- Installation of a new stallriser/plinth treatment;
- Incorporation of window manifestation and frosted glazing to the entrance door;
- Two no. roof mounted satellite dishes to replace the existing single satellite dish; and
- Two no. AC units located on an external wall to the rear of the unit, facing the rear garden area.

3.4 The proposed operating hours of the betting shop are 08:00 – 22:00, seven days a week.

3.5 Proposed signage was subject to a separate application for Advertisement Consent (ref. 26/00536/ADV). This application was granted on 7 October 2026.

4.0 Planning Policy Framework and Guidance

Statutory Development Plan

4.1 The Statutory Development Plan comprises:

- The National Planning Framework 4 ('NPF4'), adopted in February 2023; and
- The Glasgow City Development Plan ('CDP'), adopted in March 2017.

4.2 **National Planning Framework 4**

4.3 The following policies of the NPF4 are considered to be of relevance to the proposals:

- Policy 9 (Brownfield, vacant and derelict land and empty buildings) states that development proposals for the reuse of vacant buildings will be supported.
- Policy 12 (Zero waste) requires development proposals to set out how waste will be managed.
- Policy 13 (Sustainable transport) Part (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; and (v) supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking. It also Part (e) supports development proposals which are ambitious in terms of low/no car parking that are well served by sustainable transport modes.
- Policy 14 (Design, quality and place) states that development proposals will be designed to improve the quality of an area; supports development proposals that are consistent with the six qualities of successful places; and states that proposals that are poorly designed or detrimental to the amenity of the surrounding area will not be supported.
- Policy 15 (Local Living and 20 minute neighbourhoods) 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 and employment, amongst other factors.
- Policy 27 (City, town, local and commercial centres) Part (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. Part (b) states that development proposals will be consistent with the town centre first approach, supporting footfall generating uses within existing town and local centres. Part (c) of this policy states that 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.

4.4 **Glasgow City Development Plan**

4.5 The following policies of the Glasgow City Development Plan are considered to be relevant to the proposals:

- Policy CDP 1 (The Placemaking Principle) states that new development should aspire to be safe and pleasant, distinctive, easy to move around, welcoming, adaptable and resource efficient. It should respect the historic and natural environment by responding to its qualities and character and encouraging their appropriate use. Development should, where possible, bring vacant and derelict land back into use. New activity should not introduce unacceptable additional noise.
- Policy CDP 2 (Sustainable Spatial Strategy) states that new development should protect and reinforce town centres as the preferred location for uses which generate significant footfall.
- Policy CDP 3 (Economic Development) states that development proposals will be supported that create employment opportunities within the City's town centres, in accordance with Policy CDP 4: Network of Centres and Supplementary Guidance.
- Policy CDP 4 (Network of Centres) states that the Council will favour proposals that support the function of each Local Town Centre by maintaining an appropriate balance of uses, as outlined in Supplementary Guidance.
- Policy CDP 11 (Sustainable Transport) states that new development should be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

Other relevant policies and guidance

4.6 Glasgow City Council's Supplementary Planning Guidance provides further detail on how the CDP policies are to be implemented. The Supplementary Guidance relevant to the policies identified above therefore also forms a material consideration and is set out below:

SG1 – The Placemaking Principle (Part 2) Supplementary Guidance

- Glasgow City Council's Placemaking Supplementary Guidance (Part 2 – Detailed Guidance) seeks to ensure that alterations to shops and other commercial buildings enhance the appearance of buildings and the street scene generally, and cause no dis-amenity to neighbours. The detailed guidance provided has been taken into account in the design of the proposals.

SG4 – Network of Centres Supplementary Guidance

- Part 3 of Glasgow City Council's Network of Centres Supplementary Guidance provides area specific development guidelines for development within Glasgow's network of centres. Assessment Guideline 5 applies to proposed non-retail uses within Local Town Centres. In the application of this guideline, the supplementary guidance states that 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.
- Part 4 of Glasgow City Council's Network of Centres Supplementary Guidance provides assessment guidelines for specific types of development regardless of location. Assessment Guideline 10 applies to food, drink and entertainment uses, and sets out the factors that will be taken into consideration when assessing whether the location of proposed food, drink and entertainment uses is acceptable, in order to protect residential amenity.

5.0 Common Ground and Disputed / Unresolved Matters

5.1 This section sets out the agreed position in relation to key planning considerations associated with the appeal proposals.

5.2 In determining the planning application, Officers focused on the following principal policy considerations:

- Principle of development and reuse of the existing vacant unit;
- Town centre function, vitality and viability;
- Concentration of betting/non-retail uses;
- Character and amenity;
- Health and wellbeing;
- Sustainable transport, accessibility and cycle parking; and
- Waste and recycling provision.

5.3 This section sets out the matters that are not disputed and are agreed between the two parties (GCC and the Appellant). It also sets out the remaining unresolved matters. Where relevant, this section refers to the Report of Handling dated 26 August 2026 (Appeal Document 24).

Overview of Officer's Assessment

Principle of development and reuse of the existing vacant unit

5.4 The Report of Handling recognises that the application site comprises a vacant commercial unit within an existing building and that *"appropriate weight must be given to its reuse and the economic benefits of bringing it back into use"*. The Report also identifies *"in principle support"* under NPF4 Policies 9 and 12 for the reuse of the existing building.

5.5 The Report of Handling considers that this support must be balanced against the requirements of CDP4 and SG4 in relation to the protection of the primary shopping function of Local Town Centres. The principle of reusing the existing vacant commercial unit is therefore not disputed. The extent to which the proposed use is acceptable having regard to the requirements of the Network of Centres policies is a disputed matter and is addressed further in Section 6.0 of this Statement.

Concentration of betting/non-retail uses

5.6 Officers consider that the proposed use would contribute to an overconcentration of non-retail use within the street block, and, noting the presence of existing nearby betting shops, that the proposal would have a clustering effect that would detract from the character of the area. The question of whether the proposed use would result in an unacceptable concentration of betting/non-retail uses is a disputed matter and is addressed in Section 6.0 of this Statement.

5.7 The Report of Handling also states that the proposal is *"contrary to SG4 Assessment Guideline 5 criteria (b)"* but subsequently confirms that the proposal satisfies criteria 5(b)(i) and 5(b)(ii). The remaining issues therefore relate to criteria 5(a)(i) and 5(a)(ii) of SG4 Assessment Guideline 5, concerning the impact on the character and appearance of the Local Town Centre, including active frontage, and town centre and residential amenity. These are disputed matters are addressed in Section 6.0 of this Statement.

