

Item 1

10th March 2026



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: David Haney Phone: david.haney@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant subject to conditions

Application	25/00791/FUL	Date Valid	14.04.2025
Site Address	11 Minerva Way Glasgow G3 8AU		
Proposal	Erection of flatted residential development (195 units) and associated works - Section 42 application to amend the wording of conditions 1, 6, 8, 18, 20, 21, 24, and 33 of planning permission 20/00246/FUL.		
Applicant	Minerva Way Ltd 177 Bothwell Street Glasgow G2 7ER	Agent	CBRE Kate Donald 177 Bothwell Street Glasgow G2 7ER
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_021, Yorkhill & Kelvingrove
Advert Type	No Advert Required		

REPRESENTATIONS AND CONSULTATIONS

Representations

A total of 81 representations were received in objection to the application. This includes submissions from local councillors, MSPs, MPs and civic groups. The points raised in the objections can be summarised as follows:

- Amended wording ignores dependencies in construction and could compromise development
- Applicant has not implemented previous planning permission
- Bad planning practice to allow demolition on basis of variation to a planning permission to an application that was submitted in 2020
- Local living and 20 minute neighbourhood ambitions
- The type and tenure of residential properties proposed do not address housing emergency or fit with Strategic Housing Investment Programme. Lack of affordable housing
- Disruption and uncertainty for investors and the community
- Encroachment on green space
- Energy should be generated on site to minimise infrastructure costs. Heat is produced wherever energy generation takes place. CHP can use biofuel to meet sustainability targets.
- Impact on local services and facilities
- Loss of gym/community facility and subsequent impact on public health, community cohesion and wellbeing
- Noise, litter and anti-social behaviour from short-term lets

- Proposal allows gym to be demolished without commitment to redevelopment. Conditions should be discharged before gym is demolished. Site is not brownfield, derelict or unused and there is no justification for demolishing existing building and leaving site empty.
- Proposed conditions are unenforceable and could result in work being halted midway through construction
- Size, scale, height, massing and density
- Traffic and car parking

The above points have been addressed under the Assessment and Conclusions section below.

In addition to the representations, a link to an online petition against the loss of the existing gym facility was sent to the Planning Authority. This petition is not specific to this planning application and has been open since application (23/01742/FUL) for the site was being assessed.

Consultations

Network Rail – no comments/objections to the application

SITE AND PROPOSAL

Site Description

The application site is 1.66 hectares and is bound by Minerva Way to the north, the Admirals Gate residential development to the west, the G3 residential development to the east, and the Clydeside Expressway to the south. It comprises an existing gym and fitness centre, operated by Nuffield Health, and includes the surrounding surface car park (252 spaces) and boundary landscaping.

The gym building is approximately 10 metres high with a very shallow double-pitched roof. The elevations and roof of the building are clad in industrial metal sheet panels, whilst the rear, south facing elevation onto the car park is predominantly glazed curtain walling. The gym entrance on the east elevation also features an area of glazing.

An active railway tunnel passes in an approximately east-west direction under the centre of the proposed development site. A disused railway tunnel passes underneath the eastern boundary of the proposed development site, in an approximately north-south orientation.

The site is not within St Vincent Crescent Conservation Area and is separated from it by the railway line. There are no listed buildings within the vicinity of the site.

Planning History

Historically the site formed part of the railway goods yard serving Queen's Dock to the south. The decline of heavy industry along the River Clyde resulted in Queen's Dock being filled in and the removal of the goods yard.

The existing building was constructed in 1986 and up until the late 1990s was formerly The Summit Centre, a private ice rink which was closed for structural and operational reasons in May 1998. In 1999, an application was submitted to install the glazed curtain walling present on the south elevation which was associated with the conversion to the current gym use. From then until 2020, the planning history for the site comprises some minor applications for alterations (primarily relating to new operators taking over the gym and rebranding) but no significant planning changes.

In 2020, an application was submitted for the erection of a flatted residential development (195 units) and associated works (ref: 20/00246/FUL). The application was determined by Planning Committee on 23rd February 2021 and was granted subject to conditions and a Section 75 agreement. The decision notice was issued on 21st July 2022 following completion of the Section 75 agreement.

In 2023, an application was submitted for the redevelopment of site, with erection of residential flats (Sui generis), ancillary private amenity space and associated access, parking, public and private open space, infrastructure, and landscaping (ref: 23/01742/FUL). The application was determined by Planning Committee on 14th January 2025 and was granted subject to conditions and a Section 75 agreement on 17th July 2025.

Proposal

This Section 42 application seeks to vary conditions 1, 6, 8, 18, 20, 21, 24, and 33 of planning permission 20/00246/FUL.

If this Section 42 application is approved, it will constitute a new planning permission for the previously approved development proposal. The development proposal to which this application relates is for the erection of a flatted residential development (195 units) and associated works. The below description from the 20/00246/FUL committee report outlines the proposal in detail and is relevant to this application (noting that the Drum development to the east, now called G3, to which it refers is now complete).

“The application seeks full planning permission for the demolition of the existing gym building and erection of a residential development comprising 5, 6 and 7 storey blocks arranged around a central road. To the north of the new road, a 5 and 6 storey perimeter block (composed of two separate L-shaped blocks) around a central backcourt and amenity area is proposed. To the south of the new road two 7 storey blocks, set amongst communal landscaping and SUDS features, are proposed. There are 195 residential flats proposed across the three buildings and the schedule of accommodation is as follows:

Block	1 Bed	2 Bed	3 Bed	Total
5 storey South-west Perimeter Block	16	54	9	79
5&6 storey North-east Perimeter Block	9	40	3	52
East 7 storey block	6	23	3	32
West 7 storey Block	6	23	3	32
Total	37 (19.0%)	140 (71.8%)	18 (9.2%)	195

The perimeter blocks, which reads as a single tenemental block from the street, are 5 storeys rising to 6 storeys on the eastern side has a large communal amenity area to the rear and a clear front and back hierarchy to the architecture. This communal area houses bin stores, private car parking, amenity space and informal children’s play. The location of the 6 storey element was discussed at the pre-application stage to minimise the building profile from the north, whilst allowing the maximum amount of light into the backcourt area.

A new spine road runs through the site from Minerva Way and connecting to the existing Admiral Gate development (over which this site has a right of access). This new road features car parking interspersed with street trees and the central portion runs above an existing railway tunnel that splits the site into a north and south section.

