



## Planning Applications Committee

### Report by

Executive Director of Neighbourhoods, Regeneration and Sustainability

**Item 1b**

**19th February 2026**

**Contact: Lauren Springfield Phone:**

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**Application Type** Full Planning Permission

**Recommendation** Grant Subject to Condition(s) and Section 69

<b>Application</b>	25/00392/FUL	<b>Date Valid</b>	25.03.2025
<b>Site Address</b>	Site Incorporating 75 Grange Road Bounded By Prospecthill Road/ Grange Road Glasgow		
<b>Proposal</b>	Erection of flatted residential development, includes access, car parking, landscaping and associated works.		
<b>Applicant</b>	Sanctuary Scotland 24 Little Street Glasgow G3 8QD	<b>Agent</b>	CRGP Ltd Ross Geddes 145 North Street Glasgow G3 7DA
<b>Ward No(s)</b>	07, Langside	<b>Community Council</b>	02_095, Langside, Battlefield & Camphill
<b>Conservation Area</b>	N/A	<b>Listed</b>	N/A
<b>Advert Type</b>	Bad Neighbour Development	<b>Published</b>	4 April 2025
<b>City Plan</b>	Urban Area		

## Representations / Consultations

### Representations

A total of 51no. representations were received during the neighbour notification period, which commenced on the 27 March 2025 and completed on the 28 April 2025.

Of these representations, 46no. representations were objections to the proposed development and 5no. representations were supportive of the proposed development. Two late objections were received, including one from Councillor Stephen Docherty.

The material grounds of objection raised in the 46no. representations are summarised below:

- Concerns regarding the proposal's height, massing, form and density;
- Concerns regarding potential loss of daylight and sunlight;
- Loss of privacy;
- Exacerbation of existing parking and road safety concerns in the surrounding area;

- Loss of traditional and historic character of the surrounding area resulting from the proposal's contemporary detailed design and materiality;
- Loss of existing green space; and
- Concern that the cumulative impact of ongoing residential development in the area will put additional pressure on local amenities and resources.

The following non-material objections were received:

- Objections to the ongoing Victoria development in the former Victoria Infirmary site;
- Construction vibration, noise, dust and general activity affecting existing residents and buildings;
- Application site should be developed for a use other than new housing, or it should be reinstated as an open vehicle parking use;
- The proposal is increasing the number of flats to 46no. units from the 36no. units granted in the previous planning permission (ref. 21/03491/FUL);
- The 46no. affordable units within this proposal should have been included in the planning permission and listed building consent applications for the Victoria development instead;
- Lack of direct neighbour notification to residents outwith the 20m neighbour notification distance set by legislation;
- The requirement for all parties to view and comment on planning applications online, and the perceived lack of accessible information about the application as a result of this process;
- Loss and impact on views; and,
- The proposed development may negatively affect private property values.

Of the 5no. representations received supporting the development the material considerations include:

- The use and redevelopment of this vacant, brownfield site for residential development and specifically social housing is supported by planning policy;
- The site is well-served by public transport and active travel infrastructure and low vehicle parking provision should be supported on this basis; and
- The height and design of the buildings show they take into consideration neighbouring development and fit in with the surrounding area.

## Consultations

Scottish Water – No objection. In principle acceptance of the proposed surface water connection to the combined sewer.

Historic Environment Scotland – No objection.

Strathclyde Partnership for Transport – No objection.

West of Scotland Archaeology Service – No objection.

## Determination Process

Under the terms of the Glasgow City Council Scheme of Delegated Functions (December 2025), the application requires to be determined by the Planning Applications Committee.

## Site and Description

The application site is located on the north side of the junction of Battlefield Road, Prospecthill Road, Grange Road and Battlefield Gardens (the "Battlefield junction").

It is a peninsula shape and is bounded by:

- Grange Road to the west;
- Prospecthill Road to the east;

- the Battlefield junction to the south; and,
- the land immediately to the north of the site which is a publicly accessible green space.

As detailed in the Site History section below, the application site was formerly the Queen's Park School. The school buildings were demolished between 1995 and 2006. The most recent use of the site was as a temporary car park for the New Victoria Hospital to the north of the site and as publicly accessible paid for parking. The site has lain vacant since October 2019 and is enclosed in timber hoarding.

As identified in the supporting Preliminary Ecological Appraisal, 98% of the land within the site is classified as "J4: Roads, paths and hard standing", some of which is semi-naturalised by ruderal plant species that grow on disturbed land.

The application site as existing is vacant, brownfield land that is primarily hard standing. The site area is 3019.74 sqm or 0.301974 ha.

It is within Ward 7 – Langside.

### Designations

The application site is subject to the following designations:

- a Derelict site (reference 260 4364) as per the Scottish Vacant and Derelict Land Survey;
- within the Battle of Langside as designated by Historic Environment Scotland;
- within the New Victoria Hospital Economic Development Area (EDA) campus as per CDP3 and IPG3 of the CDP;
- within the Inner Urban Area of Glasgow as per CDP11 and SG11 of the CDP; and
- within an area of High Public Transport Accessibility as per CDP11 and SG11 of the CDP.

### **Site History**

The application site was first developed as the Queen's Park School, which was built in 1874. The secondary school on the site closed in 1994. The land was acquired by the Victoria Infirmary, and the buildings were demolished under listed building consent reference 03/00944/DC in 2006. The application site is no longer a designated listed building.

In 2006 temporary planning permission was granted, reference 05/01519/DC, for the formation of a temporary car park for a period of three years. This was then extended for a further three years in 2009, reference 08/01738/DC, with the planning permission limited to the 31 March 2012.

A planning condition required that after this date, *"the use of the land for car parking shall cease and the control barriers, ticket pay station and cycle parking facilities shall be removed from the site, the boundary wall and railing shall be reinstated; and the vehicular access shall be removed and the pavement reinstated."*

Despite this condition, the use of the site as a car park did not cease in 2012 and no further application for the continued use was received. In 2018 NHS Greater Glasgow and Clyde deemed the car park use and indeed the application site itself as surplus to their requirements for the New Victoria Hospital campus. The car park use ended in October 2019. The applicant purchased the land in November 2019. The application site has since lain vacant.

Planning permission was granted subject to conditions and a Section 69 agreement, reference 21/03491/FUL, for the erection of flatted residential development and associated works on the application site. As shown in the submitted Prospecthill Road Project Design Statement, that development comprised a single residential building with 36no. flats, a vehicle parking court with 14no. spaces, a communal resident's garden, and a publicly accessible new green space. The height of the new building ranged from 4 storeys to 6 storeys.

That application was presented to the Planning Applications Committee on the 14 June 2022 and was approved by Councillors subject to the signing of a Section 69 Agreement. The Decision Notice was issued to the applicant on the 26 February 2024. This planning permission is live for 3 years from the date of the Decision Notice, until the 25 February 2027.

Planning permission 21/03491/FUL establishes the acceptability of the principle of residential development on this site.