Town centre function, vitality and viability

5.8 Officers consider that the Cardonald/Halfway Local Town Centre has an important primary retail function and that the introduction of non-retail uses must not undermine the shopping function or overall health of the Centre. The Report of Handling concludes that the proposed use would have a *"likely detrimental impact to the character, amenity and viability of the principal retail function"* and that this would outweigh the potential positive contribution to the vitality of the Centre.

5.9 Whether the proposed use would undermine the viability and primary retail function of the Cardonald/Halfway Local Town Centre is a disputed matter. Further consideration of the relevant Development Plan policies and the evidence relating to the existing retail and non-retail balance is provided in Section 6.0 of this Statement.

Character and amenity

5.10 The Report of Handling concludes that the proposed shopfront alterations would be a *"visual improvement"* to the existing commercial unit and a *"betterment to the character of the unit, the building group … and town centre"*. The Report also concludes that the proposed air conditioning units are acceptable in their siting and are unlikely to create unacceptable noise issues for nearby residents. It further considers that the proposed change of use is unlikely to be directly detrimental to the residential amenity of the nearest residential properties through noise.

5.11 It is therefore agreed that the proposed physical alterations, including the shopfront and air conditioning units, are acceptable in terms of their visual and residential amenity impacts. The remaining issue in relation to character and amenity concerns the effect of the proposed betting shop use itself on the character and amenity of the Local Town Centre. This is a disputed matter and is addressed in Section 6.0 of this Statement.

Health and wellbeing

5.12 Officers consider that the proposed betting shop use would be contrary to the healthy quality of successful places under NPF4 Policy 14 *"by virtue of it having a negative impact on the health and well-being of local residents"* having regard in particular to the presence of existing betting shops and the socioeconomic characteristics of communities in the vicinity of the site.

5.13 Whether the proposed use would have a detrimental impact on the health and wellbeing of communities in the vicinity of the site is a disputed matter. This is addressed in Section 6.0 of this Statement.

Waste and recycling provision

5.14 The Report of Handling identifies the absence of waste and recycling storage on the submitted drawings as a matter of non-compliance with NPF4 Policy 12 and CSP Policy SG1 (Part 2). However, the Report acknowledges that the submitted Planning Statement (Appeal document 3) and planning application form (Appeal document 1) identifies the rear yard as the location for waste and recycling storage and expressly confirms that this information *"could be conditioned"*, as the application site boundary encompasses the external outdoor yard area.

5.15 Whether the absence of waste storage being identified on the submitted drawings provides a substantive basis for refusal, where an appropriate location has been identified and the Report of Handling confirms that the matter could be addressed by condition, is an unresolved matter and is addressed in Section 6.0 of this Statement.

Sustainable transport, accessibility and cycle parking

5.16 The Report of Handling confirms that the site is located within a *"High Accessibility public transport area"* and that the proposed continued use of existing on-street vehicle parking is appropriate and complies with the relevant parking standards.

5.17 The Report of Handling identifies the absence of demonstrated cycle parking as a matter of non-compliance with NPF4 Policy 13 and CDP Policy SG11, as well as CPD11. However, it expressly confirms that cycle parking *"could be conditioned"* as the application site boundary encompasses the external outdoor yard area.

5.18 The absence of demonstrated cycle parking, cited as a reason for refusal despite the Officer's acknowledgement that this requirement could be addressed by condition, is therefore an unresolved matter and is addressed in Section 6.0 of this Statement.

Matters in Dispute / Unresolved

5.19 Based on the Officer's assessment, the matters that remain in dispute between the Appellant and GCC are:

a whether the proposed betting shop would result in an unacceptable concentration of betting/non-retail uses within the relevant street block;

b whether the proposed use would negatively impact the viability and primary retail function of the Cardonald/Halfway Local Town Centre;

c whether the proposed use would negatively impact the character and amenity of the Local Town Centre;

d whether the proposed use would have a detrimental impact on the health and wellbeing of communities in the vicinity of the site;

e whether the absence of details of waste and recycling storage on the submitted drawings provides a substantive basis for refusal, notwithstanding that the Report of Handling confirms that this matter could be addressed by condition; and

f whether the absence of demonstrated cycle parking provision provides a substantive basis for refusal, notwithstanding that the Report of Handling confirms that this matter could be addressed by condition.

5.20 These matters are discussed in detail in Section 6.0 of this Statement.

Summary

5.21 The table below summarises the scheme's compliance with the relevant development plan policies.

Table 5.1 Compliance of the appeal scheme with relevant development plan policy

Topic	Relevant Policy	Compliance
Principle of development and reuse of existing building	NPF4 Policies 1 and 2	**Complies.** The Report of Handling concludes that the proposal *"complies with Policies 1 and 2 of NPF4"* as the reuse of an existing commercial unit within a Local Town Centre and an established, highly accessible area is consistent with compact urban growth.
	NPF4 Policies 9 and 12; CDP4; SG4	**Complies in principle.** The Report of Handling identifies *"in principle support"* for the reuse of the vacant unit.
Concentration of betting/non-retail uses	SG4	**Disputed conclusion.** The Report confirms that the proposal would not result in more than three adjacent non-Class 1A units, satisfying SG4 Assessment Guideline 5(b)(i) and (ii). However, Officers consider that the proposed use would contribute to an overconcentration of non-retail use within the street block and that the proposal would have a clustering effect that would detract from the character of the area. See Section 6.
Town centre function, vitality and viability	NPF4 Policy 27; CDP4; SG4	**Disputed conclusion.** The Report confirms that the proposal would reuse a long-term vacant premises. Notwithstanding this, the Report of Handling concludes that the proposal would have a *"likely detrimental impact to the character, amenity and viability of the principal retail function".* See Section 6.
Character and amenity	NPF4 Policy 14; CDP1; SG1	**Complies.**

Topic	Relevant Policy	Compliance
		The Report of Handling concludes that the proposed shopfront alterations are *"a visual improvement on the existing commercial unit"* and a *"betterment"* to the character of the unit, building group and town centre. The Report of Handling also concludes *"the proposed air conditioning units are acceptable in their siting and are unlikely to create unacceptable noise issues".*
	NPF4 Policy 27; CDP4; SG4	**Disputed.** The Report of Handling concludes that the proposed use would have an unacceptable effect on the character and amenity of the Local Town Centre. See Section 6.
Health and wellbeing	NPF4 Policies 14 and 27; CDP1; SG1	**Disputed.** The Report of Handling concludes that the proposal would have a negative impact on the health and wellbeing of local residents. See Section 6.
Sustainable transport and accessibility	NPF4 Policy 13; CDP11; SG11	**Complies.** The Report of Handling concludes that the site is in a *"High Accessibility public transport area"* and that continued use of existing on-street parking is appropriate. Common ground.
Cycle parking	NPF4 Policy 13; CDP11; SG11	**Unresolved.** The Report of Handling concludes that the required three cycle spaces are not demonstrated, but confirms that this *"could be conditioned"*. See Section 6.
Waste and recycling	NPF4 Policy 12; CDP1; SG1	**Complies but unresolved.** The Report of Handling acknowledges that the Planning Statement identifies the rear yard as the location for waste storage and confirms that this *"could be conditioned".*
	NPF4 Policy 12; CDP1; SG1	**Unresolved.** The Report of Handling considers the proposal non-compliant because the waste and recycling storage is not shown on the submitted drawings. See Section 6.

