

**Site Incorporating 75 Grange Road Bounded By Prospecthill Road/Grange Road (Ward 7) - 25/00392/FUL - Erection of flatted residential development etc - Minded to conditionally grant planning permission.**

**2** There was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability regarding an application by Sanctuary Scotland for the erection of a flatted residential development, including access, car parking, landscaping and associated works at the site incorporating 75 Grange Road bounded by Prospecthill Road/ Grange Road (Ward 7) – 25/00392/FUL.

**Adjournment.**

**3** In terms of Standing Order No 17, the committee agreed to adjourn the meeting at 1035 hours until 1040 hours.

**Resumption of meeting.**

**3** The meeting resumed at 1040 hours and the sederunt was taken as follows:-

Present: Ken Andrew (Chair), Saqib Ahmed, John Daly, Sean Ferguson, Elaine Gallagher, Mhairi Hunter, Paul Leinster, Anne McTaggart, Hanif Raja and Thomas Rannachan.

Apologies: Fyeza Ikhtlaq, Jill Pidgeon and Martha Wardrop.

Attending: E Paton (Clerk), A Dale and M Thomson (for the Executive Director of Neighbourhoods, Regeneration and Sustainability) and P Kane (for the Director of Communication and Corporate Governance).

After consideration, the committee were minded to conditionally grant planning permission, subject to

(1) the completion of an agreement under Section 69 of the Local Government (Scotland) Act 1973;

(2) an amended condition No18 to read:-

“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 an updated Landscape Layout drawing to replace number 05-03Rev F to be submitted to and approved in writing by the planning authority prior to the commencement of above ground works. The updated Landscape Layout shall show the inclusion of Extra Heavy Standard specimens along the eastern site boundary. Soft landscaping

works shall be completed in compliance with the submitted Planting Notes and Landscape Maintenance and Management Proposals report as received 3 September 2025, unless updated to reflect the revised Landscape Layout. 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.”;

(3) an additional condition No 21 to read:-

“For the avoidance of doubt the eastmost projecting elevation to Block A shown in drawing reference 101 0452-L(04)003-E is not approved and a revised elevation drawing shall be submitted to and approved in writing by the planning authority to show further architectural detailing to the elevation.

**Reason:** To ensure the proposal presents a high quality visual amenity to the surrounding area.”; and

(4) an additional condition No 22 to read:-

“Prior to the occupation of any part of the development, the car club space shall be made available for use in accordance with space’s management plan arrangements which are to be submitted to and approved in writing by the planning authority. The management plan shall include details of the space to be used for a car club, details of an operator agreement and access arrangements for residents of the development hereby approved.

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