The relevant planning history for the application site is:

21/03491/FUL – Erection of residential development (36 units) and associated works. – Grant Subject to Condition and S69

08/01738/DC – Formation of temporary car park for three years and formation of access road – amendment of condition 04 of consent 05/01519/DC to extend time limited consent. – Grant Subject to Condition(s)

05/03580/DC – Demolition of listed building – variation of condition 1 of consent 03/00944/DC. – Grant Subject to Condition(s)

05/01519/DC – Formation of temporary car park for three years and formation of access road. – Grant Subject to Condition(s)

03/00944/DC – Demolition of listed building. – Grant Subject to Condition(s)

97/00376/DC – Use of vacant site as temporary car park including formation of access and removal of fire damaged building. – Grant Subject to Condition(s)

## **Proposal**

The proposed development comprises the erection of 46no. flatted properties. The development would consist of three separate blocks (blocks A, B and C) a vehicle parking court, cycle parking, a private and communal resident's garden, a publicly accessible greenspace, soft landscaping including the planting of 15no. trees, hard landscaping and associated works.

The accommodation proposed would be exclusively affordable housing for rent for over 55's and would consist of:

- 12no. x 1 bed / 2 person flats
- 4no. x 2 bed / 3 person wheelchair accessible flats
- 30no. x 2 bed / 4 person flats

The design seeks to reproduce the established building line set by the Grange Road tenement buildings to the northwest, to maintain and reinforce the fenestration pattern along Grange Road and Battlefield Road, and to draw upon and complement other architectural features and materials found within the existing buildings – historic and contemporary – in this townscape.

As explained the proposal would be formed of three blocks. Blocks A and B are 5 storeys and are rectangular in form and massing. There is a common close entrance to each building from Grange Road and an accessible entrance on the rear elevation of each building. Both buildings have internal staircases and a lift. The roofs are flat and have space for PV panels, roof hatches and lift overruns.

Block C is a unique building form. It has been designed as a landmark building which responds to its specific location, orientation, and setting within the application site and the townscape. Block C has four wings. The northern wing adjacent to Block B is 6 storeys. The feature corner wing is 7 storeys. The southern and eastern wings step back down to 5 storeys as the building turns the corner. The common close entrance is from Prospecthill Road and there is an accessible entrance on the rear elevation. There is an internal staircase and a lift. The roofs of the northern, southern and the eastern wings are flat and have space for PV panels and a roof hatch. The roof of the feature corner wing has a steeper 12-degree pitch and space for PV panels, a roof hatch, and a lift overrun. The proposed building materials include facing brick (described as red-brown and red-multi, used in horizontal and soldier coursing as well as brick stepping), profiled bronze metal cladding and bronze metal detailing to balustrades and gates, PVC membrane roof and bronze coloured UPVC windows, doors and curtain walls.

The northeast part of the site would be occupied by 14no. parking spaces and a private garden for residents which would accommodate visitor cycle parking, communal drying areas and soft landscaping. To the south a new public green space is proposed.

The ground floor of Blocks A and B have internal rooms for refuse and recycling, a minimum of 46no. cycle spaces, and plant for the building.

## **Specified Matters**

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

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

#### **i. an environmental statement**

Not applicable to this application.

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

Not applicable to this application.

#### **iii. a design statement or a design and access statement**

A Design and Access Statement has been submitted in support of the application outlining the proposal and policy considerations. See the Prospecthill Road Project Design Statement.

#### **iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)**

The following technical reports were submitted with the application:

Report on Ground Investigation – recommendations have been made within the report to deal with the identified geoenvironmental constraints as part of the future development of the site.

Phase 1 Geoenvironmental Site Assessment – recommendations have been made within the report to deal with the identified geoenvironmental constraints as part of the future development of the site.

Planting Notes and Landscape Maintenance and Management Proposals – submitted in support of the application and to serve the applicant as the initial planting schedule and future maintenance schedule as part of the future development of the site.

Preliminary Ecological Appraisal – submitted in support of the application with assessment of habitat survey of the application site and recommendations to deal with identified ecological constraints as part of the future development of the site.

Statement on Energy – responds to the relevant sustainability and energy policies, provides recommendations on the lean, clean and green measures that can be taken in the specification of the development. The Statement confirms the building will be fully detailed to meet the standards required in the Building Regulations.

Transport Statement – this statement demonstrates that the development site will be accessible by sustainable modes of travel and that it will integrate effectively with the existing transport network.

Supporting Planning Statement – submitted in support of the application and outlines and assesses the proposed development against the Development Plan.

Vehicle Parking Note – the report demonstrates that the proposed vehicle parking provision meets planning policy criteria.

Flood Risk Assessment – submitted in support of the application assesses the flood risk to and from the proposed development and concludes that there is the potential for transient, low surface water flooding from the site to adjacent road sections which is within an acceptable limit for urban development.

Drainage Impact Assessment – submitted in support of the application with recommendations to design an appropriate surface water drainage system to deal with any potential surface water flooding. Appendix I includes the Scottish Water confirmation of an in principle acceptance for a new surface water connection from the site into their combined sewer network.

Supporting Information for NPF4 Policy 3 Compliance – submitted in support of the application and outlines and assesses the proposed development against the requirements of Policy 3 with specific focus on the delivery of biodiversity net gain.

## **B. Summary of the terms of any Section 75 planning agreement**

A Section 69 legal agreement is required in order to secure a CDP6 financial contribution of £33,967.91

## **C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions

### **i. with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable to this application.

### **ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)**

Not applicable to this application.

### **2. restricting the grant of planning permission**

Not applicable to this application.

### **iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers**

Not applicable to this application.

### **2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.**

Not applicable to this application.

## **Policies**

### National Planning Framework 4 (NPF4) Policies

**Policy 1.** Tackling the climate and nature crises

**Policy 2.** Climate mitigation and adaption

**Policy 3.** Biodiversity

**Policy 6.** Forestry, woodland and trees

**Policy 7.** Historic assets and places

**Policy 9.** Brownfield, vacant and derelict land and empty buildings

**Policy 12.** Zero waste

**Policy 13.** Sustainable transport

**Policy 14.** Design, quality and place

**Policy 15.** Local living and 20 minute neighbourhoods

**Policy 16.** Quality homes

**Policy 18.** Infrastructure first

**Policy 19.** Heating and cooling

**Policy 20.** Blue and green infrastructure

**Policy 21.** Play, recreation and sport

**Policy 22.** Flood risk and water management

**Policy 23.** Health and safety

#### City Development Plan (CDP) Policies

**CDP1 and SG1:** The Placemaking Principle

**CDP2:** Sustainable Spatial Strategy

**CDP3 and IPG3:** Economic Development

**CDP5 and SG5:** Resource Management

**CDP6 and SG6:** Green Belt and Green Network

**CDP7 and SG7:** Natural Environment

**CDP8 and SG8:** Water Environment

**CDP9 and SG9:** Historic Environment

**CDP11 and SG11:** Sustainable Transport

#### Other Material Considerations

Design Guide for New Residential Areas (adopted March 2013)

Flood Risk Assessment and Drainage Impact Assessment: Planning Guidance for Developers (2011)

### **Assessment and Conclusions**

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Act, the determination shall be made in accordance with the Development Plan unless material considerations indicate otherwise. In dealing with an application, the Planning Authority shall have regard to the provisions of the Development Plan so far as material to the application and to any other considerations.