6.0 The Appellant's Case

6.1 This section of the Statement of Appeal deals with the reasons for refusal and sets out the Appellant's case regarding the matters in dispute.

6.2 The application was refused by GCC on four grounds, as follows:

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 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."*

3 *"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."*

4 *"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."*

6.3 Reasons one and two are overarching conclusions regarding compliance with the Development Plan and the alleged absence of material considerations sufficient to outweigh any identified conflict. Reasons for Refusal three and four identify the substantive matters relied upon by Officers in reaching those conclusions. Each reason in addressed in turn below.

Reason for Refusal One – Development Plan Compliance and Material Considerations

6.4 Reason for Refusal One states that the proposal is not in accordance with the Development Plan and that there are no material considerations which outweigh the proposal's variance with the Development Plan. The Appellant does not agree with this conclusion. As set out in the following sections of this Statement, the Appellant considers that the proposal accords with the relevant Development Plan policies and that the matters identified by Officers as giving rise to policy conflict are not supported by sufficient evidence to represent genuine conflicts with the Development Plan when the relevant policies are properly considered and read as a whole.

6.5 In addition, the Appellant believes there are a number of material considerations which weigh in favour of the appeal proposal and which should be taken into account in determining the appeal.

6.6 The town centre market has undergone significant change in recent years as a result of Covid-19, the growth of online services and evolving consumer behaviour. Even within city centre shopping areas, there has been a shift towards a broader mix of operators catering to a wider range of needs.

6.7 The application property has been vacant since 25 September 2024 – a period of over two years at the time of writing – and, in its current state, makes no contribution to the vitality or viability of Cardonald/ Halfway Local Centre. It is considered, in the case of this unit, that the absence of any use is harmful to the amenity of the area, largely resulting from the deteriorating appearance of the building and lack of activity.

6.8 It is therefore beneficial to the overall centre that this vacant property is refurbished (approximately £300,000 is anticipated to be invested directly by BoyleSports in the fit out of the unit) and reoccupied by an active use that will make a positive contribution to the function of the Local Centre and increase footfall. Betting offices have been shown in numerous appeal decisions to attract regular, repeat visits, which can support surrounding shops and services through linked trips (discussed further below).

6.9 The proposal will also create three full-time and three part-time jobs, and it is estimated that each new BoyleSports unit creates or supports 26 temporary construction jobs over the six to eight-week refurbishment and fit out period[1]. It also creates ongoing indirect employment through the supply chain for consumables, waste management and utilities.

6.10 We would also refer back to the letter from the freeholder as summarised in Section 2 (Appeal Document 25), which confirms that the freeholder is receiving no income from the premises and that, despite active marketing, only two offers to take a lease have been received during the period of vacancy. This provides evidence of the limited demand for alternative uses and the opportunity presented by the appeal proposal to secure the reoccupation of the premises.

6.11 These benefits, in addition to the proposal's accordance with the Statutory Development Plan, should be taken into account in the overall planning balance.

6.12 Section 25 of the Town and Country Planning (Scotland) Act 1997 provides that, in determining a planning application, regard must be had to the Development Plan and the determination is to be made in accordance with that Plan unless material considerations indicate otherwise. The Appellant's position, as set out below, is that the proposal accords with the Development Plan when considered as a whole and that the areas of alleged non-compliance identified by Officers are not justified. The material considerations identified above nevertheless form an important part of the overall planning balance and should be given due weight in the determination of the appeal.

[1] Estimated as Shopfront & Signage x3, Joiner x3, Electrician x3, Plumber x2, A/C Contractor x3, Tiler x1, Carpet fitter x2, CCTV & Alarm x2, Technical installation team x3, Painter & decorator x2, General labourer x2.

Reason for Refusal Two – Compliance with the Development Plan

6.13 The Appellant considers that the proposal accords with the Development Plan when read as a whole. The individual matters relied upon by Officers in reaching the contrary conclusion are addressed below, with each of the substantive matters identified in Reasons for Refusal Three and Four considered separately.

Reason for Refusal Three – Concentration of non-retail uses and impact on viability, character and amenity, retail function, and health and wellbeing

6.14 Matters in dispute a-d, as set out in Section 5.0 of this Statement, form the basis of Reason for Refusal Three. These matters are addressed in detail below.

a. Does the appeal proposal result in an unacceptable concentration of betting/non-retail uses within the street block?

Existing and historical provision

6.15 There are 153 commercial units within the Cardonald/ Halfway Local Centre. There are currently five betting offices within the Centre:

- Betfred – 2246 Paisley Road West (2001);
- William Hill – 2192-2192A Paisley Road West (2000);
- Ladbrokes – 52 Hillington Road (pre-1992).
- William Hill – 1828 Paisley Road West (2013); and
- Betfred – 1601 Paisley Road West (unknown, potentially pre-1988).

6.16 Betting offices therefore currently account for approximately 3.3% of the commercial units within the Local Centre.

6.17 The five existing betting offices are not a new or emerging feature of Cardonald/ Halfway Town Centre. Each has been established for a significant period, with several premises having operated since the 1990s/ early 2000s. Indeed, no new betting office has opened in the Centre since 2013 and, since that time, the following five betting offices within the Centre have closed:

- The former William Hill at 1605-1607 Paisley Road West (closed May 2026);
- The former Paddy Power at 2 Hillingdon Road (closed November 2022)
- The former Ladbrokes at 1876 Paisley Road West (closed February 2020);
- The former Betfred at 1852 Paisley Road West (closed July 2023);
- The former Coral 1618-1620 Paisley Road West (closed July 2017).

6.18 Accordingly, the number of betting offices within the Cardonald/Halfway Local Centre has reduced from ten to five over the relevant period, representing a 50% reduction in provision.

6.19 This trend is not confined to the Local Centre. Across the Glasgow City Council area, the number of betting shops has also reduced significantly. In 2016, there were approximately 200 betting shops within the local authority area. Today, there are 123, representing a total reduction of 77 premises (approximately 38.5%).

