



PLANNING APPLICATIONS COMMITTEE

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Constance Damiani Phone: 0141 287 8675

Item 2(b)

15th September 2026

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant, Subject to Condition and Section		
APPLICATION	25/02128/FUL	DATE VALID	17.09.2025
SITE ADDRESS	Site Formerly Known As 4 Cecil Street Glasgow		
PROPOSAL	Erection of flatted residential development (11no. units).		
APPLICANT	Burgh Properties Ltd Per Mr Fernando Cucchi 244 Gallowgate GLASGOW G4 0TT	AGENT	Adrian Higson Architecture Per Adrian Higson 5 Sanda Street GLASGOW G20 8PU
WARD NO(S)	11, Hillhead	COMMUNITY COUNCIL LISTED	02_022, Hillhead
CONSERVATION AREA	Glasgow West		
ADVERT TYPE	Bad Neighbour Development Affecting a Conservation Area/Listed Building	PUBLISHED	17 October 2025
CITY PLAN	Town Centre (DEV4)		

REPRESENTATIONS/ CONSULTATIONS

Representations

A total of 31 letters of representations were received. These letters of representations were written by Friends of Glasgow West, Hillhead Community Council and neighbouring residents. The letters of representation include 26 objections and 5 neutral letters.

The neutral letters were supportive of the proposed housing development for the site albeit expressing concerns over the impact of the proposed construction works on Kersland Lane.

The grounds of objection from the 26 objections have been summarised below:

- Impact on parking provision in the area
- Impact on the existing refuse/ recycling collection
- Height of the proposed building is taller than surrounding buildings
- The proposed dormer windows are not in character with the surrounding Conservation Area
- Loss of a green space/ trees
- Land Ownership of the rear backcourt where the amenity space is proposed
- Daylight & Overshadowing
- Lack of Drainage Impact and Flood Risk Assessment
- Impact on Kersland Lane
- Former coal mines could cause subsidence
- Disruption to residents caused by construction works
- Balconies to the front elevation

Consultations

Coal Authority – No objection subject to two planning conditions and two advisory notes are attached to the application to safeguard site investigation.

Scottish Water – No objection.

SITE AND DESCRIPTION

Siting

The application site is a vacant piece of land which sits to the west of Cecil Street and is bounded to the south by Kersland Lane which is privately owned. The site used to be occupied by a historic tenement building which was demolished in 2002 due to unstable ground conditions. According to historic maps, the former tenement building was constructed around the 1890s. The site has been vacant since the demolition and has become overgrown with vegetation since then. The red line boundary of the site includes the rear backcourt of the neighbouring tenements of 679, 683, 685 to 695 Great Western Road.

The site is located within Glasgow West Conservation Area, in the Hillhead character area. The Category 'B' listed former Hillhead Primary School at 15, 21 Cecil Street which has been converted into flatted dwellings sits to the south-east of the site. The Category 'B' Listed terrace at of Cecil Street at 14-60 Sardinia Terrace sits directly to the south of the site.

The large public park of the Botanic Gardens is located 400m away to the north-west of the site, while the University of Glasgow Gilmorehill Campus sits 200m away to the south.

The site is located in a mixed area. The buildings to the south, east and west of the south are mainly in residential use while Great Western Road runs to the north of the site which is part of the Partick/ Byres Road Major Town Centre with commercial uses along this main arterial route.

Site Constraints

Glasgow West Conservation Area
High Risk Area as defined by the Coal Authority

Proposal

The proposal is for a 6-storey residential building containing 11 flatted dwellings.

Residential Building

The front elevation comprises 5 storeys and an attic level with dormers and will be constructed with buff blonde sandstone which will have banded rustication at the ground and first floor levels and smooth faced on the floors above. The windows will have metal Juliet balcony railings coloured in stone grey to match the colour of the metal window frames. The windows are recessed within the front façade with angled wall design details. The windows at ground and first floors extend from floor to ceiling (circa 2,600mm in height) while the windows at second to fifth floor measure circa 2,100mm in height. The front entrance door on Cecil Street will be constructed in metal. The roof will be covered with natural slates and will have dormer windows with a grey metal window frame matching the windows treatment from the rest of the façade.