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

- a) whether the proposal accords with the relevant provisions of the statutory Development Plan;
- b) whether any other material considerations, such as consultations or guidance, have been satisfactorily addressed in the assessment of this proposal.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the CDP adopted on the 29th March 2017 as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the development plan the main issues in this application are whether the change in use of the land and the erection a flatted development is acceptable in principle as well as considering the visual impact and environment of such a development.

#### **Principle of Development**

The application site is a vacant, derelict, brownfield site which is primarily hardstanding. Due to its long-term vacancy and former temporary use, planning permission is required to change the use of the site to flatted residential (*Sui Generis*). The site is located within the Inner Urban Area, within an area of High Accessibility for public transport, and within the New Victoria Hospital EDA as defined by the CDP. It is also within the designated Battle of Langside Inventory Battlefield as defined by Historic Environment Scotland.

Policy CDP2 of the CDP provides a spatial representation of the plan's strategy, with an emphasis on placemaking, health and wellbeing, and sustainability. CDP2 highlights that Spatial Supplementary Guidance will be prepared for priority areas in accordance with the Sustainable Spatial Strategy. The application site is not within a priority area. Within and outwith the priority areas the Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites and will support higher residential densities in sustainable locations.

As assessed below, the proposal would result in the appropriate redevelopment of vacant, derelict, brownfield land in a sustainable location and would positively contribute towards the existing vibrant and accessible residential neighbourhood of Battlefield by bringing the land back into an appropriate use. The proposal would not adversely affect housing investment land, instead it would contribute to the Council's housing land supply. The development of managed, affordable rental housing for over 55's in established urban areas in Glasgow should be supported in principle.

Overall, the proposal accords with the Sustainable Spatial Strategy and therefore accords with policy CDP2.

Policy CDP3 of the CDP states that the Plan will promote the creation of economic opportunity by supporting development proposals that direct business and industry use to the City's EDAs. IPG3 gives policy criteria on the acceptability of non-business or industrial development within designated EDAs.

The application site is located within the New Victoria Hospital EDA. The proposal seeks a use outwith the business and industrial use classes (4, 5, and 6) given preference in designated EDAs in general. However, the New Victoria Hospital EDA and the application site's location within it is unique in its history. NHS Greater Glasgow and Clyde conducted a review of their estate at the New Victoria Hospital campus and deemed the application site as surplus to the campus' needs. The application site was sold in 2019 to the applicant, which is 2 years after the adoption of the CDP and the related designation of the application site and the land to the north as the New Victoria Hospital EDA.

Paragraph 10.4 of IPG3 states that where land within Health and Tertiary Education campus developments, such as the application site, is no longer required the Council expects proposals for the redevelopment or partial redevelopment of this land to come forward in conjunction with a Council supported site development framework and/or masterplan, which takes into account adjoining areas and land uses. It continues that the Council will seek to maintain and improve the quality of the environment of these areas by supporting developments which align with CDP1 and CDP2.

NHS Greater Glasgow and Clyde sold the site as it was surplus to the requirements of the New Victoria Hospital campus. Proportionality was applied in this application relating to the policy requirement for a site development framework for the application site. It is a relatively small area, approximately 0.3 hectares of the 3.37 hectares campus, and as such requirement for a site development framework by the planning authority was deemed excessive. Instead, although the proposal is not a major application and thus not required to do so by the hierarchy of development, the planning authority advised the applicant to hold a public consultation event to meet the requirements of IPG3.

An in-person event was held in the Langside Library on the 12 December 2024, and an online consultation website was live between the 6 December and the 23 December 2024. The applicant's planning agent notified the Councillors for Ward 7 and the Langside Community Council about the pre-application consultation event date, time and indicative proposed development by email on the 5 December 2024. Advertisements were placed in the Glasgow Herald and Evening Times with details of the event, and posters were displayed in local stores and in Langside Library leading up to the event and during the period for representations to the applicant. Public comments were accepted by the agent up until the 23 December 2024.

It is considered that the requirement of IPG3, commensurate to the small-scale nature of the site, have been met with a level of public consultation not typically required or carried out for a development of this scale. Furthermore, the proposed residential development use is considered to not have a detrimental impact on the character of the New Victoria Hospital EDA which is now primarily the hospital building itself and the internal road network and vehicle parking area that serves the hospital.

Overall, the proposal complies with policy CDP3 and IPG3.

Policy 9 criteria (a) of NPF4 states that development that will result in the sustainable reuse of brownfield land including vacant and derelict land will be supported. The application site is vacant, derelict, brownfield land that is primarily hard standing from its previous lapsed use as a temporary car park and is listed in the Scottish Vacant and Derelict Land Survey. The site has lain vacant since October 2019 and is enclosed in timber hoarding. As identified in the supporting Preliminary Ecological Appraisal, 98% of the land within the site is classified as "*J4: Roads, paths and hard standing*", some of which is semi-naturalised by ruderal plant species that grow on disturbed land. The site has limited existing biodiversity value. To inform assessment against Policy 9 criteria (c), the application has been supported by a Report on Ground Investigation and a Phase 1 Geoenvironmental Site Assessment to identify the existing ground conditions. Planning conditions are proposed to ensure that the site is or can be made stable, the potential for mine gas is assessed, and that the extent and nature of any



contamination on the site is identified and that a remediation strategy as approved by the planning authority are carried out prior to the commencement of development.

In principle, the proposed development complies with Policy 9.

Policy 15 of NPF4 requires that development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods. The application site is within Battlefield which is an established, well-connected and compact primarily residential 20-minute neighbourhood in the southside of Glasgow. It is at the heart of Battlefield due to its adjacency with the historic and busy Battlefield junction, the Battlefield Local Town Centre, the New Victoria Hospital, local nurseries and schools, Queen's Park, and the surrounding primarily residential neighbourhoods that surround the junction and the centre. The proposal itself is for new affordable and accessible housing for over-55's which will provide residents the ability to age in place.

In principle, the proposed development complies with Policy 15.

Policy 16 criteria (c) of NPF4 states that development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include: accessible, adaptable and wheelchair accessible homes; affordable homes; and homes for older people. Policy 16 criteria (f) continues that proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: the proposal is supported by an agreed timescale for build-out; and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including Policy 15; and if the proposal is for the delivery of less than 50 affordable homes as part of the local authority supported affordable housing plan. The application site is not allocated for housing, but it is within the Inner Urban Area, an area of High Accessibility for public transport, and on brownfield land. The proposal is for new homes that improve affordability and choice by being adaptable to changing and diverse needs including wheelchair accessible units and homes for older people. It proposes less than 50 units and would receive GCC NRS Housing Strategic Housing Investment Plan (SHIP) funding.

The proposal complies with Policy 16 criteria (c) and (f) and is in overall compliance as Policy 16 aims to facilitate the delivery of more high quality, affordable and sustainable homes in the right locations and with a choice of tenures that meet the diverse housing needs of people and communities.

Should planning permission be granted the applicant would have up to 3 years to begin implementing the permission, which provides an agreed timescale of commencement of works. In addition, the proposal has been deemed to accord with the City Development Plan's spatial strategy and NPF4's policies on local living and 20-minute neighbourhoods.

Assuming compliance with other policies within the Development Plan the principle of the development could be supported.