6.20 The reduction in betting office provision within the Cardonald/Halfway Local Centre has therefore been greater than that across the Glasgow City Council area as a whole, with provision within the Local Centre reducing by 50%, compared with a reduction of approximately 38.5% across the local authority area.

6.21 The evidence therefore demonstrates a sustained reduction in betting office provision, rather than a pattern of increasing provision or proliferation. This context is important when considering whether the appeal proposal represents an unacceptable intensification of betting office provision in the area. The proposal does not form part of a pattern of growth in such uses and should instead be considered in the context of a sustained reduction in betting office provision within both the Local Centre and the Glasgow City Council area as a whole.

Impact of the proposal

6.22 If planning permission is granted, the number of betting offices within the Cardonald/ Halfway Local Centre would increase from five to six. On the basis of the 153 commerical units with the town centre, betting offices would account for approximately 3.9% of all town centre units. This is a difference of +0.65% from the current situation. The number of betting offices would nevertheless remain 40% below the historic level of ten premises.

6.23 The Appellant recognises that the fact that a higher number of betting offices previously existed does not, of itself, establish that the same level of provision would be acceptable today. However, as set out above, the historic position remains a relevant consideration when assessing whether the addition of a single further premises would constitute an over-concentration.

6.24 The Report of Handling (Appeal Document 24) also considers concentration at the street-block level. In this regard, the appeal proposal complies with SG4 Assessment Guideline 4 in relation to non-retail uses within street blocks. Criteria (b)(i) of this guideline seeks to *"Protect the retail function of the Centre by resulting in not more than 3 adjacent non-Class 1 units within a street block".* The unit is within a building of two commercial premises at the end of the run of commercial premises on this side of Paisley Road West. To the west of the unit is a run of five commercial shop units. This can be seen in Figure 6.1. The current occupiers of these units from east to west are as follows:

- Littles Funeral Directors (Class 1A);
- The former bank unit (vacant Class 1A) that is the subject of this appeal;
- Blue Sky Chinese Take Away (sui generis);
- Stevensons DIY (Class 1A);
- Hair 2000 (Class 1A);
- GH Davidson Butcher (Class 1A); and
- William Hill (sui generis).

6.25 This clearly shows that the appeal proposal would not result in a breach of this guideline.

Figure 6.1 Paisley Road West Street Block



Source: Google Earth

6.26 Further, the 2023 Cardonald/Halfway Town Centre Profile (Appeal Document 26), identified six betting shops within the town centre at the time of the survey. Despite this level of provision, the Profile did not identify any harmful concentration of betting shops. The Council's assessment specifically concluded that *"there do not appear to be any concentrations of 'bad neighbour' uses impacting on amenity."*

6.27 The appeal proposal would therefore reinstate a level of provision which has recently existed within the Centre and which, on the Council's own assessment, has not been shown to give rise to concerns regarding over-concentration or adverse impacts on amenity.

6.28 The proposal should therefore be considered in this context, rather than solely by reference to the number of premises currently operating, particularly given that neither NPF4 nor LDP2 defines 'over-concentration' or establishes a numerical threshold at which betting offices would constitute an unacceptable concentration. In the absence of such a threshold, the relevant consideration is whether the proposal would give rise to identifiable harm to the character and amenity, or health and wellbeing of the town centre. The Report of Handling (Appeal Document 24) does not identify any evidence that the proposal would result in such harm, as addressed elsewhere in this Statement.

6.29 It is evident that the proposal would not result in more than three non-Class 1A adjacent uses within the street block nor would this proposal result in an over-concentration of betting offices within Cardonald/ Halfway Local Centre. The addition of a single betting shop would represent a limited increase in provision (+0.65%) following a prolonged period of decline, rather than the continuation of a pattern of proliferation or clustering.

b. Would the appeal proposal negatively impact the viability and primary retail function of the Cardonald/Halfway Local Town Centre?

6.30 The unit has not been active or generating footfall for over two years and currently makes no contribution to the viability of the primary retail function of Cardonald/Halfway Local

Centre. Prior to its vacancy, the premises operated as a bank and has therefore never functioned as a retail unit per se.

6.31 As detailed within the marketing evidence (Appeal Document 21), the premises has been actively marketed since August 2024 but has received no interest from retail or alternative Class 1A occupiers. This continued lack of interest is a relevant material consideration in assessing the appropriateness of the proposed change of use.

6.32 It should also be noted that, under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended), there is provision for a permitted change between the proposed use and Class 1A. This means that the premises would retain the potential to return to retail use without the need for a further planning application.

6.33 The proposal therefore constitutes the reoccupation of a long-vacant commercial unit rather than the unjustified loss of a retail unit. In its current vacant and deteriorating condition, the unit makes no contribution to the viability or retail function of the Local Centre and detracts from the character and amenity of the street.

6.34 The Report of Handling (Appeal Document 24) nevertheless concludes that the proposal would have a *"detrimental impact"* on the viability and principal retail function of the Local Centre. In support of this conclusion, the Report notes that there is not an excess of long-standing vacant units within the street block or wider Centre which would justify the need for the proposed use. The Appellant does not consider that the absence of widespread vacancy elsewhere within the Centre provides a basis for concluding that the reoccupation of this particular vacant unit would be detrimental to its viability or retail function. The relevant consideration is the effect of the proposal on this unit and the Centre as a whole, having regard to the evidence of demand for Class 1A uses (there has been no expressed interest in this unit for a Class 1A use since it became vacant) and the benefits associated with its reoccupation.

6.35 Furthermore, numerous appeal decisions have recognised that betting offices can generate regular footfall and encourage linked trips to other town centre uses, thereby supporting the viability and retail function of centres. This was demonstrated in an appeal decision in Harrow (APP/M5450/W/19/3241217) whereby the appellant's betting office was shown to be a strong footfall generator within Harrow Metropolitan Town Centre and was the most visited unit amongst those surveyed. In addition, the research submitted to the appeal found that those that visit betting offices will go on to shop at other units in the town centre, creating linked trips that provide direct economic benefits to other shops and services in the area. The Inspector concluded that *"the proposed change of use would make a significant contribution to the vitality and viability of Harrow Metropolitan Town Centre and that it would support the retail function of the Metropolitan centre."* The above appeal decision and its conclusions regarding the potential role the proposed betting office could play in contributing to the vitality and viability of the Centre through enhanced footfall is not a one-off and/or unique case. The same conclusion has been reached on numerous appeals across the United Kingdom and reflects an established pattern. Other relevant examples include:

- Ref. APP/Z0116/A/12/2180389 – 782 Fishponds Road, Fishponds, Bristol, BS16 3TT (paragraph 12);

- Ref. APP/U2615/A/14/2214695 – 19 Market Place, Great Yarmouth, Norfolk, NR30 1LY (paragraph 10);
- Ref. APP/C5690/W/23/3335264 – 80 Deptford High Street, Lewisham, London, SE8 4RT (paragraph 13);
- Ref. APP/W4705/W/24/3358277 – 15-17 Broadway, Bradford, BD1 1JD (paragraph 9); and
- Ref. 6005111 – 164-166 Rushey Green, Catford, SE6 4HQ (paragraph 13).