To the south of the road, two 7 storey blocks are proposed surrounded by landscaping. These blocks are designed entirely in the round and scaled to match the under construction blocks directly to the east in the Drum development (approved by the Planning Applications Committee in 2016 as application 15/01289/DC). Again these blocks have vehicle parking on the new road with refuse store and cycle parking being located in the ground floor of the building.

To the west of these blocks, a large area of amenity provision and informal children’s play is to be formed that will also be accessible to existing residents of Admiral Gate and the Drum development. All flats have some form of private external space, be it a balcony/terrace or a ground floor garden.

The proposed elevation materials are light buff/cream facing brick, precast/reconstituted stone feature elements, light bronze ceramic glazed seamless panels and aluminium composite framed windows and doors.

The central spine road also allows servicing and delivery vehicles to enter and exit the site without having to carry out any turning manoeuvres or the developer form any hammerheads etc. Existing city parking bays will be retained on Minerva Street and Minerva St itself will be brought up to an adoptable standard with a view to having it entered onto the list of public roads, thereby removing the maintenance burden from both existing and proposed residents.”

The principal alteration to the previous application relates to the energy strategy for the proposed development. The previously approved development would have used a combined heat and power system (CHP). In response to changes to planning policy and building standards, the applicant is proposing to replace the CHP system with an air heat pump and mechanical ventilation. Consequently, the wording of Condition 1 of planning permission 20/00246/FUL would require to be amended as it previously restricted the development to a CHP system.

The applicant proposes to vary the wording of the 8no. conditions from planning permission 20/00246/FUL as detailed in the below table.

Condition	20/00246/FUL Condition Wording	Proposed Condition Wording
1	<p>Details of a combined Heat and Power facility that meets the required standards in SG5: Resource Management (or any subsequent Development Plan guidance) and which achieves the minimum 20% carbon dioxide emissions abatement through the use of LZCGT as set out in the submitted Statement on Energy shall be submitted to, and approved in writing by the planning authority prior to the commencement of works on site. The energy efficient measures, technologies and mitigation put forward in the submitted statement shall thereafter be implemented as approved in detail</p>	<p>Prior the commencement of above ground construction works on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.</p>
6	<p>External elevation materials shall be high quality light buff or cream facing brick (colour matched mortar), precast/reconstituted stone feature elements, light bronze ceramic glazed seamless cladding panels and aluminium composite framed windows and doors. Full scale sample panels of the elevation materials (including window frames details, accurate brick reveals and returns) shall be erected for the inspection of the planning authority and written approval shall be obtained prior to the commencement of construction works on site. The approved sample panel(s) shall remain in place throughout construction. Samples of the other external materials shall be submitted and approved in writing by the planning authority. Written approval shall be obtained before any materials are used on site.</p>	<p>External elevation materials shall be high quality light buff or cream facing brick (colour matched mortar), precast/reconstituted stone feature elements, light bronze ceramic glazed seamless cladding panels and aluminium composite framed windows and doors. Full scale sample panels of the elevation materials (including window frames details, accurate brick reveals and returns) shall be erected for the inspection of the planning authority and written approval shall be obtained prior to the commencement of above ground construction works. The approved sample panel(s) shall remain in place throughout construction. Samples of the other external materials shall be submitted and approved in writing by the planning authority. Written approval shall be obtained before any materials are used on site.</p>
8	<p>The pedestrian trim trail and associated outdoor exercise equipment shall be both publicly accessible and free of obstructions at all times. Details of the proposed specification of equipment, order it is placed in and the applicant's programme for maintenance and replacement of any equipment installed shall be submitted to, and approved in writing by, the planning authority prior to the commencement of works on site.</p>	<p>The pedestrian trim trail and associated outdoor exercise equipment shall be both publicly accessible and free of obstructions at all times. Details of the proposed specification of equipment, order it is placed in and the applicant's programme for maintenance and replacement of any equipment installed shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction works and implemented in site in the agreed</p>

	The developer shall thereafter implement the works as approved.	manner prior to the occupation of the development.
18	Detailed information on the proposed green roof system for the perimeter block shall be submitted to, and approved in writing by, the planning authority prior to the commencement of works on site. Upon approval, the green roof system shall be installed as approved and maintained thereafter for the duration of the development.	Detailed information on the proposed green roof system for the perimeter block shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction works. Upon approval, the green roof system shall be installed as approved and maintained thereafter for the duration of the development.
20	Prior to the commencement of works on site, drawings demonstrating the provision of facilities for outside clothes drying shall be submitted to, and approved in writing by, the Planning Authority	Prior to the commencement of above ground construction works, drawings demonstrating the provision of facilities for outside clothes drying shall be submitted to, and approved in writing by, the Planning Authority. Upon approval, the drying facilities shall be installed as approved and maintained thereafter for the duration of the development.
21	Details of public art to be incorporated within the development shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of works on site. As per supplementary guidance IPG 1 - The Placemaking Principle, the Public Art shall be located in a publicly visible or accessible area. Specific details of the art to be installed shall be agreed with the planning authority, completed and installed prior to the occupation of the development.	Details of public art to be incorporated within the development shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of above ground construction works. As per supplementary guidance IPG 1 - The Placemaking Principle, the Public Art shall be located in a publicly visible or accessible area. Thereafter, the public art agreed with the planning authority shall be installed prior to the occupation of the development.
24	Details of proposals to facilitate access and unloading within the site for small to medium scale delivery and service shall be submitted to, and approved in writing by the planning authority. Thereafter any proposed changes to the layout to facilitate such access shall be implemented in the approved manner.	Details of proposals to facilitate access and unloading within the site for small to medium scale delivery and service shall be submitted to and approved in writing by the planning authority prior to the commencement of above ground construction works. Thereafter any proposed changes to the layout to facilitate such access shall be implemented in the approved manner.
33	No vents, flues, aerials or other such external fittings are approved on the external elevations facing Minerva Way or the new central road through the site. Details of ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority prior to the commencement of works on site.	No vents, flues, aerials or other such external fittings are approved on the external elevations facing Minerva Way or the new central road through the site. Details of ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction work.