The gable elevation will incorporate a mixture of sandstone and brick. The rear elevation will be finished in brick, and the windows will have Juliet balcony as per the front façade. At roof level, four dormers are proposed and the north-east corner of the roof will incorporate a roof terrace.

Accommodation Schedule

Ground Floor – Two 2-bedroom flats
First Floor – Two 2-bedroom flats
Second Floor – Two 2-bedroom flats
Third Floor – Two 2-bedroom flats
Fourth Floor – Two 2-bedroom flats
Fifth Floor – One 3-bedroom flat

Refuse/ Cycle Parking

Both the refuse & recycling storage and cycle parking are located at the lower ground floor level which is accessed internally via stairs/ lift or can also be accessed via the entrance from Kersland Lane for step-free access.

There are 20 bike parking spaces proposed.

Boundary Treatment

On Cecil Street, the existing sandstone boundary wall will be retained and repaired. There are remnants of historic metal railings on some sections of the wall – where the historic railings have gone it is proposed to add new ones matching the historic ones present on site.

On Kersland Lane, the brick boundary wall is proposed to be repaired with brick matching the existing where the wall has been demolished. Two black metal gates are proposed on the two entrances from the lane.

Amenity Space/ Landscaping

The existing trees to the front of the site will be removed. Three new trees are proposed near the boundary wall with Cecil Street, and a green hedge is proposed as privacy strip behind the boundary wall. The pathway to the main entrance will be surfaced with permeable brick setts. Hardwood benches are proposed within this area.

To the rear of the building, a backcourt with amenity space is provided. Landscaping proposals include the formation of a paths, seating benches, planting of new trees and planters as well as space for drying clothes.

Planning History

No planning history is associated with the site.

Pre-application Process

The applicant sought pre-application advice prior to submitting the application (REF - 25/00577/PRE). This allowed the form, scale and design of the proposed building to be tested to ensure that it was respectful of the character of the surrounding Glasgow West Conservation Area..

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

Design Statement, Received 12.09.2026

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

The following reports were submitted within the application:

- Flood Risk Assessment and Drainage Impact Assessment, dated March 2026 and updated July 2026
- Coal Mining Gas Risk Assessment, dated July 2026
- Statement on Energy, dated February 2026
- Tree Survey Report including Tree Constraints Plan, dated September 2026
- Phase I Geo Environmental Desk Study, dated December 2025

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

Not applicable.

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.

POLICIES

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

National Planning Framework 4 (NPF4) was adopted on 13 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. NPF4 contains two overarching policies, Policy 1 and Policy 2, which must be considered for all development proposals, giving weight to the climate and nature crises, with development designed to minimise emissions and adapt to current and future impacts of climate change. 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 adaption

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 19: Heating and cooling

Policy 20: Blue and green infrastructure

Policy 22: Flood risk and water management

The Glasgow City Development Plan (CDP) was adopted on 29 March 2017. The City Development Plan contains two overarching policies: CDP1: The Placemaking Principle and CDP2: 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. The following policies are considered to be relevant to the application assessment:

CDP1 & SG1: The Placemaking Principle

CDP2: Sustainable Spatial Strategy & Govan/Partick Strategic Development Framework

CDP5 & SG5: Resource Management

CDP6 & SG6: Green Belt and Green Network

CDP7 & SG7: Natural Environment

CDP8 & SG8: Water Environment

CDP9 & SG9: Historic Environment

CDP11 & SG11: Sustainable Transport

CPD12 & SG12: Delivering Development

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, Section 64(1) of the Planning (Listed Building and Conservation Areas) requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.