6.36 Specifically, an appeal for a betting office (also by the Appellant) in Wolverhampton was allowed with one of the key policy tests being the proposal's impact on the vitality and viability of the town centre (June 2024, APP/D4635/W/23/3333840). In considering this, Inspector K Townsend noted *"the evidence shows that customers to betting offices also regularly link trips with visits to other uses within town centres."*

6.37 These appeal decisions demonstrate that betting offices can generate regular footfall and linked trips to other town centre uses. This is relevant to the assessment of the proposal's effect on the vitality and viability of the Centre and demonstrates that, although a betting office is not a retail use, it can nevertheless support the wider economic function of a town centre.

6.38 In assessing the appropriateness of a proposed non-retail use within a Local town Centre, SG4 Assessment Guideline 5 states that *"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"*.

6.39 A long-term vacant unit which has never operated as a retail premises cannot, in its current state, contribute to the *"sustainable level of retail"* sought by Assessment Guideline 5. An assessment of the proposal against this Assessment Guideline was provided in the submitted Planning Statement (Appeal Document 3) however an updated assessment is provided in Table 6.1 below for the purposes of this appeal.

Table 6.1 Assessment of the proposals against SG 4 (Network of Centres Supplementary Guidance) Assessment Guideline 5

Assessment Criterion	Assessment/ compliance
(a)(i) Contribute positively to the character and appearance of the centre and provide an active frontage	**This criterion is met.** The proposed refurbishment will reinstate the shopfront's original proportions and introduce additional glazing where an ATM was previously located, improving the visual appearance of the property and maintaining an attractive frontage. The Report of Handling itself concludes that the proposed shopfront alterations are *"a visual improvement on the existing commercial unit"* and a *"betterment"* to the character of the unit, building group and town centre. The Appellant acknowledges that, by virtue of the operational requirements of the proposed use, the premises will not provide a traditional retail frontage. However, this should be considered in the context of the existing condition of the unit, which is currently vacant and presents a wholly inactive frontage. The proposal would provide a significantly improved frontage compared with the existing vacant

Assessment Criterion	Assessment/ compliance
	premises. The fact that the frontage does not fully meet the Council's preferred definition of active frontage should not, in itself, outweigh the wider improvements to the appearance and presentation of the unit
(a)(ii) Not have an unacceptable effect on town centre or residential amenity	**This criterion is met.** The use and associated alterations will not result in any unacceptable amenity impact. With regard to residential amenity, the Report of Handling concludes that the proposal *"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)."* With regard to town centre amenity, the Report of Handling considers that the proposal would have an unacceptable detrimental effect on the character and appearance of the Local Town Centre, principally on the basis of the reduction in Class 1A units within the street block from 14 to 13, resulting in a proportion of 59.1%, alongside the existing provision of betting offices nearby. The Appellant does not consider that these matters, individually or collectively, demonstrate an unacceptable effect on town centre amenity. The reduction in the proportion of Class 1A units is a numerical consequence of the proposed change of use and does not, in itself, demonstrate material harm to the amenity of the Centre. As set out above, the premises is currently vacant and the proposal would facilitate its reoccupation, improve its physical appearance and provide an active, footfall generating use where there is currently none. The concerns relating to the concentration of betting offices and the potential effects on health and wellbeing are addressed separately within this Statement. Further discussion of impact on amenity is also provided in this Statement. In the absence of evidence demonstrating that the proposal will have an unacceptable impact on town centre amenity arising from the proposed use, the Appellant considers that criterion (a)(ii) is satisfied.
(b)(i) Protect the retail function of the Centre by resulting in not more than 3 adjacent non-Class 1 units within a street block	**This criterion is met.** The site is located between Blue Sky Chinese Take Away (sui generis) and Little's Funeral Service (Class 1A), beyond the Take Away is a DIY shop, Hairdresser and Butcher shop all of which are Class 1A retail uses. The proposal would not result in more than three adjacent non-Class 1A units. This is accepted within the Report of Handling, which concludes that the proposal *"meets criteria (b)(i) as the proposal and*

Assessment Criterion	Assessment/ compliance
	would not result in more than 3 adjacent non-retail uses within the street block."
(b)(ii) Deliver the re-use of long-term vacant premises** *** where the unit is unoccupied and an appropriate marketing exercise has been carried out over a minimum 12-month period*	**This criterion is met.** The unit has been vacant since 25 September 2024. Please refer to Appeal Document 21 for marketing evidence.
(b)(iii) Accord with relevant Spatial Supplementary Guidance	N/A. The site is not within an area subject to specific Spatial Supplementary Guidance such as a Strategic or Local Development Framework.

6.40 The proposal therefore satisfies the relevant requirements of Assessment Guideline 5 of SG4 and is compliant with CDP Policy 4 (Network of Centres). In particular, it would facilitate the re-use of a long-term vacant commercial unit without resulting in the loss of an established retail use, while also meeting the policy requirements relating to the protection of the retail function and the relationship with neighbouring non-retail uses.

c. Would the appeal proposal negatively impact the character and amenity of the Local Town Centre?

6.41 The Report of Handling (Appeal Document 24) notes *"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."*

6.42 This is not accepted by the Appellant. There is no policy requirement for an applicant to demonstrate a specific quantitative need for an additional operator where comparable uses are already present. The Appellant acknowledges that betting offices often seek to locate in close proximity to each other. This is no different from any other town centre use that seeks to take advantage of a critical mass, for example a café quarter, financial district, etc. A degree of clustering can therefore be a natural feature of town centres and the presence of similar uses within an area does not, however, in itself establish that their proximity results in harm to the character or amenity of the Centre. The proposal would introduce an additional commercial operator, providing consumer choice while also delivering the investment, employment and footfall benefits identified elsewhere in this Statement.

6.43 As set out at paragraphs 6.15–6.23 above, betting offices are an established component of the Cardonald/Halfway Local Centre and the allowing of the appeal proposal would still mean there were significantly less provision than has previously existed within the Centre. This is relevant when assessing whether the proposed use would represent an unacceptable change to its established character.