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

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

Not applicable

iii. a design statement or a design and access statement

Not applicable

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)

Planning Statement by CBRE dated March 2025
Energy Design Note by Cundall dated 28 March 2025
Energy Strategy Overview by Cundall dated 23 February 2026

B. Summary of the terms of any Section 75 Planning Agreement

Planning permission 20/00246/FUL was subject to a Section 75 agreement dated 26th May 2022. The Section 75 secured £115,900.00 of open space contributions to be paid on the date of material operation of development. There is a clause in this agreement that allows its terms to be applied to a Section 42 permission relating to 20/00246/FUL where a fresh Section 75 planning agreement is not entered into. Since this is a Section 42 application, it is not necessary reopen negotiations on open space contributions as the existing Section 75 agreement is sufficient.

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

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

Not applicable

2. restricting the grant of planning permission

Not applicable

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

Not applicable

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

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan.

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. The following policies from NPF4 are considered to be relevant to the application assessment:

Policy 1 Tackling the Climate and Nature Crises
Policy 2 Climate Mitigation and Adaptation
Policy 3 Biodiversity
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 21 Play recreation and sport
Policy 22 Flood Risk and Water Management
Policy 23 Health and Safety

The Glasgow City Development Plan (CDP) was adopted on 29th March 2017. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

CDP 1 & SG 1 The Placemaking Principle
CDP 2 Sustainable Spatial Strategy
CDP 5 & SG 5 Resource Management
CDP 6 & SG 6 Green Belt and Green Network
CDP 7 & SG 7 Natural Environment
CDP 8 & SG 8 Water Environment
CDP 9 & SG 9 Historic Environment
CDP 10 & SG 10 Meeting Housing Needs
CDP 11 & SG 11 Sustainable Transport
CDP 12 & SG 12 Delivering Development

ASSESSMENT AND CONCLUSIONS

Section 42 of the Town and Country Planning Act (Scotland) 1997 allows for the determination of an application to develop land without compliance with conditions previously attached. Applications made under Section 42 allow the Planning Authority to consider only the question of the conditions subject to which planning permission should be granted.

Determination of applications to develop land without compliance with conditions previously attached.

(1) This section applies to applications for planning permission for the development of land without complying with conditions subject to which a previous planning permission was granted.

*(2) On such an application the planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—
(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly;*

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.

(3) The Scottish Ministers may by regulations or a development order make special provision as regards the procedure to be followed in connection with such applications.

(4) This section does not apply if the previous permission was granted subject to a condition as to the time within which the development to which it related was to be begun, and that time has expired without the development having been begun.

In addition, Planning Circular 3/2013 Development Management Procedures confirms in Annex I: In determining a Section 42 application, authorities may consider only the issue of the conditions to be attached to any resulting permission but adds: however, in some cases this does not preclude the consideration of the overall effect of granting a new planning permission, primarily where the previous permission has lapsed or is incapable of being implemented.

Planning permission 20/00246/FUL lapsed on 22nd July 2025 and is therefore incapable of being lawfully implemented. This Section 42 application was made on 8th April 2025 and validated on 14th April 2025. Since a valid application was made prior to the expiry of 20/00246/FUL, it is competent and will be considered under Section 42.

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 principal issues to be addressed with respect to this application are considered to be:

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

A) DEVELOPMENT PLAN

The previous application (20/00246/FUL) was assessed against and found to comply with the policies of the adopted Glasgow City Development Plan. However, National Planning Framework 4 was adopted on 13th February 2023 and therefore the Section 42 application should be assessed against the policies therein.

In terms of assessing this application, the proposed amendments are required to be assessed against both NPF4 and the City Development Plan. In addition, the proposed development is required to be assessed against NPF4 as this was not part of the Development Plan when 20/00246/FUL was determined. The policy assessment below begins by addressing the condition amendments before assessing the proposed development against NPF4.

Amendments to condition wording

Condition 1: Energy Strategy

The applicant is proposing to amend the wording of Condition 1 to reflect changes to the Development Plan (adoption of NPF4 in February 2023) and building standards. The previous condition would have limited the development's energy strategy to a combined heat and power (CHP) system. Since the previous application was assessed, planning policy and building standards have been updated to meet the Scottish Government's transition towards net zero. In respect of planning, this relates to the adoption of NPF4 as part of the Development Plan.

When assessing the suitability of CHP for today's policy and regulatory landscape, the applicant's Energy Design Note (March 2025) concludes that:

“Given the evolving energy landscape, CHP is not considered an appropriate technology for the proposed development for the following key reasons:

- *Decarbonisation of the Electricity Grid: The UK electricity grid has undergone rapid decarbonisation through increased renewable generation (e.g., wind and solar) and the phase-out of fossil fuel-based power plants. This means that grid electricity is becoming significantly lower in carbon intensity, reducing the relative carbon-saving benefits of CHP, which still relies on combustion.*

- *Regulatory and Policy Restrictions: With the introduction of the latest National Planning Policy and Standard 6.11 as part of the updated Domestic Technical Handbook (2025), direct emission heating systems are no longer permitted in new buildings. This means new developments must achieve zero direct emissions, further rendering CHP non-compliant unless fuelled by bioenergy, which itself presents supply, emissions and efficiency challenges. Furthermore, fuel gases from gas-fired CHP can lead to a reduction in local air quality.”*

Based on the above, the applicant is seeking a condition wording that permits the use of technologies other than CHP that will enable the development to achieve the required emissions and energy consumption targets. In order to assess the amended condition, the relevant Development Plan policies are considered to be NPF4 Policies 1, 2 and 19 and CDP 1 and 5.

NPF4 Policy 1 Tackling the climate and nature crises states that significant weight will be given to the global climate and nature crises when considering all development proposals. NPF4 Policy 2 Climate mitigation and adaptation requires that new development proposals be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. NPF4 Policy 19 Heating and cooling supports decarbonised solutions to heat and cooling demand.

Policy CDP 1 The Placemaking Principle of the Glasgow City Development Plan seeks to ensure that new buildings are resource efficient and sustainable. Resource efficient design is a key contributor to the placemaking approach, as set out in SG 1 Placemaking (Part 1). Detail of how this approach should be implemented in relation to CDP 1 is set out in SG 1 Placemaking (Part 2). All new development in Glasgow will be expected to incorporate a range of resource efficiency measures in order to minimise energy consumption, reduce CO₂ emissions and make best use of the City’s natural resources.

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials. Development proposals are required to make use of low and zero carbon generating technologies (LZCGT) in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. CDP 5 requires the development proposal to comply with the Gold level in each of the 8 aspects in the Domestic Technical Handbook and includes a minimum 20% carbon dioxide emissions abatement through the use of LZCGT.