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

- a) whether the proposal accords with the statutory Development Plan;
- b) Whether the proposal preserves or enhances the character or the appearance of the Conservation Area;
- c) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of **a)**, the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017.

Having regard to the provisions of the Development Plan, the main issues in the determination of this application are whether the proposed development is acceptable in principle and whether its design, scale and operation would have an acceptable impact on the character of the surrounding Glasgow West Conservation Area, neighbouring residential amenity, accessibility and environmental quality.

Principle of Development

NPF4 Policy 9 – Brownfield, vacant and derelict land and empty buildings seeks to encourage, promote and facilitate the use of brownfield, vacant and derelict land to reduce the need for greenfield development. The policy states the following:

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.

d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Both NPF4 Policy 15 and CDP2 aim to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy and create neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home.

NPF4 Policy 16 encourages the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures. Proposals for new homes on land allocated for housing will be supported.

Officer's Comments

The site has been lying vacant since 2002 and the demolition of the former tenement building. The proposal to reinstate a tenemental building on the site is consistent with the overall aims of the policies as this will contribute to repair the urban fabric of the area and provide development on a brownfield site. Whilst the site has been overgrown since the demolition of the building, it does benefit from any designation as a green space on the Open Space map from policy SG6 – Green Belt & Green Network.

Although the Coal Authority initially objected to the development due to the lack of information received, further reports were submitted and the concerns raised by the Authority have been addressed. Planning conditions are proposed to ensure that the site is or can be made stable, the potential for mine gas is assessed, and that the extent and nature of any contamination on the site is identified and that a remediation strategy as approved by the Planning Authority are carried out post-demolition, prior to the commencement of re-development works.

The site is located in a highly accessible area in close proximity to various uses including employment, retail, food & drink, health, education and green space and therefore supports the aspiration for local living and the 20-minute neighbourhood. The additional residential population will contribute to the vibrancy of the area and Partick/ Byres Road Town Centre.

NPF4 Policy 16 also includes a requirement for housing developments to include 25% affordable housing, based upon need in the local area, informed by the local development plan. However, the City Development Plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme, and that viability implications have meant that it would not be appropriate to apply an affordable housing policy. Therefore, it is not considered appropriate to apply a percentage affordable housing requirement relative to NPF4 to this proposal.

Overall, the principle of reinstating a residential building in lieu of a former tenement is consistent with the overall aims of the policy and the principle of the development is therefore supportable.

Climate Mitigation and Adaptation, and Sustainability

NPF4 Policy 1 is an overarching policy which encourages, promotes and facilitates development that addresses the global climate emergency and nature crises. When considering all development proposals, significant weight will be given to the global climate and nature crises.

NPF4 Policy 2 is another overarching policy which encourages, promotes and facilitates development that minimises emissions and adapts to the current and future impacts of climate change. Development should be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to adapt to current and future risks from climate change.

NPF4 Policy 12 seeks to reduce the environmental impact of development through the reuse of land and materials and the sustainable management of waste.

Policy CDP5 and SG5 Resource Management seeks to promote sustainable development through energy-efficient design and the incorporation of low and zero carbon measures within new development, where appropriate.

Policy CD8 and SG8 Water Management introduces the requirement for Flood Risk Screening for developments over 5 or more dwellings and sets out the requirements for applicants to prepare a Surface Water Drainage Strategy involving various details to be provided including SUDS.

Officer's Comments

The application site is a vacant, brownfield site which has been lying vacant for over 20 years. The proposal to reinstate a residential building on the site. Whilst the construction of the development will generate waste, there are very limited ways to reuse materials on site. Where possible, the reuse of materials and restoration of boundary treatments is proposed on Cecil Street and on Kersland Lane.

The proposal will generate waste once occupied. An internal communal waste storage room is proposed at lower ground level with sufficient capacity for the required range of GCC waste and recycling bins. Refuse servicing by GCC is to be taken from Kersland Lane. Overall, the proposed waste and recycling approach is considered to be in accordance with these policies and will be safeguarded by a planning condition.