6.44 This is particularly relevant given the findings of the Council's 2023 Town Centre Profile, discussed in paragraph 6.26 above. At that time, when six betting offices were operating within the Centre (the same number as would be the result of allowing this appeal), the

Council did not identify any adverse impact on the amenity of the centre as a result of any concentration of such uses. While the Appellant acknowledges that the composition of the Centre may have changed since that assessment was undertaken, the Report of Handling does not identify any material change in circumstances which would explain why the same level of provision would now result in an unacceptable impact on character or amenity.

6.45 The Report of Handling further notes that *"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"*. The fact that a range of existing uses fall within the types of uses identified in NPF4 Policy 27(c) does not, however, establish that those uses collectively undermine the character or amenity of the Centre. The various uses remain distinct in planning terms, and the assessment must consider the actual effects of the proposed use and whether those effects would result in demonstrable harm to the character or amenity of the Centre on a case by case basis.

6.46 In this case, the proposal would facilitate the reoccupation of a long-vacant unit, improve the appearance of the existing building and shopfront, and introduce an active use where there is currently none. The proposal would therefore not introduce an unfamiliar or incompatible use into the Centre. In the absence of evidence demonstrating that the proposed use would result in unacceptable harm to the character or amenity of the Centre, the Appellant considers that the proposal would not have a negative effect on the character or amenity of the Local Town Centre. The proposal would improve the amenity and character of the local centre by investing in and bringing back into use a unit that is not only vacant but suffering vandalism. This will improve the physical appearance amenity and character of the centre by providing an active footfall generating use that is acknowledged as a catalyst to support other town centre uses through linked trips.

d. Would the appeal proposal be detrimental to the health and wellbeing of communities in the vicinity of the site?

NPF4 Policy 27 (City, town, local and commercial centres) Part (c)

6.47 NPF4 Policy 27(c) expressly identifies the health and wellbeing of communities as a relevant consideration in determining proposals for betting offices, with particular emphasis placed on disadvantaged areas.

6.48 Policy 27(c) does not impose a moratorium on betting offices in disadvantaged areas. For this aspect of the policy to weigh against the appeal proposal, there must be evidence that the provision of an additional betting office in this particular location would result in harm to the health and wellbeing of the local community.

6.49 The Report of Handling (Appeal Document 24) does not demonstrate that the existing provision of betting offices within the Local Centre has resulted in identifiable adverse health or wellbeing effects, or that the addition of the appeal proposal would materially exacerbate any such effects. General evidence that gambling can give rise to adverse health or social consequences in some circumstances does not, in itself, demonstrate that the appeal proposal would result in such harm at this location.

6.50 The Appellant also acknowledges the wider concerns regarding gambling-related harm identified in the Report of the Glasgow Gambling Harms, as referenced within the Report of

Handling. However, these concerns do not establish that the appeal proposal would itself give rise to identifiable harm to the health and wellbeing of the community surrounding the site. In the absence of evidence demonstrating that the existing level of betting office provision has resulted in such harm within Cardonald/Halfway, there is no basis to conclude that the appeal proposal would materially exacerbate any such effects.

6.51 This distinction is reflected in previous appeal decisions. For example, an appeal held in Blackpool Borough Council for the proposed change of use from a retail unit to an adult gaming centre (May 2018, APP/J2373/W/18/3196247) saw Inspector C McGlone explain:

> *"I recognise the potential for the proposal along with other amusement centres and betting shops to collectively influence people's everyday lives, especially for those in areas near to the town centre which are said to have some of the most serious health and crime problems. However, there is little conclusive evidence that the proposal would, individually or collectively, result in harm to people's health and education, or prevent them from leading healthy and active lifestyles."*

6.52 It is also important to highlight that notwithstanding the merits of the concerns expressed, the outcome of the appeal is unlikely to address concerns surrounding gambling-related harm. This was confirmed at an appeal in the London Borough of Brent, wherein Inspector J P Tudor (May 2018, APP/T5150/W/17/3189944) stated:

> *"Moreover, vulnerable persons in the area would, whether the proposal was approved or not, still have access to betting offices, off-licences, public houses, pay-day lenders and pawnbroker as they would be in many high streets across London and the country".*

6.53 Whilst these appeal decisions relate to applications in England, they remain informative in demonstrating the importance of distinguishing between general concerns regarding gambling-related harm and evidence of harm arising from a particular proposal and location under consideration. Any potential risk associated with gambling has not been proven to be directly correlated to the density or increased provision of betting shops within Cardonald/ Halfway, and assumptions regarding gambling-related harm, without supporting evidence, do not provide a sufficient basis to conclude that a proposal would undermine the health and wellbeing of the community.

6.54 In this case, betting offices are already an established component of the centre and, independent of the existing physical premises, residents already have ready access to betting through online operators. The appeal proposal would therefore not introduce betting activity into the community where none currently exists, but would provide an additional physical facility for customers who choose to bet with BoyleSports, including customers who may otherwise access its services online.

6.55 Unlike online betting, a physical betting office operates within a separate statutory licensing framework under the Gambling Act 2005, with requirements governing the operation of licensed premises and the protection of customers. The licensing framework expressly addresses a number of the potential adverse consequences associated with gambling which may impact on the health and wellbeing of a community, including the protection of children and vulnerable persons from harm or exploitation. Licensed operators are

required to comply with the applicable licence conditions and codes of practice, with licensing and enforcement mechanisms available to address identified risks.

6.56 BoyleSports is committed to responsible gambling and has a range of Safer Gambling policies and procedures in place, some of which are available on its website and are also provided in the Appendix to the submitted Planning Statement (Appeal document 3). These measures include provisions relating to player protection and the protection of children and vulnerable persons. All BoyleSports Customer Service and shop staff receive intensive training covering responsible gambling and player protection, including measures to prevent under-18s from using the premises in accordance with relevant legislation.

6.57 In order to operate the premises as a betting office, BoyleSports is required to obtain a Premises Licence from the Council's Licensing Department. This was granted on 14 August 2026 and is provided in Appendix 2 for information. In granting the Licence, the Licensing Board was satisfied that Boylesports' proposed operation of the premises would be in accordance with the relevant Licensing Objectives (one of which is *"protection of the vulnerable"*). The operation of the premises is therefore subject to the applicable statutory licensing controls, in addition to BoyleSports' own responsible gambling policies and procedures. Matters relating to the management of gambling premises and the protection of vulnerable persons are therefore addressed through the licensing process, rather than the planning system.

NPF4 Policy 14 (Design, Quality and place)

6.58 The Report of Handling contends that the proposed betting shop use is contrary to the "Healthy" quality of successful places *"by virtue of it having a negative impact on the health and well-being of local residents"*. As set out above, no evidence demonstrating that the proposal will result in identifiable harm to the health or wellbeing of the local community, whether in terms of physical or mental health. Furthermore, it should be noted that the definition of "Healthy" in NPF4 Policy 14 also refers to *"Supporting prioritisation of women's safety"*. This aspect of the policy should therefore also be considered in the context of the proposal.