The applicant is proposing to minimise energy consumption by constructing a building envelope that has a high thermal efficiency with low u-values. In terms of LZCGT, the proposal will consider the use of exhaust air heat pumps with mechanical ventilation and heat recovery. It is considered that the applicant’s justification for an alternative technology to CHP is reasonable. The amended condition will allow the development to utilise forms of LZCGT that do not require combustion in accordance with NPF4. The proposal will achieve Gold hybrid standard in accordance with CDP 5. The Energy Strategy has met the requirements of the first stage of the CDP 5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

Overall, it is considered that the amended condition requiring approval of the final energy strategy will bring the development proposal in line with Development Plan requirements on resource management, energy and carbon. This approach is consistent with how the Planning Authority implements CDP 5 for large infill developments in urban locations across the city.

Conditions 6, 8, 18, 20, 21, 24 & 33: Stage of approval for specific details

The applicant proposes to amend the wording of the following conditions:

- Condition 6: external elevation materials
- Condition 8: pedestrian trim trail and outdoor exercise equipment
- Condition 18: green roof system
- Condition 20: outside clothes drying
- Condition 21: public art
- Condition 24: access and unloading proposals
- Condition 33: ventilation proposals

The amendments would delay the point at which details are required to be submitted to the Planning Authority for approval until commencement of above ground construction works. Unlike Condition 1, the proposed amendments to the above conditions will not impact the final outcome of the approved development. The amended conditions would still require the same details to be submitted and

approved, albeit at a different stage in the construction programme. The amended wording would allow the developer to commence the initial stages of development, such as ground works, without having to address/discharge the conditions. This is an established approach that has been used by Planning Authority to condition other planning permissions across Glasgow. Notably, planning permission 23/01742/FUL was approved on this site by Planning Committee in January 2025 and is subject to numerous conditions requiring detail to be approved “prior to the commencement of above ground construction works”.

The condition wording proposed by the applicant is reasonable, will not compromise the quality or integrity of the development, will still allow the Planning Authority to control these aspects of the development and for the timeous submission of those details. On this basis, the amendments are acceptable and ensure the approved scheme continues to accord with the Development Plan.

The applicant is not seeking to amend all the pre-commencement conditions. If planning permission is approved, the developer will still be required to address numerous pre-commencement conditions in order to lawfully implement the development. These include conditions relating to site investigation, refuse and recycling, landscaping and drainage/SUDS.

National Planning Framework 4

National Planning Framework 4 was adopted on 13 February 2023. In the case of this application there is not considered to be any significant conflict between the proposals and the policies of NPF4 and it is considered that the proposals comply with the overall approach of NPF4. It should be noted that the proposal lies within the designation of the Clyde Mission National Development. The intention of Clyde Mission is to support the delivery of investment and reuse of brownfield land and delivery policy intentions including “compact urban growth” and “local living”. The Mission applies to a range of development types including “mixed use, which may include residential development of brownfield land”. As a consequence of this designation the application is elevated to the category of National Development.

The assessment of the proposal against these policies is as below:

Policy 1. Tackling the climate and nature crises

The policy intent is to encourage, promote and facilitate development that addresses the global climate emergency and nature crisis.

When considering all development proposals significant weight will be given to the global climate and nature crises.

Comment: The proposal has been assessed against the relevant NPF4 policies below. This includes specific policies on energy, biodiversity, transport and nature. Overall, it is considered the proposal accords with Policy 1 on Tackling the climate and nature crises.

Policy 2. Climate mitigation and adaptation

a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.

b) Development proposals will be sited and designed to adapt to current and future risks from climate change.

c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Comment: This has been considered in detail under the assessment of Condition 1 above. The proposal accords with Policy 2 on Climate mitigation and adaptation.

Policy 3. Biodiversity

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

b) Development proposals for national or major development, or for development that requires an Environmental Impact Assessment will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a

demonstrably better state than without intervention. This will include future management. To inform this, best practice assessment methods should be used. Proposals within these categories will demonstrate how they have met all of the following criteria:

- i. the proposal is based on an understanding of the existing characteristics of the site and its local, regional and national ecological context prior to development, including the presence of any irreplaceable habitats;*
- ii. wherever feasible, nature-based solutions have been integrated and made best use of;*
- iii. an assessment of potential negative effects which should be fully mitigated in line with the mitigation hierarchy prior to identifying enhancements;*
- iv. significant biodiversity enhancements are provided, in addition to any proposed mitigation. This should include nature networks, linking to and strengthening habitat connectivity within and beyond the development, secured within a reasonable timescale and with reasonable certainty. Management arrangements for their long-term retention and monitoring should be included, wherever appropriate; and*
- v. local community benefits of the biodiversity and/or nature networks have been considered.*

Comment: Most of the site is occupied by the existing building and surface car parking and is therefore of low biodiversity value. This policy is consistent with the biodiversity aims of the City Development Plan. The proposal was assessed against the City Development Plan under 20/00246/FUL and was acceptable. The proposal incorporates an extensive landscaping scheme that will enhance biodiversity through a variety of planting. The enhancements this will provide ensure the proposal accords with Policy 3 on Biodiversity.

Policy 7. Historic assets and places

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

Comment: The detailed guidance on how the Council implements this policy is set out in SG 9 Historic Environment. The proposal was assessed against SG 9 under 20/00246/FUL and was acceptable. The proposal accords with Policy 7 on Historic assets and places.

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

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Comment: Currently the large site contains one warehouse style building surrounded by a significant amount of surface car parking. Whilst the building is actively used by members of the fitness club, in terms of the site more generally, it is considered that it is underdeveloped relative to the compact urban form which is emerging in the surrounding area. The site is in the inner urban area with good access to a range of facilities, services and sustainable transport. The proposal will contribute to the ongoing regeneration and compact city form of the area. It is considered that a high-density residential development is an appropriate use for a brownfield site in the inner urban area.

The proposal accords with Policy 9 on Brownfield, vacant and derelict land and empty buildings.

Policy 12. Zero waste

a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.

b) Development proposals will be supported where they:

- i. reuse existing buildings and infrastructure;*
- ii. minimise demolition and salvage materials for reuse;*
- iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;*
- iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;*
- v. use materials that are suitable for reuse with minimal reprocessing.*

c) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and*
- ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.*

Comment: The existing building is not suitable for conversion to residential use due to its size, design and construction. The potential benefits resulting from the proposed development in terms of re-population, placemaking and future sustainability, through design, material choice and energy use must be weighed against the carbon cost of demolition, and it is considered that these cumulative advantages justify the case for demolition and redevelopment.

