Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Item 4

24th November 2026

Lichfields
Per Roisin Kingsbury
115 George Street
EH2 4JN

Our ref: DECISION
GCC Application Ref: **26/00535/FUL**

25 August 2026

Dear Sir/Madam

SITE: **2178 Paisley Road West Glasgow G52 3SJ**

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

I am obliged to inform you that a decision to refuse your application, **26/00535/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Lauren Springfield** via email **lauren.springfield@glasgow.gov.uk,** who will be happy to help you.

Yours faithfully

Head of Planning

Encls.

PLANNING DECISION NOTICE

Full Planning Permission
REFUSAL

IN RESPECT OF APPLICATION **26/00535/FUL**

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

AT

2178 Paisley Road West Glasgow G52 3SJ

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

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

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

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

Drawings

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

1. SITE LOCATION PLAN MAP/050126/01 Received 13 March 2026
2. EXISTING GROUND FLOOR PLAN _ SHOP FRONT ELEVATIONS NL/050126/101 Received 13 March 2026
3. BLOCK PLAN MAP/050126/02 Received 13 March 2026
4. AERIAL BLOCK PLAN MAP/050126/03 Received 13 March 2026
5. PROPOSED SHELL LAYOUT FINAL/NL/050126/500 REVB Received 4 August 2026
6. EXISTING _ PROPOSED SHOPFRONT ELEVATIONS _ SIGNAGE DETAILS FINAL/NL/050126/501 REVB Received 4 August 2026
7. EXISTING _ PROPOSED REAR ELEVS PROPOSED SAT DISHES _ AC POSITIONS FINAL/NL/050126/502 REVA Received 4 August 2026

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

Dated: 25th August 2026 **Head of Planning**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection online.The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at https://www.eplanning.scot/ePlanningClient/. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: Decision and Appeal – Glasgow City Council. The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.