6.59 In relation to women's safety, the unit currently presents a vacant frontage which does not contribute to a sense of safety on Paisley Road West. The adjacent funeral directors to the east is, by its nature, not a particularly active frontage, and the takeaway to the west is only open in the evenings. The proposed unit's opening hours of 08:00 to 22:00 would introduce an additional active frontage during the daytime and evening to this part of the local centre, increasing activity and passive surveillance along the street and contributing to a greater sense of safety and security for the whole community, including women, after other nearby premises have closed. It will also offer a safe space that is alcohol free, which is particularly important during the evening when such spaces are limited. The proposal would therefore make a positive contribution to the amenity of the surrounding area and in relation to the "Healthy" quality identified in Policy 14, particularly by bringing a vacant unit back into active use and increasing activity and passive surveillance on Paisley Road West.

6.60 In relation to the contribution to physical and mental health, as noted above, the community already has access to gambling through existing betting offices and online operators. BoyleSports does not currently operate a premises within the Local Centre and

the appeal proposal would therefore provide a physical facility for existing BoyleSports customers who currently use their online services. The proposal would therefore provide a local, accessible and regulated physical environment for those who choose to place bets as part of their leisure activities, with opportunities for social interaction and the presence of trained staff able to monitor and support customers. The premises would provide a controlled and regulated environment where the operator's responsible gambling measures can be applied directly. The Local Authority Licensing regime can maintain oversight of the premises, which they are unable to do with other forms of gambling such as online gambling. These characteristics are relevant positive considerations in assessing the proposal against the "Healthy" quality of successful places under NPF4 Policy 14.

Summary

6.61 In summary, the evidence does not demonstrate that the appeal proposal would result in an unacceptable concentration of betting/non-retail uses or give rise to the associated harm relied upon in Reason for Refusal Three. Although the proposal would increase the number of betting offices within the Local Centre from five to six, this would restore provision to the level recorded when the Council prepared its Network of Centres and Retail Chapter of the Evidence Report (March 2024, updated February 2025) (Appeal Document 27) in support of the new LDP. This level of provision remains materially below the historic number of betting offices, following a sustained reduction in their numbers both within the Local Centre and across Glasgow as a whole. Furthermore, at street-block level, the proposal would also comply with the specific requirements of SG4 Assessment Guideline 5(b)(i) relating to the protection of the retail function.

6.62 The proposal would facilitate the reoccupation of a long-term vacant commercial unit which has never operated as a retail premises, improve the appearance and presentation of the property, and generate employment and footfall. There is no evidence that its reoccupation would undermine the viability or primary retail function of the Local Centre. Similarly, the Council's own 2023 Town Centre Profile (Appeal Document 26), when six betting offices were operating within the Centre, did not identify a concentration of 'bad neighbour' uses impacting on amenity. The Report of Handling does not identify any material change in circumstances or other evidence sufficient to demonstrate that the reinstatement of this level of provision would now result in unacceptable harm to the character or amenity of the Centre.

6.63 Finally, while the Appellant acknowledges the wider concerns associated with gambling-related harm and the sensitivity of the local community, no evidence has been presented to demonstrate that the appeal proposal would result in identifiable harm to the health and wellbeing of communities in the vicinity of the site, or materially exacerbate any existing harm. The proposal would be subject to the statutory licensing regime and the operator's responsible gambling measures, while also bringing an active and regulated use to a currently vacant frontage. Accordingly, the matters identified under Reason for Refusal Three do not establish an unacceptable impact on the concentration, viability, character, amenity, retail function, or health and wellbeing of the Cardonald/Halfway Local Town Centre, and the Appellant considers that Reason for Refusal Three is not justified.

Reason for Refusal Four - Waste and Recycling Storage and Cycle Parking

6.64 Matters in dispute e-f, as set out in Section 5 of this Statement, form the basis of Reason for Refusal Four. These matters are addressed in detail below.

e. Does the absence of waste and recycling storage details provide a substantive basis for refusal?

6.65 We refer to the planning application form (Appeal Document 1), submitted on 13 March 2026, which states *"Waste and recycling will be stored in designated, secured bins within the rear yard area and collection arrangements will be made in accordance with Glasgow City Council's Trade Waste Procedures."*

6.66 The Report of Handling acknowledges that the rear yard provides an appropriate location for waste and recycling storage and confirms that this matter *"could be conditioned"*. There is no proposed change to the arrangements for waste and recycling from that of the current use and the nature of the new proposed use is not a significant waste generator and would not be dissimilar to that that would be expected from a bank, the current approved use.

6.67 The absence of this detail from the submitted drawings is therefore not a reason for refusal and, as acknowledged by the Report of Handling, is a matter capable of being satisfactorily addressed through an appropriate planning condition. This matter does not provide a substantive basis for withholding planning permission.

f. Does the absence of demonstrated cycle parking provision provide a substantive basis for refusal?

6.68 The Report of Handling confirms that there are no cycle parking standards in the Council Guidance for betting shops but suggests that the standards for non-food retail shops could be applied. This would mean 2 no. customer and 1 no. staff space should be provided. The Appellant is not averse to the provision of cycle parking spaces. The Report of Handling notes that cycle parking could be provided within the enclosed outdoor area to the rear of the unit, and that it's provision *"could be conditioned"*. Therefore, as above, it is considered that this matter does not provide a substantive basis for withholding planning permission.

Summary

6.69 The matters identified under Reason for Refusal Four are matters of detail which can be satisfactorily addressed through planning conditions and they do not give rise to a fundamental conflict with the Development Plan nor do they provide a substantive basis for withholding planning permission. The Appellant would be happy to accept conditions placed on a planning permission to deal with these matters.

7.0 Conclusion

7.1 The enclosed appeal has been submitted in response to the refusal of an application seeking planning permission for the proposed change of use of 2178 Paisley Road West from a vacant former bank premises (Class 1A) to a betting shop (sui generis) and associated external alterations.

7.2 The matters in dispute between the Appellant and GCC identified in Section 6 of this Statement have been considered in detail. It has been demonstrated that:

a the evidence does not demonstrate that the proposed betting shop would result in an unacceptable concentration of betting/non-retail uses within the relevant street block;

b the evidence does not demonstrate that the proposed use would negatively impact the viability or primary retail function of the Cardonald/Halfway Local Town Centre;

c the evidence does not demonstrate that the proposed use would result in unacceptable harm to the character or amenity of the Local Town Centre;

d there is no site-specific evidence to demonstrate that the proposed use would have a detrimental impact on the health and wellbeing of communities in the vicinity of the site;

e the absence of details of waste and recycling storage on the submitted drawings does not provide a substantive basis for refusal, particularly given that the Report of Handling confirms that this matter could be addressed by condition; and

f the absence of demonstrated cycle parking provision does not provide a substantive basis for refusal, particularly given that the Report of Handling confirms that this matter could be addressed by condition.