Bin stores will be provided across the development with facilities for the separation, collection and storage of common recyclable materials.

The proposal accords with Policy 12 on Zero Waste.

Policy 13. Sustainable transport

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;*
- ii. Will be accessible by public transport, ideally supporting the use of existing services;*
- iii. Integrate transport modes;*
- iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;*
- v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;*
- vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;*
- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and*
- viii. Adequately mitigate any impact on local public access routes.*

c) Where a development proposal will generate a significant increase in the number of person trips, a transport assessment will be required to be undertaken in accordance with the relevant guidance.

d) Development proposals for significant travel generating uses will not be supported in locations which would increase reliance on the private car, taking into account the specific characteristics of the area.

e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

Comment: The application site is located within the inner urban area where prospective residents will have excellent provision of surrounding amenity, services and infrastructure within walking distance as well as within the application site itself.

The development will be located in an area which would not increase reliance on the private car given the range of public transport options and the availability of existing car and cycle hire facilities. Nearby public transport options include trains from Exhibition Centre and frequent bus services from Argyle Street.

The detailed guidance on how the Council implements this policy is set out in SG 11 Sustainable Transport. The proposal was assessed against SG 11 under 20/00246/FUL and was acceptable.

The proposal accords with Policy 13 on Sustainable Transport.

Policy 14. Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: *Supporting the prioritisation of women's safety and improving physical and mental health.*

Pleasant: *Supporting attractive natural and built spaces.*

Connected: *Supporting well connected networks that make moving around easy and reduce car dependency*

Distinctive: *Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.*

Sustainable: *Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.*

Adaptable: *Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.*

c) 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.

Comment: The detailed guidance on how the Council implements this policy is set out in SG 1 Placemaking (Parts 1 and 2). The proposal was assessed against SG 1 under 20/00246/FUL and was acceptable. This policy is supportive of the aims and design-led approach promoted by City Development Plan policy CDP 1 and SG 1 Placemaking, and a detailed design assessment is provided below. Overall, it is considered that the applicant has demonstrated a commitment to high quality design and materials.

The proposal accords with Policy 14 on Design, quality and place.

Policy 15. Local living and 20 minute neighbourhoods

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

Comment: This is a brownfield site set amongst various land uses including residential and commercial and therefore presents a good opportunity to reinforce local living and deliver on the aspirations of this

policy. It is situated within walking and wheeling distance to Cranstonhill/Yorkhill Town Centre which accommodates a range of retail, amenities and other services and facilities with good access to public transport. The massing and layout of the proposal would contribute to a compact city form.

The proposal accords with Policy 15 on local living and 20 minute neighbourhoods.

Policy 16. Quality Homes

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;*
- ii. providing or enhancing local infrastructure, facilities and services; and*
- iii. improving the residential amenity of the surrounding area.*

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or*
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes. The contribution is to be provided in accordance with local policy or guidance.*

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and*
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;*
- iii. and either:*
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or*
 - the proposal is consistent with policy on rural homes; or*
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or*
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.*

Comment: The proposed development would provide a range of accommodation consisting of 1-, 2- and 3-bedroom flats. The development would provide a mix of private and shared outdoor amenity spaces. The application site is in the inner urban area and the proposed flats would have good access to a range of shops, facilities, amenities and public transport in line with 20-minute neighbourhood ambitions. The Statement of Energy demonstrates a commitment to delivering high levels of energy efficiency and low carbon technologies within the proposed units.

Policy 16 introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The City Development Plan has determined that affordable housing should be met through the Strategic Housing Investment Programme rather than a specific affordable housing policy. This is an established position of the Council and has overseen significant investment in affordable housing throughout Glasgow. It is therefore the case that the policy goals are being met through the extant City Development Plan.

Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NFP4 for the time being, until the Council has agreed in more detail how this can be applied across different areas in the City, based upon need.

Subject to conditions, the proposal accords with Policy 16 on quality homes.

Policy 18. Infrastructure first

a) Development proposals which provide (or contribute to) infrastructure in line with that identified as necessary in LDPs and their delivery programmes will be supported.

b) 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.

Comment: The development is required to make financial contributions towards off-site open space. These contributions have already been secured by a Section 75 planning agreement. The Section 75 has a clause which links it to any future planning permissions determined under Section 42.

Subject to the necessary agreement, the proposal accords with Policy 18 on Infrastructure.

Policy 19. Heating and cooling

f) Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: This has been considered in detail above under the assessment of Condition 1. Subject to conditions, the proposal accords with Policy 19 on heating and cooling.

Policy 21. Play recreation and sport

d) Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the development and existing provision in the area.

e) Development proposals that include new streets and public realm should be inclusive and enable children and young people to play and move around safely and independently, maximising opportunities for informal and incidental play in the neighbourhood.

g) Development proposals that include new or enhanced play or sport facilities will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Comment: The proposal will provide children's play equipment in an area where there is a shortfall of this type of open space. The proposed open space is well overlooked and will benefit from high levels of passive surveillance. The detail of how this policy is implemented is set out in the City Development Plan. The proposal was assessed against the relevant policies and supplementary guidance under 20/00246/FUL and was acceptable.

The proposal accords with Policy 21 on Play, recreation and sport.

Policy 22. Flood risk and water management

c) Development proposals will:

- i. not increase the risk of surface water flooding to others, or itself be at risk.*
- ii. manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;*
- iii. seek to minimise the area of impermeable surface.*

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

Comment: The detailed guidance on how the Council implements this policy is set out in SG 8 Water Environment. The proposal was assessed against SG 8 under 20/00246/FUL and was acceptable. The proposal accords with Policy 22 on Flood risk and water management.

Policy 23. Health and safety

a) Development proposals that will have positive effects on health will be supported. This could include, for example, proposals that incorporate opportunities for exercise, community food growing or allotments.

f) Development proposals will be designed to take into account suicide risk.

Comment: The proposal includes outdoor amenity spaces for use by residents. This includes opportunities for exercise, relaxation and play which will benefit the mental and physical health of future residents.

The proposed development would, through the Building Warrant process, meet the Scottish Building Regulations and therefore be designed to minimise suicide risk.

The proposal accords with Policy 23 on health and safety.