### **Layout, Siting and Design**

Policy 14 of NPF4 states that development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development will also be supported where they are consistent with the six qualities of successful places; Healthy, Pleasant, Connected, Distinctive, Sustainable, Adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

CDP1 and SG1 of the CDP further supports this as they require a holistic, design-led approach to development to achieve the CDP's key aims where new development should contribute towards making the city a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the city's heritage.

The application site is in an area of High Accessibility for public transport and within the Inner Urban Area. It is an urban infill site. The General Density Standards for new residential development in Inner Urban Areas locations states that the proposal's density may vary between 30 and 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the proposal's location, context and setting, the scale and massing of adjacent buildings, and the public transport accessibility and active travel options. The General Density Standards policy does not have a maximum density for High Accessibility, Inner Urban Area and infill locations like the application site.

The density of the proposed development is 152 DPH as calculated by dividing the 46no. flats by the

site area of 0.30 ha. For context, the proposal in application 21/03491/FUL for 36no. units was granted planning permission with a density of 120 DPH.

Battlefield's built environment – historic and modern – is principally tenemental in scale and density except for the adjacent historic terraced dwellinghouses on Prospecthill Road and Valeview Terrace. The proposal's density of 152 DPH is determined to be acceptable because of the exceptional accessibility of the application site; the high density, the scale, and the massing of existing and approved residential buildings in the immediate surrounding area; the adjacency of the Battlefield Local Town Centre; and, the well-designed proposed site layout including acceptable levels of on-site cycle parking and vehicle parking for residents.

The townscape surrounding the application site is urban in character and scale.

Queen's Park is to the northwest of the application site. Between Queen's Park and Grange Road, and opposite the application site, is the former Victoria Infirmary site which is currently being redeveloped as the Victoria. Part of this site has planning permission and is under construction for flatted residential buildings with ground floor mixed-use office and commercial units along Grange Road – see planning permissions ref. 17/02059/DC, 19/02711/FUL, and 19/03809/FUL along with listed building consent ref. 17/02061/DC. The new flatted buildings developed along Battlefield Road and Grange Road range from 4 storeys to 7 storeys in height with flat roofs.

The retained and historic tenement buildings at 52 – 94 Grange Road within the former Victoria Infirmary site are 3 storeys in height with a hipped roof. A review of historic mapping shows that these properties were developed between 1858 and 1892, alongside the development of the Infirmary itself and during the period of extensive development of Langside and Battlefield coinciding with the end of the Victorian period and the village of Langside's incorporation into the City of Glasgow.

To the southwest of the application site, the Battlefield Rest sits within an island on Grange Road. It is a category B listed building due to its unique historic and architectural character as the single storey former Battlefield Tramcar Shelter at the locally important and prominent Battlefield junction. It has since been converted to a restaurant. The Langside Public Library is a category B listed building and is located on the opposite side of the junction on the corner of Battlefield Road and Sinclair Drive. Both properties were designed between 1913 and 1915 in the Edwardian period.

To the south of Battlefield Road is the designated Battlefield Local Town Centre, which stretches from its western extent at the monument roundabout intersection of Langside Avenue / Langside Road / Battlefield Road to its eastern extent at the intersection of Battlefield Road and Brisbane Street. It extends south along Sinclair Drive just past Overdale Street. The Battlefield Local Town Centre and the land to the south are principally residential properties with some ground floor commercial uses. Most are purpose built flatted buildings that range from 2 to 4 storeys in height and have a traditional tenemental block structure and typology that front the adjacent streets. Other building types and complementary uses are present within the area including nurseries and schools, religious institutions, and leisure uses. This southward expansion occurred between 1892 and 1910 during the end of the Victorian period.

To the east of the application site are the 2 storey with hipped roof terraced residential properties at 8 – 42 Prospecthill Road and 4 – 19 Valeview Terrace. Like the tenement buildings along Grange Road, historic mapping shows that these properties were developed between 1858 and 1892. These properties are not listed buildings.

To the north of the application site is the New Victoria Hospital which completed development in 2009. The land between the New Victoria Hospital building and the application site is a small park and green space with trees, soft and hard landscaping, and seating.

The buildings forming the townscape of the surrounding area therefore range between a single storey (the Battlefield Rest) to 7 storeys in height. The proposed development ranges between 5 storeys and 7 storeys across three buildings. This height is in keeping with the surrounding existing and approved buildings. The height difference between the proposal and the terraced dwellinghouses along Prospecthill Road specifically is noted. Whilst the height of the proposal exceeds that of the terraced dwellinghouses, on balance and in the context of the topographical landscape and townscape of the area, the height difference is not considered to detract from the existing mixed traditional and contemporary character of the area which includes residential and various commercial and public buildings of varying scale such as Battlefield Rest, the New Victoria Hospital, Langside Library, Glasgow Clyde College, and the new and converted residential buildings in the Victoria development. Furthermore, owing to its accessible location, proximity to the Battlefield Local Town Centre, and other amenities and facilities for local living, there is justification in the increased scale particularly where there is no detrimental impact on the neighbouring residential amenity of existing properties as

assessed below.

The proposal seeks to provide a high-quality contemporary design that has been designed to complement the traditional and contemporary character of the townscape of the surrounding area. The proposed materials are modern but reflect the character and contemporary approach in new development around the site. The tone and texture of the brick reflect the qualities that are generally found in sandstone and whilst appearing modern, are not out of place in new and past developments. The difference here is that the brick will be used on principle elevations, unlike some traditional stone buildings. A condition is proposed to require the final proposed materials to be submitted for approval by the planning authority to ensure they are of sufficiently high quality to achieve the finish described in the proposal.

Overall, it is considered that the height, scale, massing and siting is acceptable and would not have a detrimental impact on the surrounding area. Again, for context, application 21/03491/FUL was granted permission for a flatted building which ranged between 4 to 6 storeys in height with an elevated pitched roof line. The developments are a similar height and scale apart from the additional storey on Block C. A visual comparison of the permitted and proposed developments is shown in the submitted Prospecthill Road Project Design Statement on page 34.

A Light and Shadow Study has been undertaken to show the potential effects of loss of sunlight (i.e. overshadowing) on the land, residential and commercial properties surrounding the application site as a result of the proposed development. The analysis has been performed against the performance criteria set out within the Building Research Establishment (BRE) Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022). The methodology for assessing sunlight to existing or proposed garden or amenity spaces is set out in 3.3 of this guide. If at least half of a garden or amenity area receives at least two hours of sunlight on 21 March (spring equinox), it is considered to be adequately sunlit. For context an optional assessment of the area for 21 June (summer solstice) has been shown in the submitted study. The assessment confirms that more than half of the surrounding residential amenity spaces and public spaces would receive at least 2 hours of direct sunlight on 21st March, and would therefore receive an acceptable amount of sunlight with the proposed development in situ. The assessed spaces includes: the front and rear gardens of the terraced dwellinghouses on Prospecthill Road, the public landscaped area in front of the Victoria development along Grange Road, the public seating area to the north of the site, the new public green space to within the site at the Battlefield junction, and the resident's communal garden within the site. The overall impact on sunlight and overshadowing has been considered and is deemed acceptable. With respect to daylighting the site is located within a tight urban townscape where scale of buildings is expected. As the site is vacant, any new development has the potential to impact on daylight within adjacent buildings. To the west and south is the newly built Victoria and existing tenements. Owing to distance there would be no noticeable change in daylight within habitable rooms of flats within the Victoria. Similarly to the east are two storey terraced dwellinghouses along Prospecthill Road. The sunlight assessment demonstrates that overshadowing from the building would fall onto the application site and public roads at certain points but as the sun tracks southeast to southwest the shadow moves accordingly. Whilst there is the potential for daylighting impacts in some habitable rooms within some of the terraced dwellinghouses, the impacts are unlikely to be perceivable. In any case the site is the Inner Urban Area where height and density are encouraged.

