

Item 2

17th February 2026



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Sam Taylor Ext: 78654

25/00079/LOCAL – Site of Bishoploch Homes at Hamlet B, Former Gartloch Hospital, 2346 Gartloch Road Glasgow
Erection of residential development (49 units), includes earthworks and retaining walls, landscaping, car parking, infrastructure and associated works.

Proposed continuation of case

Purpose of Report:

To ask for the Committee's permission to bring the above case back at the earliest opportunity for further consideration.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 21

Citywide:

Local member(s) advised: Yes No consulted: Yes No

1 LOCATION AND PROPOSAL

- 1.1 The application site is a predominantly greenfield site located between Heatherbank Road and Gartloch Village, sited within a Tree Preservation Order (TPO) and the Bishop Loch Site of Special Landscape Importance (SSLI). The site is part of the City Development Plan's Housing Land Supply and is surrounded by residential properties which are part of the wider Gartloch Hospital masterplan. The site is located within Ward 21 – North East.
- 1.2 Gartloch Village is a master planned development of the former Gartloch Hospital site originally granted master plan approval in 2001. The completion of the enabling new build Hamlets is linked to the completion of the conversion Campus buildings.

2 LOCAL REVIEW COMMITTEE 20 JANUARY 2026

- 2.1 Committee will remember that this case was presented to the LRC meeting of 20 January 2026. The case involved some complex legal issues relating to the boundary of the site, and the ability of the Council to control the development on land outwith the red line boundary.
- 2.2 The case was presented by the Planning Advisor, and at the point where a decision was required to be taken, the Committee was advised that as a result the proposal being limited to the site boundary, information relating to works proposed to be undertaken outwith the site boundary had not been provided by the applicant. This information can be summarised as:
 - a. Drainage and flood risk
 - b. Biodiversity and trees
 - c. Transport and active travel.
- 2.3 Members of the Committee had requested a continuation of the case, in order that these matters be resolved, and unfortunately, the advice given was that this would not be a valid reason for continuation. On this advice, the Committee agreed to refuse planning permission.
- 2.4 This advice was subsequently challenged by solicitors representing the applicant, and it was found to be incorrect, as the relevant information had been provided with the Review submission. The interpretation of the red line issue was also challenged, and this required the LRC team to seek clarification.
- 2.5 Advice has been sought from Legal Services, and the LRC team has been advised that it is reasonable to apply conditions to works outwith the site boundary on the basis that this land is within the applicant's control. It was agreed with Legal Services, therefore, that it would be appropriate to seek Committee's agreement to take the case back to a future meeting.

- 2.6 Subject to that agreement, the LRC team will undertake consultations on the additional information submitted, in order that the Committee is provided with the correct advice when the case is returned for consideration.
- 2.7 The LRC team would like to apologise to the Committee for any inconvenience that this has caused. The applicant's solicitor has been advised of the course of action proposed, and is content, and apologies have been extended to the applicant for this oversight.

3 COMMITTEE DECISION

- 3.1 The Committee is asked to agree to bring this case back at the earliest opportunity for further consideration.

4 Policy and Resource Implications

Resource Implications:

Financial:

Legal:

Personnel:

Procurement:

Council Strategic Plan: Specify which Grand Challenge (s) and Mission (s) the proposal supports. Where appropriate the relevant Commitment can also be listed.

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2025-29? Please specify.

What are the potential equality impacts as a result of this report?

(no significant impact, positive impact or negative impact)

Please highlight if the policy/proposal will help address socio-

*economic
disadvantage.*

Climate Impacts:

*Does the proposal
support any Climate
Plan actions? Please
specify:*

*What are the potential
climate impacts as a
result of this
proposal?*

*Will the proposal
contribute to
Glasgow's net zero
carbon target?*

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
Y/N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

5 Recommendations

5.1 That Committee consider the content of this report in coming to their decision.