7.3 The appeal proposal would therefore not conflict with NPF4 Policies 12, 13, 14 and 27, or City Development Plan Policies CDP1 and SG1 (Part 2), CDP4 and SG4, and CDP11 and SG11. The Appellant considers that the proposal accords with the Statutory Development Plan when read as a whole.

7.4 In addition, significant material considerations weigh in favour of the appeal proposal. The development would bring a long-term vacant commercial unit back into active use, improve the appearance of the premises and provide employment, investment and additional activity and footfall within the Cardonald/Halfway Local Town Centre. These benefits are particularly relevant given the prolonged vacancy of the premises and the absence of demand for retail or alternative Class 1A uses.

7.5 For the reasons set out in this Statement, the Appellant respectfully considers that there is no substantive planning reason to withhold planning permission and requests that the appeal be allowed.

Appendix 1 Appeal Submission Documents

Table 1 Documents included as part of this appeal

Appeal Document Reference	Planning application reference as submitted
Document 1	Application for Planning Permission
Document 2	Cover Letter
Document 3	Planning Statement
Document 4	Location Plan MAP/050126/01
Document 5	Block Plan MAP/050126/02
Document 6	Aerial Block Plan MAP/050126/03
Document 7	Existing Ground Floor Plan and Shopfront Elevations NL/050126/101
Document 8	Proposed Shell Layout FINAL/NL/050126/500 (Superseded)
Document 9	Proposed Shell Layout FINAL/NL/050126/500 REVB
Document 10	Existing & Proposed Shopfront Elevations and Signage Details FINAL/NL/050126/501 (Superseded)
Document 11	Existing & Proposed Shopfront Elevations and Signage Details FINAL/NL/050126/501 REVB
Document 12	Proposed Rear Elevations and Proposed Satellite dishes and AC Positions FINAL/NL/050126/502 (Superseded)
Document 13	Proposed Rear Elevations and Proposed Satellite dishes and AC Positions FINAL/NL/050126/502 REVA
Document 14	Shopfront Glazing Coverage Schedule
Document 15	AC Technical Information
Document 16	Neighbours Notified by Glasgow City Council
Document 17	Third Party Comment 1
Document 18	Third Party Comment 2
Document 19	Third Party Comment 3
Document 20	Agent Response to Third Party Comments
Document 21	Marketing Evidence
Document 22	Email correspondence between Agent and planning authority detailing amendments and additional information provided in response to officers' requests
Document 23	Decision Notice for planning application ref. 26/00535/FUL
Document 24	Report of Handling for planning application ref. 26/00535/FUL
Document 25	Landlord Letter September 2026
Document 26	Glasgow City Council City Development Plan 2 Background Report - Network of Centres and Retail (March 2024)
Document 27	Glasgow City Council City Development Plan 2 Evidence Report: Chapter 15: Town Centres and Retail (March 2024, Updated February 2025 for Resubmission)
Document 28	Statement of Appeal
Document 29	Notice of Review

Appendix 2 Premises Licence granted on 14 August 2026

No:268

BETTING (OTHER) PREMISES LICENCE

This Licence is issued under Section 164 of the Gambling Act 2005 by

City of Glasgow Licensing Board

Part 1 - Details of person to whom Licence is issued

This Premises Licence is issued to:

BOYLESPORTS (UK) LIMITED

of the following address:

172 STRATFORD ROAD
SHIRLEY
SOLIHULL
B90 3BQ

who holds an Operating Licence which has been given the following operating licence number by the Gambling Commission: **000-003536-N-330159-009**

Part 2 - Details of the premises in respect of which the Licence is issued

Facilities for gambling may be provided in accordance with this Licence on the following premises:

BOYLESPORTS
2176 PAISLEY ROAD WEST
GLASGOW
G52 3SJ

Part 3 - Premises Licence details

This Licence came into effect on: **14 August 2026.**

This Licence is of unlimited duration.

The following conditions have been attached to the Licence by the issuing Licensing Authority under Section 169(1)(a) of the Gambling Act 2005: **None**.

The following conditions, which would otherwise attach to the Licence by virtue of Regulations made under Section 168, have been excluded by the issuing Authority under Section 169(1)(b) of the Gambling Act 2005: **None**.

A scale plan is attached as an annex to this Licence.

Signed on behalf of the issuing Licensing Authority.

Gillian McNaught

SUMMARY OF THE TERMS AND CONDITIONS OF A PREMISES LICENCE

This summary is issued under Section 164 of the Gambling Act 2005 by City of Glasgow Licensing Board

This summary is issued to:

BOYLESPORTS (UK) LIMITED

of the following address:

172 STRATFORD ROAD
SHIRLEY
SOLIHULL
B90 3BQ

A Premises Licence of the following type:

BETTING (OTHER)

has been issued in respect of the following premises:

BOYLESPORTS
2176 PAISLEY ROAD WEST
GLASGOW
G52 3SJ

Summary of the Terms and Conditions of the Premises Licence

1. The Premises Licence will run in perpetuity unless:

   - the Secretary of State prescribes a period after which the Licence will expire under Section 191 of the Gambling Act 2005;
   - the Licenceholder surrenders the Licence under Section 192 of the Gambling Act 2005;
   - the Licence lapses under Section 194 of the Gambling Act 2005;
   - the Licence is revoked under Section 193 or 202(1) of the Gambling Act 2005.

2. The Premises Licence applies only in relation to the premises specified in Part 2 of the Licence and may not be varied so that it applies to any other premises (except in the case of a converted Casino Premises Licence).

3. The Premises Licence authorises the premises to be used for Betting (Other).

4. The Premises Licence is subject to:

   - any conditions specified on the face of the Licence as being attached under Section 169(1)(a) of the Gambling Act 2005;
   - any other conditions attached to the Licence by virtue of regulations made under Sections 167 and 168 of the Gambling Act 2005 (other that any conditions under Section 168 which have been excluded by the Licensing Authority); and
   - any conditions attached to the Licence by virtue of specific provisions of the Gambling Act 2005.

5. In particular, it is a condition of the Premises Licence under Section 185 of the Gambling Act 2005 that the holder keeps the Licence on the premises and arranges for it to be made available on request to a Constable, Enforcement Officer or Local Authority Officer. The holder of the Licence commits an offence if he/she fails to comply with this Condition.