In terms of energy efficiency and sustainability, a Statement on Energy (SoE) has been provided demonstrating the policy requirements would be met and that the development would achieve gold standards. A mixture of photovoltaic, air source heat pumps and heat exchange and recovery systems are proposed for hot water, power and ventilation of the dwellings which would help to achieve low carbon emissions in line with the policy. This Statement has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

Turning to water management, the applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy in line with NRS Flood Risk Management requirements and to the satisfaction of NRS Flood Risk Management– this will be safeguarded by planning conditions and an advisory note.

Layout, Siting and Design

NPF4 Policy 14 together with Policy CDP1 & SG1 Placemaking Principle Part 2 aim to improve the quality of development by promoting a design-based approach to placemaking ensuring that new developments are sensitive to the local context and are designed in response to it. SG1 with support from the Residential Design Guide provide detailed guidance relating to new residential layouts and design.

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

When designing buildings in the historic environment, SG1 (Part 1) encourages applicants to think about:

- 1. How the proposal acknowledges prevailing historical urban forms. Developments should respect existing building lines, datums, heights, surrounding roofscapes and the prevailing townscape's architectural ambition;*
- 2. The logic and ordering of facades including materials that age well and complement their surroundings;*
- 3. The proportions of the building and how solid-to-void ratios and architectural detailing;*
- 4. The building entrance, its relationship to the street and the public/private interface.*

SG 1 (Part 2) expects that materials on all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;*
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and*
- c) acknowledge the local architectural and historic context through the use of appropriate materials. SG 1 (Part 2) specifies that natural sandstone will be the preferred main external building material on developments in Conservation Areas.*

Policy CDP1 and SG1 Placemaking Principle provides guidance on the requirements for residential amenity, the impact of the development on the neighbouring building and amenity space.

Together, Policy 7 from NPF4 and Policy CDP9 & SG9 Historic Environment relate to the protection and enhancement of the historic environment, ensuring that development is appropriately sited and designed to ensure that the character of the surrounding Conservation Areas is not eroded. SG9 has dedicated guidance for infill development within Conservation Areas which is relevant to this proposal.

Proposals for infill or gap development should reinforce local distinctiveness and historic character and seek to:

- a) respect the established building lines of the street where this is an identified feature;*
- b) ensure that the scale and massing respects and responds to the existing adjacent properties; and*
- c) harmonise external finishes with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).*

Officer's Comments

The proposal seeks to provide a high-quality contemporary interpretation of a tenemental building that is complementary to the historic character of the surrounding Glasgow West Conservation Area. A design-led approach has been adopted for this proposal through the submission of a Design and Access Statement which demonstrate that the local built form and historical architectural characteristics were considered during the design process and have influenced the proposed design.

The proposed block will align with the established building line of the adjacent tenements and listed terrace to the south. The building's height has been informed by the surrounding context. Cecil Street slopes down from the south to north. The proposed building roof ridge creates a terracing effect and transitions in scale from the building to the south at 6-10 Cecil Street to the building to the north at 679 Great Western Road. The modern building's height of six-storey is reflective of the height of a traditional four storey building. The roof is proposed to be covered with natural slates which is in keeping with the materiality of the surrounding Conservation Area and is an appropriate material. The proposed dormer windows are a contemporary interpretation of traditional dormer windows as they can be seen within the Conservation Area with the nearest example being the Category 'B' listed terrace at 14-60 Sardinia Terrace just south of the site. Whilst they are a contemporary interpretation of a dormer design, they will be finished in grey metal to match the roof colour.

Due to the sloping nature of the Cecil Street, the datum lines of adjacent building could not be exactly mirrored and reproduced. The proposed rusticated stone at the ground and first floor levels is reflective of this detail found on 6-10 Cecil Street and one the two gables of the buildings to the east of Cecil Street. This element shows that the proposed building has been designed with careful consideration of the architectural character of its surrounding context.