With respect to the privacy of surrounding properties and specifically the terraced dwellinghouses on Prospecthill Road, the proposal would not have a detrimental impact on residential amenity as a result of overlooking and loss of privacy due to the distance of the proposed development from neighbouring properties. The closest point between habitable windows in an existing terraced dwellinghouse and habitable windows within Block C is 24m, extending to approximately 57m between habitable windows in Blocks A and B.

With regards to privacy of the proposed flats, the development meets the window-to-window separation distance of 18 metres to maintain privacy. Some of the proposed habitable windows would look onto the communal garden space and vehicle car parking court associated with the development, however, this does not raise any privacy concerns.

With respect to the new flats themselves all dwellings would be dual aspect with access to a shared outdoor amenity space, the resident's communal garden, at the rear of the buildings.

Policy 7 of NPF4 is similar in its intent as CDP9 and SG9 of the CDP in that these policies aim to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. This includes development with Inventory Battlefields such as the Battle of Langside.

As stated above, the application site is not a listed building and it is not within a conservation area. It is

within proximity to listed buildings in the townscape but it is not within their setting and the proposed development, with specific reference to Battlefield Rest which includes its island location within the Battlefield junction as defined by Grange Road to its east and west and Battlefield Road to its south. The proposed development will preserve the character and special interest of the listed buildings in proximity to it by building within the application site boundaries and by respecting the historic physical and spatial relationship of the listed buildings to the townscape. For example, the proposal will not infringe on the setting of any listed buildings, nor will it block significant views to and from listed buildings albeit the views of the wider townscape will change as a result the development.

HES does not object to the proposed development on the application site and within the Battle of Langside. West of Archaeology Scotland's (WOSAS) consultation response concluded that although the application site is located within the Battle of Langside boundary, the potential for the site to produce significant sub-surface archaeological material relating to the fighting appears to be limited as a result of its development over the late 19<sup>th</sup> and 20<sup>th</sup> centuries likely having a detrimental effect on its potential to produce such material. WOSAS do not object to the proposed development and do not require an archaeological condition for this application.

Regarding the landscape and setting of the battlefield, at the time of the battle Langside was a village in a rural location well outside the limits of Glasgow. This was lost with the expansion of the city, and by the late 19<sup>th</sup> century tenements were built on much of the area. Thus, the battlefield is now developed in many areas and lies under the modern districts of Cathcart, Langside, Battlefield, Crosshill, Mount Florida and Govanhill, with the notable exception of Queen's Park, which includes the hill on which the centre and left flank of Moray's army was positioned.

It is considered that having regard to the existing urban landscape and the similar scale of the development on the former Victoria Infirmary site, the proposal will not have a significant detrimental impact on the setting and landscape context of the historic battlefield. The proposal will not affect existing memorials or monuments to the battle. There is an opportunity to celebrate this history through a piece of public art, potentially within the proposed publicly accessible green space at the southern end of the site, which enhances an appreciation and understanding of the battlefield and cultural associations. On balance, it is considered that the proposed development will not significantly detract from the importance of the Battle of Langside but in compliance with CDP1 it is recommended that a planning condition be imposed requiring the inclusion of public art on the site.

In terms of NPF4 Policy 23, it is considered that the proposed development would be compatible with the surrounding residential properties in the townscape and is not a use that would raise unacceptable noise issues. The proposed development would, through the Building Warrant process, meet the Scottish Building Regulations and therefore be designed to minimise suicide risk. In addition, the proposed residential development has prioritised the provision of the private resident's garden space and of providing a new publicly accessible green space for the residents and the wider community. These spaces provide areas for relaxation and recreation which would have positive benefits for the health and wellbeing of future residents. Planning conditions would be applied to ensure the landscaping is of sufficient quality and its maintenance is controlled.

The design, scale, density and overall appearance of the development is considered acceptable. In addition, the proposal is consistent with the six qualities of successful places and subject to conditions would be in accordance with NPF4 Policies 7, 14 and 23 and as well as policies CDP1, SG1, CDP9 and SG9 of the CDP.

### **Sustainability**

Policies 1, 2 and 19 of NPF4 and CDP5 and SG5 of the CDP are important factors for determining the acceptability of the principle of the development, however these policies also seek to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis, minimises emissions and adapts to the current and future impacts of climate change.

Policy 12 of NPF4 also seeks to reduce the impact of development through a focus on delivering new development on brownfield land and seeking to reduce, reuse, or recycle materials in line with the waste hierarchy.

Finally, Policy 22 of NPF4 and CDP8 and SG8 of the CDP aim to protect existing buildings and development from flood risk in light of climate change.

As assessed above, the application site is vacant, derelict, brownfield site that is predominantly hardstanding. The proposal is to redevelop the site as a flatted residential development for 46no. units with private and public green spaces, and hard and soft landscaping. A Statement of Energy has been provided demonstrating that the CDP5 requirement will be met. The statement confirms that the

building will be fully detailed to meet the standards required in the Building Regulations.

The proposal will generate waste when occupied and internal waste storage rooms are proposed with sufficient capacity for the required range of GCC waste and recycling bins as confirmed by NRS Waste and Operations. The internal waste storage rooms are on the ground floor of Blocks A and B and will serve the entire development as shown in the submitted Refuse, Bike Storage and Plant Room Floor Plan drawing. All residents will have access to these rooms. Refuse servicing by GCC is proposed from Prospecthill Road. NRS Waste and Operations confirmed that this servicing arrangement is feasible for the operations team.

The applicant has provided a Flood Risk Assessment and a Drainage Impact Assessment that demonstrates the site will not be at risk of flooding or create flood risks land or property within its proximity. The details of the proposed surface water drainage strategy and connection to Scottish Water's combined sewer network have been self-certified, independently checked, have met the requirements of NRS Flood Risk Management subject to conditions and have been given in principal approval by Scottish Water. These conditions are proposed in the list of conditions below. Scottish Water have not objected to the proposed development. It is considered that the application has been adequately screened for flood risk and the proposal is in accordance with the surface water drainage requirements of CDP8 and SG8.

Overall, the proposal is to redevelop the site to provide energy efficient housing within a residential area whilst promoting sustainable transport choices. As assessed below the landscaped amenity space would provide for biodiversity enhancements and conditions are proposed to ensure their ongoing contribution to tackling the nature crisis.

The proposal is in compliance with Policies 1, 2, 12, 19 and 22 of NPF4 as well as CDP5, SG5, CDP8 and SG8 of the CDP.

### **Landscape and Biodiversity**

Of most relevance to the overall biodiversity value and impact of new planting are Policy 3 of NPF4 and CDP7 and SG7 of the CDP, both of which require that where a protected or otherwise important species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information. Policy 3 has introduced an expectation that the biodiversity value of a development site should increase as part of the works. Site appraisals and surveys should be undertaken by a suitably qualified / experienced licensed ecologist, and with reference to the geodiversity surveys by BGS.