B) OTHER MATERIAL CONSIDERATIONS

Public comments are a material consideration that should be taken into account when assessing planning applications. A total of 81 representations were received in objection to the application. The points of objection are addressed below. Further to the representations, it is not considered that there are any other material considerations that have not already been addressed elsewhere in this report.

- Amended wording ignores dependencies in construction and could compromise development

Case Officer comment: The proposed condition wording does not ignore dependencies in construction and will not compromise the superstructure of the development. The condition wording gives the applicant and Planning Authority sufficient time to agree details prior to their use/installation on site. The condition wording will not result in a lesser quality development being delivered than was previously approved. Furthermore, the applicant will be required to comply with building standards to obtain a building warrant.

- Applicant has not implemented previous planning permission

Case Officer comment: The applicant was not legally obliged to implement the previous planning permission. This Section 42 application was submitted over 3 months before 20/00246/FUL expired and is therefore competent.

- Local living and 20 minute neighbourhood ambitions

Case Officer comment: This is a brownfield site set amongst various land uses including residential and commercial and therefore presents a good opportunity to reinforce local living and deliver on the aspirations of this policy. It is situated within walking and wheeling distance to Cranstonhill/Yorkhill Town Centre which accommodates a range of retail, amenities and other services and facilities with good access to public transport. The massing and layout of the proposal would contribute to a compact city form.

- The type and tenure of residential properties proposed do not address housing emergency or fit with Strategic Housing Investment Programme. Lack of affordable housing.

Case Officer comment: The tenure and apartment mix was assessed in the report of handling for planning permission 20/00246/FUL. The principle of development has been established by 20/00246/FUL and this Section 42 application only deals with amendments to the conditions that the planning permission was subject to. The proposed amendments do not impact the proposal in terms of the Strategic Housing Investment Programme or affordable housing.

- Disruption and uncertainty for investors and the community

Case Officer comment: Any disruption and uncertainty caused by the applicant's actions are not a material consideration in the assessment of this Section 42 application. The applicant has not acted unlawfully and is entitled to submit multiple planning applications on the same site.

- Encroachment on green space

Case Officer comment: These matters were addressed in the report of handling for planning permission 20/00246/FUL. The principle of development has been established by 20/00246/FUL and this Section 42 application only deals with amendments to the conditions that the planning permission was subject to. The proposed amendments do not impact the layout of the proposal.

- Energy should be generated on site to minimise infrastructure costs. Heat is produced wherever energy generation takes place. CHP can use biofuel to meet sustainability targets.

Case Officer comment: Planning permission 20/00246/FUL was subject to a condition that restricted the development to a combined heat and power system. The proposed amendment would allow the applicant to use different technologies to achieve energy performance required by the Development Plan and Building Standards. The proposed amendments are consistent with the standard condition used by the Planning Authority relating to CDP 5 statement on energy requirements. The proposed amendments will not compromise the energy performance of the proposed development. Rather, it will allow the applicant to achieve the required energy performance free from the restrictions of the previous condition.

- Impact on local services and facilities

Case Officer comment: These matters were addressed in the report of handling for planning permission 20/00246/FUL. The principle of development has been established by 20/00246/FUL and this Section 42 application only deals with amendments to the conditions that the planning permission was subject to.

- Loss of gym/community facility and subsequent impact on public health, community cohesion and wellbeing

Case Officer comment: These matters were addressed in the report of handling for planning permission 20/00246/FUL. The principle of development has been established by 20/00246/FUL and this Section 42 application only deals with amendments to the conditions that the planning permission was subject to.

- Noise, litter and anti-social behaviour from short-term lets

Case Officer comment: The proposed development comprises flatted dwellings and not short-term lets. Planning permission would be required to use a flatted dwelling within the development as a short-term let and these issues would be assessed as part of any future planning application. This Section 42 application only deals with amendments to the conditions that the planning permission was subject to. The proposed amendments do not affect the proposal in terms of its impact on noise, litter or anti-social behaviour.

- Proposal allows gym to be demolished without commitment to redevelopment. Conditions should be discharged before gym is demolished. Site is not brownfield, derelict or unused and there is no justification for demolishing existing building and leaving site empty.

Case Officer comment: Planning permission is not required to demolish the existing building as it can be done so under permitted development. The demolition of the building is not contingent on the outcome of this or any other planning application. In planning terms, there is nothing to stop the applicant from demolishing the building at any time (although they may be required to obtain other statutory consents). Notwithstanding, there are still numerous pre-commencement conditions that the applicant is required to comply with relating to site investigation, refuse and recycling, landscaping and drainage/SUDS.

- Proposed conditions are unenforceable and could result in work being halted midway through construction

Case Officer comment: The proposed condition wording is not unenforceable and will not result in work being halted midway through construction. The proposed condition wording replicates standard conditions that have been used by the Planning Authority for developments across Glasgow.

- Size, scale, height, massing and density

Case Officer comment: These matters were addressed in the report of handling for planning permission 20/00246/FUL. The principle of development has been established by 20/00246/FUL and this Section 42 application only deals with amendments to the conditions that the planning permission was subject to. The proposed amendments do not affect the size, scale, height, massing and density of the proposal.

- Traffic and car parking

Case Officer comment: The proposed amendments to the condition wording will not directly affect the development's impact on traffic and parking relative to planning permission 20/00246/FUL. These

matters were addressed in the report of handling for 20/00246/FUL and were considered to be acceptable. The proposed amendments do not impact the proposal in terms of traffic or car parking.

CONCLUSION AND RECOMMENDATION

The assessment of this Section 42 application is required to focus on the conditions that will be attached to a planning permission. The principal alteration to the previous planning permission relates to the energy strategy (Condition 1). The proposed condition wording will enable the developer to implement an energy strategy that uses Low and Zero Carbon Generating Technology to meet the requirements of both the Development Plan and Building Standards. This new condition wording is the standard condition that is used on other major developments and would ensure that the development still complies with Policy SG5 of the Development Plan and NPF4.

The amendments to Conditions 6, 8, 18, 20, 21, 24 and 33 relate to the stage at which specific details are approved and will not impact the Planning Authority's control over the final outcome of the approved development. For the reasons set out above, the proposed amendments to the condition wording are acceptable and accord with the Development Plan.

The representations have been addressed above and it is not considered that there are any other material considerations that outweigh the Development Plan. Consequently, the amended condition wording proposed by the applicant is acceptable and it is recommended that planning permission is granted subject to conditions.