The front building line of the neighbouring buildings have been respected and have informed the siting of the proposed building. To the rear, the building sits slightly behind the rear building line of 6 Cecil Street to accommodate an entrance from Kersland Lane. Access to the rear door to 2 Cecil Street/ 679 Great Western Road has been maintained.

The proposed blonde sandstone to the front is in keeping with the materiality of the surrounding buildings. Brick is proposed to the gable and rear. Brick is still a natural historical material, and this approach is consistent with historical tenement construction in the Conservation Area where lesser quality rubble stone was usually found on the rear elevations and dressed sandstone to the front. All materiality for the building will be conditioned with a sample panel to be constructed to ensure that high-quality materials are used and that they complement the character of the surrounding streetscape.

The void to solid ratio has been crafted to create a well-balanced façade. The windows being recessed within the façade give more expression and relief. This introduces depth and visual interest to the façade avoiding a blank effect and bringing dynamic patterns of light and shadow across the fenestration. The proposed Juliet balconies allow for tall fully glazed windows which are sympathetic to the tall verticality of the neighbouring historic buildings windows. The applicant has submitted a comparative study on the percentage of glazing within the front façade in comparison with the two neighbouring building. 23% of 6 Cecil Street is glazed and 28% of 2 Cecil Street has glazing. The proposed building achieves 27% of glazing which is in keeping with the neighbouring buildings. The window openings at ground and first floor extend from floor to ceiling while the ones at upper level are slightly shorter. This takes precedence from the surrounding historic building with varying window heights to craft a well-proportioned building.

The interface/ relationship between the street and the building has been carefully designed with privacy treatment through the reinstatement and repairs to the front sandstone boundary wall with metal railings and the green hedge. This will ensure privacy to the flatted dwellings at ground floor level. Due to the level changes and sloping nature of Cecil Street the flats at ground floor level will be located higher than street level and will benefit from a certain degree of privacy because of their raised position.

All flatted dwellings will have dual aspect (west/ east) and a shared amenity space has been provided to the rear of the building as per SG1 recommendation. All flats will have Juliet balconies with large windows allowing daylight and sunlight to penetrate the flats.

A daylight, sunlight and overshadowing study has been undertaken to show the potential impact on both daylight and sunlight to existing surrounding properties. The gable of 6 Cecil Street has gable windows. The windows located closer to the front façade of 6 Cecil Street are secondary in nature and provide openings to a room which already have primary windows. The windows closest to the rear elevation appear to provide light to a non-habitable room although this could not be confirmed. However, there is historical precedence for a tenement on the site, and these secondary windows were most likely inserted after the construction of the original tenement at 4 Cecil Street. The proposed development will not have an impact on the front and rear windows of 6 Cecil Street and the flatted dwellings located within this building will have their dual aspect unaffected and preserved. Preserving daylight and sunlight level for one set of north-facing secondary windows is not a sufficient material consideration to warrant not supportive a scheme which will repair the urban fabric and provide regeneration of a long-standing brownfield site.

The impact of the development on the neighbouring rear backcourt to the west of the site have been assessed. In accordance with BRE Guidelines - Site Layout Planning for Daylight and Sunlight (2011), daylight and sunlight impacts have been assessed. A 3D shadow analysis was undertaken on a geo-referenced 3D site model at both the solstices and equinoxes. The results confirm no overshadowing of neighbouring properties in summer, and at the equinox all parts of the adjacent terrace continue to receive direct sunlight for a substantial portion of the day.

Landscape and Biodiversity

Of most relevance to the overall biodiversity value and impact of new planting are Policy 3 of NPF4 and CDP7 and SG7 of the CDP, both of which require that where a protected or otherwise important species or habitat has been identified on, or adjacent to, the site, planning applications shall be supported by an appropriate level of information.