Biodiversity and the value of the natural environment are also rooted in many other policies within NPF4 and the CDP, in particular Policy 14, Policy 20 and CDP1 and SG1.

As stated above and identified in the supporting Preliminary Ecological Appraisal, the application site is brownfield land and 98% of this land is classified as "*J4: Roads, paths and hard standing*", some of which is semi-naturalised by ruderal plant species that grow on disturbed land. The site has limited existing biodiversity value.

The proposed development includes the creation of new planted habitats on site including: wildflower meadow, amenity and ornamental grass mixes; mixed hedgerows; and a variety of tree and shrub planting including a Red Maple focal tree and orchard trees. This landscaping which will provide habitat for nesting birds, pollinators, invertebrates and small mammals. It also includes intentional habitat creation within the fabric of the buildings for bats and swifts (or other birds) through the installation of 4no. integrated bat boxes and 4no. integrated swift bricks. The proposed development will not result in loss or fragmentation of existing blue or green infrastructure, instead it will create new opportunities for wildlife and significantly improve the biodiversity within the site by an increase of more than 3000% Biodiversity Units. It is considered that the development proposes a positive balance between redevelopment and nature solutions and significantly enhances biodiversity on the site, in compliance with NPF4 Policies 3 and 20 and CDP7 and SG7 in the CDP.

Policy 6 in NPF4 supports development proposals that enhance, expand and improve woodland and tree cover. Development proposals will not be supported where they will result in any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition or adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy.

There are no ancient or veteran trees within the site, however, there are trees in proximity to the site's northern boundary; therefore, it is recommended that safeguarding conditions are applied to the Decision Notice to ensure these trees are not damaged. As assessed above, the proposal includes

planting of mixed hedgerows, shrubs including 14no. specimen shrubs, and 15no. new trees within the application site which enhances the tree cover in accordance with the above policy. As such, it is considered that the proposed development complies with NPF4 Policy 6.

### **Parking and Accessibility**

Policies 13 and 15 of NPF4 along with CDP11 and SG11 of the CDP are of most relevance when considering the acceptability of the proposal's accessibility and its vehicle and cycle parking provision. Policy 13 states that development proposal will be supported where it can be demonstrated that the transport requirements generated have been considered in line with sustainable travel and investment hierarchies. Development proposals will also be supported where they set out ambitious targets in terms of low / no car parking, particularly in urban locations, well served by sustainable transport modes.

Policy 15 promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet most of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

Vehicle parking provision in new residential development is also considered against the standards set out in SG11 where the basic minimum standard for new build residential is 125%. However, SG11 continues that variation from this standard can be justified against: the public transport accessibility area that the site is within; the density of the application site and the surrounding area; placemaking, townscape and design requirements; house size and form with flats requiring less parking; car availability in the surrounding area; and the existing pressure of and demand for on-street parking in the surrounding area.

The application site is in an area of High Accessibility for public transport, within the Inner Urban Area, and is an infill site. The site adjoins Battlefield Local Town Centre and is easily accessible by public transport including bus (12 stops serving 6 bus routes within a 5-minute walk), and Mount Florida train station, which is a 5-minute walk.

Secure and sheltered cycle parking will be provided internally and externally. The internal cycle parking rooms are within Blocks A and B and will have a minimum of 46no. spaces for resident use. All residents will have access. External cycle parking for visitors and residents is provided within the resident's garden in 2no. bike shelters with 10no. spaces each. The total cycle parking for the site is 66no. spaces or 143%. The proposed cycle parking provision exceeds the minimum required cycle parking provision of 125% set by SG11.

Vehicular access is proposed from a new vehicle access at Prospecthill Road into an on-site parking court of 14no. spaces comprising: 2no. accessible spaces; 11no. regular spaces; 2no. active EV charging spaces and 1no. designated Enterprise Car Club parking space. The 13no. spaces not in use by the Enterprise Car Club will be allocated to residents by Sanctuary. All the spaces will have foldable bollards installed and will have passive EV infrastructure installed to allow for upgrade to active EV spaces in the future. The Enterprise Car Club space will be available to all residents for a two-year period, to residents who maintain their car club membership beyond two years, and to the general public who have a car club membership. Sanctuary will manage the parking court as part of the overall site management.

The application site is within the proposed Battlefield CPZ boundary and, if adopted, residents within this development would not be eligible for a Resident Parking Permit for on-street parking. In such cases CDP11 would support a car free development, but as there is capacity within the site a number of vehicle parking spaces is appropriate for this development. The development also fits within the affordable housing bracket where a lower car parking percentage is justified.

Overall, the development demonstrates that it has been designed in line with sustainable travel and complies with NPF4 Policies 13 and 15 and with CDP11 and SG11 of the CDP.

### **Financial Contributions**

Policy 18 of NPF4 as well as CDP6 and SG6 and CDP12 and SG12 in the CDP are of most relevance when considering the potential impacts of the new development.

Policy 18 states that the impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

Due to the siting and scale of the proposed development, it is not considered to have an adverse impact on infrastructure. There is currently no requirement in the Glasgow City Development Plan for financial contributions in relation to education or public health services.

CDP6 states that standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy and that the contributions which may be sought will reflect any requirements based on application of these standards and identified local circumstances, as set out in the OSS.

SG6 guidance sets out how development should protect, and make provision for the enhancement of, the Green Network. It sets out how development proposals in the Green Belt should be considered and how open space should be protected. SG6 also supports policies CDP6 and CDP12 in setting out requirements for open space to support new development, including through developer contributions.

CDP12 allows the Council to secure contributions, and the detail of open space contributions is set out within SG6.

In this case the closest Community Space is Queens Park, which is within the 400m distance threshold of the site, and which does meet the Quality Standard. However, Ward 7 does not meet the Quantity Standard with respect to number and quality of other community spaces. Therefore, a contribution would be taken for: the required Quantity Standard contribution; the required maintenance contribution to be applied to Queens Park and contributions towards allotments and outdoor sport provision. The total contribution is £33,967.91 and consists of:

Allotment Contribution	£4,664.76
Maintenance Contribution	£6,149.00
Outdoor Sport Contribution	£4,707.16
Quantity Contribution	£18,446.99

This can be addressed by way of a legal agreement, and the applicant has been made aware of the contribution requirements.

Subject to a Section 69 legal agreement, the proposal accords with CDP6 and SG6.

### **Summary**

Overall, it is considered that the applicant has provided sufficient information to support the change of use of the land as well as demonstrate and mitigate against the potential impacts of the development.

In terms of issue **(a)** the proposal is considered to accord with the Development Plan, having regard to all relevant policies as addressed above.

In respect of **(b)** other material considerations include the views of statutory and other consultees and the contents of letters of representations. In this case, 51no. letters of representation have been received in relation to the application of which 46no. object to the proposed development.

The material points of objection within these representations are summarised and addressed as follows:

- *Concerns regarding the proposal's height, massing, form and density;*

**Comment:** The proposal's height, massing, form and density has been considered within the assessment. It is concluded that the detailed design, materiality and site layout of the overall development will result in Blocks A, B, and C complementing and appropriately fitting in with the immediate and wider townscape, and as such that the density of 152 DPH and the height range of 5 to 7 storeys are justified in this context and on this application site. This is demonstrated in the submitted drawings package which includes context sections of the site within the immediate townscape.