The Planning Authority has the power under Section 42 to impose additional conditions on any resulting planning permission. Since the 20/00246/FUL was determined, it has become standard practice when granting planning permission to attach a time limit condition. It is proposed to attach the Council's standard condition requiring the development to commence within 3 years from the date of planning permission.

DRAWINGS

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

1. AL(00)010 GROUND_FLOOR_PLAN_AS_PROPOSED_4449024 Received 27 Oct 2025
2. AL(00)012 SECOND_FLOOR_PLAN_AS_PROPOSED_4448976 Received 27 October 2025
3. AL(00)011 FIRST_FLOOR_PLAN_AS_PROPOSED_4448975 Received 27 October 2025
4. AL(00)013 THIRD_FLOOR_PLAN_AS_PROPOSED_4449004 Received 27 October 2025
5. AL(00)014 FOURTH_FLOOR_PLAN_AS_PROPOSED_4449009 Received 27 October 2025
6. AL(00)015 FIFTH_FLOOR_PLAN_AS_PROPOSED_4449013 Received 27 October 2025
7. AL(00)016 SIXTH_FLOOR_PLAN_AS_PROPOSED_4449021 Received 27 October 2025
8. AL(00)100 SECTION_AS_PROPOSED_4449028 Received 27 October 2025
9. AL(00)200 SOUTH_AND_EAST_ELEVATION_AS_PROPOSED_4449029 Received 27 October 2025
10. AL(00)201 COURTYARD_BUILDING_NORTH_AND_WEST_ELEVATION Received 27 October 2025
11. AL(00)202 INTERNAL_SOUTH_AND_EAST_ELEVATION_AS_PROPOSED_4449033 Received 27 October 2025
12. AL(00)203 INTERNAL_NORTH_AND_WEST_ELEVATION_AS_PROPOSED_444937 Received 27 October 2025
13. AL(00)204 ELEVATION_AS_PROPOSED_4449040 Received 27 October 2025
14. AL(00)205 ELEVATION_AS_PROPOSED_4449041 Received 27 October 2025
15. AL(20)001 PLAN__LOCATION_4448965 Received 27 October 2025
16. 1808.L.G(92)001 - GENERAL LAYOUT PLAN Dated 15.02.2021
17. 1808.L.G(93)004 AMENITY AREAS Dated 20.07.2021

As qualified by the below conditions, or as otherwise agreed in writing with the Planning Authority

CONDITIONS AND REASONS

1. 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.

2. Prior the commencement of above ground construction works on site, a Statement on Energy (SoE) in accordance with the associated building Warrant, shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

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

Reason: To ensure that the development is in accordance with the aims of Policy CDP 5 - Resource Management of the Glasgow City Development Plan.

3. Before any work on the site is begun, a comprehensive site investigation for ground contamination shall be submitted to and approved in writing by the planning authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" (BS10175:2001). The investigation report shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN 33 Revised 2000 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, it shall include a detailed remediation strategy. The approved remediation works shall be carried out prior to the commencement of development on site other than that required to carry out remediation.

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

4. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

5. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from road traffic noise.

6. Light from the development shall not give rise to:
 - (a) An "Upward Waste Light Ratio" (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%
 - (b) A "Light Into Windows" measurement in excess of 10Ev (lux). (Ev is the vertical luminance in lux.)
 - (c) "Source Intensity" measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.)

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

7. External elevation materials shall be high quality light buff or cream facing brick (colour matched mortar), precast/reconstituted stone feature elements, light bronze ceramic glazed seamless cladding panels and aluminium composite framed windows and doors. Full scale sample panels of the elevation materials (including window frames details, accurate brick reveals and returns) shall be erected for the inspection of the planning authority and written approval shall be obtained prior to the commencement of above ground construction works. The approved sample panel(s) shall remain in place throughout construction. Samples of the other external materials shall be submitted and approved in writing by the planning authority. Written approval shall be obtained before any materials are used on site.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area

8. Before any work on the site has begun, details of refuse and recycling storage areas and bins, including details of the future maintenance and management of these areas, shall be submitted to and approved in writing by the Planning Authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

9. The pedestrian trim trail and associated outdoor exercise equipment shall be both publicly accessible and free of obstructions at all times. Details of the proposed specification of equipment, order it is placed in and the applicant's programme for maintenance and replacement of any equipment installed shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction works and implemented on site in the agreed manner prior to the occupation of the development.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

10. Details of a location for a communal satellite dish for each communal building (i.e. one for each of the four blocks) shall be submitted to, and approved in writing by the planning authority and each residential flat will be provided with a connection to the communal dish. Thereafter, no further satellite dishes shall be permitted on the external elevations of these building for the duration of the development hereby approved.

Reason: In order to protect the visual amenity of the surrounding area.

Reason: In order to protect the appearance of both the property itself and the surrounding area

11. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

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

12. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority. Prior to the occupation of any of the dwellings hereby approved, the landscaping for the relevant section of development (including private garden ground), as shown on the approved programme, must have been installed and completed as approved in Condition 11.

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

13. 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.

14. Before any work on the site is begun, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

15. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

16. Prior to the commencement of any drainage works on site, the applicant will provide the Planning Authority with written confirmation of Technical Approval (or Permission to Connect if applicable) from Scottish Water, along with a copy of the approved drainage drawings.

Reason: In the interests of traffic safety at the locus.

Reason: In order to protect the appearance of both the property itself and the surrounding area

17. Details of the final drainage design and SUDS (Sustainable Urban Drainage Systems) features shall be submitted and approved in writing by the planning authority prior to the commencement of works on site. The submitted details on any large SUDS basins shall include information on landscaping proposals and a planting strategy which goes beyond the minimum design standards for Scottish Water and benefits visual amenity and biodiversity.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Reason: In the interests of traffic safety at the locus.

18. Each off-road car parking space shall be allocated to a specific flat and be available and accessible to the owner prior to the occupation of that specific property. This provision will be written into the deeds and be applicable for all future owners. Off-street parking spaces for the flats shall be secured for use of the relevant owner/occupier and information on the allocation of the disabled access parking bays will be provided. Details of all the above shall be submitted to, and approved in writing by, the planning authority prior to the occupation of any of the dwellings hereby consented.

Reason: To ensure the effective allocation of car parking spaces to residents.