Officer's Comments

Turning to the impact of the development on the existing trees, a tree survey has been submitted which has reviewed the 18 trees present on site. Several trees were noted as having obvious defects that could create a risk not making them suitable for retention. The survey identified that all the trees are suffering from some degree of ash dieback and that their condition is likely to deteriorate. The trees which are proposed to be removed have been categorised as 'U' meaning they are in poor condition. The trees classified as category 'B' and 'C' are located within the rear backcourt and are proposed to be retained.

The biodiversity value will be enhanced through the landscaping scheme which includes trees planting to compensate for the loss of the trees which are proposed to be removed and planters to the rear.

Parking and Accessibility

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

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

Officer's Comments

The site is located in a dense urban area with high accessibility to public transport according to SG11 Sustainable Transport map. Great Western Road is a major bus routes, Hillhead subway station is located less than 15-minute walk away and an active travel route is being constructed through Byres Road. The site sits in Hillhead restricted parking zone. For sites located within area with high accessibility public transport, there is no minimum requirements for vehicular parking. The development will therefore be marketed as car free as no resident parking permits are given for new residential development in restricted parking zones to limit car parking within these areas. Cycling parking has been provided at a rate of 20 spaces internally located within the lower ground floor. SG11 requires cycle parking to be provided at a rate of 1 space per unit and 0.5 space for visitor per unit. The cycle parking provision meets this criterion. Details surrounding cycling parking provision will be safeguarded through appropriate planning conditions.

The surrounding footpath and cycle networks are well established, with local shops, services, schools and healthcare facilities within walking and cycling distance, consistent with the principles of local living and 20-minute neighbourhoods. A Residential Travel Plan will be provided, including information on public transport, walking and cycling routes and local facilities.

Overall, the development will contribute to provide sustainable transport option and increase local living and the 15-minute neighbourhood.

Financial Contribution

NPF4 Policy 18 states that the impacts of development proposals on infrastructure should be mitigated. Development proposals will only be supported where it can be demonstrated that provision is made to address the impacts on infrastructure. Where planning conditions, planning obligations, or other legal agreements are to be used, the relevant tests will apply.

CDP6 states that standards for the provision of open space in new development will be brought forward through the City's Open Space Strategy and that the contributions which may be sought will reflect any requirements based on application of these standards and identified local circumstances, as set out in the OSS. SG6 guidance sets out how development should protect, and make provision for the enhancement of, the Green Network.

Officer's Comments

The proposal comprises 11 flatted dwellings (10 two-bedroom and 1 three-bedroom flats) located within 400 metres of the Botanic Gardens, which meets the Open Space Quality Standard. Ward 11 does not meet the Quantity Standard. Accordingly, a contribution towards the maintenance of the Botanic Gardens and the Quantity Standard for Ward 11 is required, together with contributions towards allotments and outdoor sport provision.

Allotment Contribution: £1,352.30

Maintenance Contribution: £3,565.17

Name of site where Maintenance Contribution is to be spent: Botanic Gardens

Outdoor Sport Contribution: £2,729.20

Quantity Contribution: £10,695.50

Total Contribution: £18,342.16

The above contribution, required under SG6, shall be secured through the satisfactory conclusion of Section 69 Legal Agreement.

Summary

Overall, it is considered that the applicant has provided sufficient information to support the proposed development and that it complies with the relevant policies from the Development Plan.

In respect to **b)**, the impact of the proposed development on the surrounding Conservation Area has been assessed in the assessment above under the section 'Layout, Siting and Design' and policy 7 from NPF4 and policies CDP9 and SG9. By virtue of its sympathetic design, its use of traditional materials (sandstone and slate) and careful consideration of the local architecture into its built form the proposed development will bring a contemporary take on the tenemental form in the Conservation Area which will be a positive addition which enhances this part of the Conservation Area.

In respect to **c)**, other material considerations include the views of consultees and the content of the letters of representations. In this case, 31 letters were received which include 5 neutral letters and 26 objections.