- *Concerns regarding potential loss of daylight and sunlight;*

**Comment:** Loss of daylight and sunlight has been considered within the assessment. It is concluded that the proposed development would not result in a significant loss of daylight or sunlight to neighbouring land or properties.

- *Loss of privacy;*

**Comment:** The assessment concludes that there will not be a significant loss of privacy for existing residents or for new residents within the development as a result of the proposed development. The closest distance between habitable windows in the nearest existing residential property, a terraced dwellinghouse on Prospecthill Road, and habitable windows within Block C is 24m. This extends to a distance of approximately 57m between habitable windows in one of the terraced dwellinghouses on Prospecthill Road and habitable windows in Blocks A and B.

- *Exacerbation of existing parking and road safety concerns in the surrounding area;*

**Comment:** It is considered that the proposed vehicle and cycle parking space provision within the site is considered sufficient for the development and acceptable for the surrounding area, and that the . The site is in an area of High Accessibility for public transport, is adjacent to the forthcoming segregated cycle lane along Battlefield Road and is within the proposed Battlefield CPZ boundary. Overall, it is not considered that the development will create parking and road safety concerns.

- *Loss of traditional and historic character of the surrounding area resulting from the proposal's contemporary detailed design and materiality;*

**Comment:** The townscape of Battlefield is a mix of traditional Victorian and Edwardian architecture and urban design, and contemporary architecture and developments. The proposed development is a high-quality contemporary design. The detailed design and materiality within the submitted drawings package and the supporting technical reports demonstrates this conclusion. Planning conditions to control the final detailed design and materiality will be applied to the Decision Notice to achieve the proposal's promise of creating successful place and positively contributing to existing character of Battlefield.

- *Loss of existing green space;*

**Comment:** The application site does not have existing public or private green space. It is not designated as Open Space or as land within the Green Network. In fact, the proposal is seeking to provide new publicly accessible green space on the southern end of the site at the Battlefield junction, as well as the private residents' communal garden. As detailed within the assessment, planning conditions can be applied to protect the existing trees in proximity to the site's northern boundary and to control the proposed soft landscape planting and its maintenance.

- *Concern that the cumulative impact of ongoing residential development in the area will put additional pressure on local amenities and resources.*

**Comment:** While the ongoing development of the Victoria is noted within the assessment of this application, the referenced cumulative impact of that development on the surrounding area is not relevant to the material planning considerations of the proposed development on this application site. In short – the application site has a live planning permission for 36no. affordable flatted units for over-55's. This application is seeking permission for 10no. additional flatted units within the same application site albeit in a revised and much improved detailed design of the residential buildings. The addition of 10 flats to an already permitted level of 36 flats will not be detrimental to the access and operation of local amenities and resources, such as schools, as referenced in the representations.

Consultees have not objected to this application.

## **Conclusion**

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and representations have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings, suggested conditions and a Section 69 Agreement.

## **Approved Drawings**

The development shall be implemented in accordance with the approved drawing(s)

01. 101 0452-L(90)001 LOCATION PLAN Received 24 February 2025
02. 101 0452-L(25)001 2B3P WHCH FLAT TYPE A Received 25 August 2025
03. 101 0452-L(25)002 2B3P WHCH FLAT TYPE B Received 25 August 2025
04. 101 0452-L(25)003 2B4P FLAT TYPE A1 Received 25 August 2025
05. 101 0452-L(25)004 2B4P FLAT TYPE B1 Received 25 August 2025



06. 101 0452-L(25)005 1B2P FLAT TYPE C Received 25 August 2025
07. 101 0452-L(25)007 1B2P FLAT TYPE E Received 25 August 2025
08. 101 0452-L(25)008 2B4P FLAT TYPE F Received 25 August 2025
09. 101 0452-L(25)009 2B4P FLAT TYPE G Received 25 August 2025
10. 101 0452-L(25)010 2B4P FLAT TYPE H Received 25 August 2025
11. 101 0452-L(90)004 SERVICES ACCESS AND CONSTRAINTS Received 25 August 2025
12. 101 0452-L(90)006-A PROPOSED SITE BOUNDARY PLAN Received 25 August 2025
13. 101 0452-L(90)008-C PROPOSED ROOF PLAN Received 13 November 2025
14. 101 0452-L(05)001-C PROPOSED CONTEXT SECTIONS Received 13 November 2025
15. 101 0452-L(04)001-D CONTEXT ELEVATIONS Received 13 November 2025
16. 101 0452-L(05)003-C PROPOSED CROSS LONG SECTIONS Received 13 November 2025
17. 3334 STREET LIGHTING LAYOUT TE/DEV/S56/2660 Received 13 November 2025
18. 101 0452-L(90)005-A PROPOSED BOUNDARY TREATMENT PLAN Received 9 December 2025
19. L(52)03 REV J PROPOSED SITE DRAINAGE Received 10 December 2025
20. 101 0452-L(25)100-B REFUSE, BIKE STORE AND PLANT ROOM FLOOR PLAN Received 15 January 2026
21. 053-03 REV F LANDSCAPE LAYOUT Received 13 February 2026
22. 101 0452-L(90)003-H PROPOSED SITE PLAN Received 13 February 2026
23. 101 0452-L(04)004-D PROPOSED 3D VIEWS Received 13 February 2026
24. 101 0452-L(04)005-D PROPOSED AXONOMETRICS Received 13 February 2026
25. 101 0452-L(04)003-E PROPOSED EAST AND WEST ELEVATIONS Received 13 February 2026
26. 101 0452-L(04)002-E PROPOSED NORTH AND SOUTH ELEVATIONS Received 13 February 2026
27. 101 0452-L(20)001-D PROPOSED GROUND FLOOR PLAN Received 13 February 2026
28. 101 0452-L(20)002-D PROPOSED FIRST FLOOR PLAN Received 13 February 2026
29. 101 0452-L(20)003-D PROPOSED SECOND FLOOR PLAN Received 13 February 2026
30. 101 0452-L(20)004-D PROPOSED THIRD FLOOR PLAN Received 13 February 2026
31. 101 0452-L(20)005-D PROPOSED FOURTH FLOOR PLAN Received 13 February 2026
32. 101 0452-L(20)006-D PROPOSED FIFTH FLOOR PLAN Received 13 February 2026
33. 101 0452-L(20)007-D PROPOSED SIXTH FLOOR PLAN Received 13 February 2026

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

### Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

### CONTAMINATED LAND

02. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

Reason: To ensure the ground is suitable for the proposed development.

03. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant. The

approved remediation scheme must be carried out in accordance with the proposals outlined within the remediation strategy, and as agreed by the Planning Authority, unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

04. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.

Reason: To ensure the ground is suitable for the proposed development.

05. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

06. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

Reason: To ensure the ground is suitable for the proposed development.