Reason: To ensure that the development is accessible to all in accordance with the principles of inclusive design.

19. Detailed information on the proposed green roof system for the perimeter block shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction works. Upon approval, the green roof system shall be installed as approved and maintained thereafter for the duration of the development.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area

20. Safe, sheltered and secure cycle parking shall be provided in accordance with Policy CDP 11 - Sustainable Transport and supplementary guidance SG 11 - Sustainable Transport of the Glasgow City Development Plan 2017.

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

21. Prior to the commencement of above ground construction works, drawings demonstrating the provision of facilities for outside clothes drying shall be submitted to, and approved in writing by, the Planning Authority. Upon approval, the drying facilities shall be installed as approved and maintained thereafter for the duration of the development.

Reason: To ensure that the residential accommodation minimises environmental impacts and corresponds with adopted Local Development Plan policy.

22. Details of public art to be incorporated within the development shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of above ground construction works. As per supplementary guidance SG 1 - The Placemaking Principle, the Public Art shall be located in a publicly visible or accessible area. Thereafter, the public art agreed with the planning authority shall be installed prior to the occupation of the development.

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

23. Details of the proposed lighting schemes (architectural and/or pedestrian), including the type, dimensions, locations and colour of fittings, cable routes and associated electrical equipment shall be submitted to and approved in writing by the planning authority before any lighting works begin.

Reason: In order that the works do not detract from the appearance of the building.

Reason: To enhance safety and security during hours of darkness.

24. The applicant shall provide a residential travel pack for each dwelling prior to occupation; a draft pack shall be submitted to the Planning Authority for approval; the pack should include maps detailing the location of public transport stops, timetable and estimated journey times, walking / cycle routes to key destinations and health benefits of walking / cycling.

Reason: In order to inform new residents of sustainable transport options in the locality.

25. Details of proposals to facilitate access and unloading within the site for small to medium scale delivery and service shall be submitted to and approved in writing by the planning authority prior to the commencement of above ground construction works. Thereafter any proposed changes to the layout to facilitate such access shall be implemented in the approved manner.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Reason: In the interests of pedestrian safety.

26. Detailed proposals of the fencing design and specification, brick boundary walls and other boundary treatments proposed shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of above-ground construction works.

Reason: In order to protect the appearance of both the property itself and the surrounding area

Reason: In order to protect the appearance of both the property itself and the surrounding area

27. Details of the mitigation proposed to ensure residential privacy standards are met for the ground floor flats shall be submitted to, and approved in writing by, the Planning Authority. Where the proposed mitigation relies upon soft landscaping and planting the plants and specimens utilised must, at the time of planting, be of a suitable scale and size to ensure privacy. The ground floor flats shall not be occupied until the required mitigation has been achieved on site.

Reason: To ensure that the development meets residential development privacy standards as set out in the Local Development Plan.

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

28. Samples of the proposed hard landscaping materials will be submitted to and approved in writing by the planning authority prior to the commencement of works on site.

Reason: In order to protect the appearance of both the property itself and the surrounding area

29. Detailed design drawings showing the finalised dimensions and materials of the following aspects of the proposal shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of this aspect of the works;
- The building proposed for the Combined Heat and Power equipment
 - Roof parapet and edge details for brickwork to avoid staining and efflorescence within the brickwork;
 - Metal balustrades which enclose balconies/terraces;
 - Soffit details within entrance recesses;
 - Relationship between stairs and external windows within blocks;
 - Brick columns at ground floor of 7-storey blocks;
 - External bin stores and cycle parking structures within the courtyard amenity space of the perimeter blocks.

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

30. Details of the proposals to achieve passive electric vehicle charging provision is required for all of the off-street parking spaces within the development shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of this aspect of the works. The provision shall be in line with the requirements of Policy CDP 11 - Sustainable Transport and supplementary guidance SG 11 - Sustainable Transport of the Glasgow City Development Plan (or any subsequent replacement policy or guidance) and installed prior to the occupation of any of the residential properties.

Reason: To ensure compliance with the electric vehicle parking requirements of the local development plan.

31. Vehicle accesses for 3 or less car parking spaces together shall be taken via a footway crossing accordance with Figure 5.6 of the Design Guide New Residential Areas and for 4 or more car parking spaces together shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 of the Design Guide New Residential Areas.

Reason: In the interests of traffic safety at the locus.

Reason: In the interests of pedestrian safety.

32. Residents parking bays shall be a minimum of 5 metres in length x 2.4 metres in width, and formed in a permeable material.

Reason: To ensure that residential parking standards are maintained.

33. Clear delineation between adoptable areas of road/footway and unadoptable/private areas is required. Details of the delineation shall be submitted to, and approved in writing by, the Planning Authority prior to the commencement of this aspect of the works.

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

34. No vents, flues, aerials or other such external fittings are approved on the external elevations facing Minerva Way or the new central road through the site. Details of ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to, and approved in writing by, the planning authority prior to the commencement of above ground construction work.

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

Reason: In order to protect the appearance of both the property itself and the surrounding area

ADVISORY NOTES TO APPLICANT

1. Construction works must be undertaken in a safe manner which does not disturb the operation of the neighbouring railway. Applicants must be aware of any embankments and supporting structures which are in close proximity to their development.

Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks.

The developer must contact our Asset Protection Engineers regarding the above matters, contact details below:

Network Rail Asset Protection Engineer
151 St. Vincent Street, GLASGOW, G2 5NW
Tel: 0141 555 4087
E-mail: AssetProtectionScotland@networkrail.co.uk

2. Any proposed temporary barricade should be fitted with wooden fillets to prevent fly-posting. The barricade should be painted and maintained in good condition for the duration of its use.
3. The applicant should contact Land and Environmental Services (Roads) at an early stage regarding the submission of an application for Road Construction Consent.
4. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.
5. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Free phone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk
6. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
7. The applicant is advised that existing external drains within the tenement backcourt must not be altered without the prior consent of Scottish Water.
8. The developer should advise each prospective purchaser that residents may not be eligible to purchase a resident's on-road parking permit if such permits are introduced in line with Glasgow City Council policy.
9. The applicant is advised that they should contact Land and Environmental Services (Cleaving) to arrange for the collection of refuse by 'Yellow Trade Refuse Sack System' as domestic collection will no longer apply to this property. Alternatively, arrangements can be made with any other trade refuse collection company.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/DHAN/07/01/2026

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information.

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