## **FLOOD RISK**

07. No development shall take place until finalised construction drawings, details and calculations for the proposed surface water drainage system and SuDS (Sustainable Urban Drainage Systems) features have been submitted to and approved in writing by the Planning Authority. The submitted details shall:

- i) include a timetable for its implementation relative to the construction and occupation of the development hereby permitted;
- ii) include suitable verification that all necessary agreements are in place to implement required drainage network connection(s);
- iii) provide a management and maintenance plan for the lifetime of the development which shall include details of the responsibilities of relevant parties, the arrangements for adoption by any public authority or statutory undertaker, and any other arrangements to secure the effective operation of the scheme throughout its lifetime; and,
- iv) Include confirmation of Technical Approval from Scottish Water to make a surface water connection to their network.

The development shall be carried out in accordance with the approved information. The surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan

Reason: To minimise the risk of flooding and its adverse effects and to comply with Policy 22 'Flood risk and water management' of National Planning Framework 4.

## DESIGN

08. Prior to the commencement of above ground construction works, details and samples of all materials and their colours to be used on the external elevations and roofs of the buildings shall be submitted to and approved by the Planning Authority in writing in respect of type, colour, specification and texture. A sample panel wall, the size and detail of which shall be agreed with the Planning Authority, featuring all facing brick type(s) including mortar joints, colours and all proposed coursing patterns, the profiled metal cladding panels, the roofing materials, the window units, and the door units, shall be erected on site for inspection and written approval by the Planning Authority. All product specifications of the agreed external materials in respect of type, format, colour and texture of the: facing brick types, profiled metal cladding panels, roof materials, all window unit types, all door unit types, pre-cast cills, roof parapet, bat boxes, and swift bricks, shall be submitted to and approved in writing by the Planning Authority. This written approval shall be obtained before any of these materials are used on site, and the approved sample panel shall remain in place throughout construction. Thereafter, the development shall be completed in accordance with the approved materials prior to occupation.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

09. Before any development commences on this aspect, full details of the design, location, specification and colour finish of all external rainwater goods, vents, flues and any other similar fixings on the buildings shall be submitted to and approved in writing by the Planning Authority. Where reasonably practical it is expected that all requirement for rainwater goods, vents, flues and similar fittings shall be accommodated on side or rear elevations or, where applicable, internally terminate at roof level. Any external vents, flues and other similar fixings on external elevations shall not extrude beyond the brickwork and shall be formed using an integrated system. Thereafter, the development shall be completed in compliance with these details prior to occupation.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

10. Prior to the commencement of above ground construction works, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be compliance with these details.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

11. Prior to the commencement of above ground works the specific details and location of public art to be incorporated within the development shall be submitted to and approved in writing by the Planning Authority and thereafter completed and installed within the development prior to the occupation of the development.

Reason: To comply with the requirement for public art in new public open spaces set out in Policy 31 'Culture and creativity' of National Planning Framework 4.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

12. Unless otherwise agreed in writing the roof of each block shall be planted with a green roof system, the details of which shall be submitted for the written approval of the Planning Authority. The details shall include confirmation of drainage, planting species and maturity, and maintenance arrangements. If agreed the green roof shall be installed prior to the first occupation of the associated block and maintained in compliance with the approved details. Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To comply with the green roof requirement set out in SG6 'Green Belt and Green Network' of the Glasgow City Development Plan.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

## TRANSPORT PLANNING

13. Prior to occupation of the development the visitor and residents cycle parking as shown on the approved Proposed Site Plan drawing number 101 0452-L(90)003-H as received 13 February 2026 shall be made available for the use of residents either in part or in full depending on the phasing of the development. Thereafter the cycle parking shall be maintained and available for use of residents.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

14. Prior to occupation of the development verification that electric vehicle charging has been installed in all car parking spaces in the parking court shall be submitted to the Planning Authority. Thereafter the electric vehicle charging shall be maintained and available for use of residents.

Reason: In order to promote Sustainable Transport.

## **LANDSCAPING AND BIODIVERSITY**

15. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on the adjacent site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, i.e. the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

16. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

17. Prior to the commencement of above ground works, a final scheme of hard landscaping, inclusive of the publicly accessible green space on the southern boundary of the application site, shall be submitted to and approved in writing by the Planning Authority. The scheme shall include the specification of all hard landscaping works, hard landscaping boundary treatment(s), street furniture and a programme for the implementation / phasing of the hard landscaping in relation to the construction of the development. All hard landscaping shall be completed in accordance with the approved scheme prior to the occupation of the development.

Reason: To ensure that the hard landscaping of the site contributes to the quality of the site and the surrounding area.

Reason: In order to protect the amenity of both the residents of the property itself and the surrounding area.

18. Prior to the commencement of above ground works, a phasing plan for the final soft landscaping scheme and maintenance schedule (including a calendar detailing the maintenance of each component of the soft landscaping scheme and the number of operations within each month) and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. If agreed the soft landscaping shall be completed in compliance with these details. For the avoidance of doubt the soft landscaping shall be completed in compliance with the approved Landscape Layout drawing number 053-03 Rev F as received 13 February 2026 and with the submitted Planting Notes and Landscape Maintenance and Management Proposals report as received 3 September 2025. All soft landscaping shall be completed in accordance with the approved scheme within the first planting season following occupation of the development

Reason: To ensure that the soft landscaping of the site contributes to the landscape quality and biodiversity of the area.

Reason: In order to protect the amenity of both the residents of the property itself and the surrounding area.

19. Prior to occupation of the development verification that integrated bat boxes and integrated swift nesting terrace bricks, as shown on the approved Proposed Site Plan drawing number 101 0452-L(90)003-H as received 13 February 2026, have been installed for the approval of the Planning Authority.

Reason: To ensure that biodiversity measures have been implemented.

20. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme / open space to the landscape quality and biodiversity of the area.

### **Reasons for Granting this Application**

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

### **Advisory Notes to Applicant**

01. The applicant shall consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in the most recent version of "Sewers for Scotland" published by Scottish Water. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
02. The applicant is advised that, if the proposals are altered in any way from those shown on the docketed drawings, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
03. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
04. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
05. A loading bay to facilitate the servicing of this proposed residential development is required on Prospecthill Road for which the existing Traffic Regulation Order (TRO) should be updated / amended to accommodate the future servicing of the proposed development. The applicant shall arrange for GCC Neighbourhoods, Regeneration & Sustainability to promote any necessary amendments to the existing TRO, the costs of which will be recharged to the developer.
06. All doors and / or gates shall open inwards or be recessed at the adopted footway as directed by the Roads (Scotland) Act 1984, Section 67.
07. The vehicular access on Prospecthill Road shall be taken via a dropped kerb footway crossing in accordance with Figure 8 of the SCOTS National Roads Development.
08. The vehicular access shall be a minimum of 4.5 metres in width.

09. Car parking spaces shall be 2.5 metres in width x 5 metres in length for 6 metres wide aisles and shall be clearly delineated on the ground. Accessibility parking spaces shall be a minimum of 3.3 metres wide and 6 metres in length and these shall not protrude into the aisle.
10. The applicant will require to apply to NRS Transport Planning (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.
11. The vehicle access shall be suitably hard surfaced and a gradient of 10% shall not be exceeded.
12. A construction management plan should developed and put in place prior to works commencing on site in order to minimise disruption to the surrounding area.

for Executive Director of Neighbourhoods, Regeneration and  
Sustainability

DC/LSP/13/02/2026