The points of objection within these representations are summarised and addressed below:

Impact on parking provision in the area

Comments: The development will be marketed as car free and no new parking permits will be issued for the proposed flatted dwellings.

Impact on the existing refuse/ recycling collection

Comment: The refuse strategy was reviewed to the satisfaction of NRS Refuse and Recycling. The bin store will be located within the building

Height of the proposed building is taller than surrounding buildings

Comment: The height of the proposed building has been assessed earlier in this report; the height of the building is in scale with the adjacent buildings creating a terracing effect in line with the sloping nature of Cecil Street.

The proposed dormer windows are not in character with the surrounding Conservation Area

Comment: While dormer windows are not found on the tenements directly adjacent to the site, there are numerous examples of dormer windows across Glasgow West Conservation Area. The Category 'B' listed terrace at 14-60 Sardinia Terrace is a very close example; the proposed development is a contemporary take of traditional dormers and is therefore in keeping with the special character of the Conservation Area.

Loss of a green space/ trees

Comment: Whilst being overgrown with vegetation since demolition of the former tenement in 2002, the site is brownfield vacant site and does not benefit from a designation as open/ green space under SG6 which means it does not have policy protection status. A tree survey was submitted which highlighted which trees suffering from

ash dieback and are not in good health – compensatory planting is proposed to mitigate for the loss of the trees which will be removed.

Land Ownership of the rear backcourt where the amenity space is proposed

Comment: Whilst land ownership is not a planning consideration, a land ownership certificate was sent to the Planning Authority to establish the ownership of the rear backcourt by the applicant.

Daylight & Overshadowing

Comment: This aspect of the development was assessed earlier in this report. A 3D shadow analysis was undertaken showing the impact of the development on the neighbouring rear backcourts. The results confirm no overshadowing of neighbouring properties in summer, and at the equinox all parts of the adjacent terrace continue to receive direct sunlight for a substantial portion of the day. Furthermore, there was a building on the site from the 1890s up until 2002 which means that a certain degree of overshadowing had occurred for over a hundred years.

Lack of Drainage Impact and Flood Risk Assessment

Comment: A drainage impact assessment and flood risk assessment were submitted following feedback received from NRS Flood Risk Management. Safeguarding conditions are proposed to be attached to the decision notice.

Impact on Kersland Lanex

Comment: A planning condition will safeguard that a survey prior and post-development of Kersland lane is undertaken to ensure that no structural damage is done to the lane during construction works. Another planning condition will also oversee the management and timings of construction works to avoid a certain degree of disruption to the local residents.

Former coal mines could cause subsidence

Comment: The Coal Authority has assessed the Coal Mining Assessment submitted and has recommended safeguarded conditions and advisory notes to be attached to the decision notice. The Authority is therefore supportive of the planning condition being granted subject to these conditions/ advisory notes which are proposed to be attached to the decision notice.

Disruption to residents caused by construction works

Comment: Whilst disruption caused by construction works is not a planning material consideration, the Planning Authority has conditioned that a statement on the construction works shall be submitted to ensure that construction works does not occur at unsociable hours and minimise disruption.

Balconies to the front elevation are not in keeping with the character of the Conservation Area

Comment: Juliet balconies have been proposed which differs from balconies which would have a stronger impact to the front façade. The proposed Juliet balconies while contemporary in style allow for taller windows which take cues from historical tenement/ townhouse windows which had taller due to a taller floor to ceiling height. The Juliet balconies have been deemed to create a harmonious façade with taller windows enhancing the solid to void ratio of the front façade and be more sympathetic with the surrounding Conservation Area.

The 5 neutral letters expressed concerns regarding the impact of the development on Kersland lane as well as the following point:

Support for use of the brownfield site as housing development

Comment: The proposal would indeed make effective use of an existing site within the urban area and contribute to the supply of residential accommodation in a sustainable location.

In regard to comments from statutory consultees, whilst the Coal Authority initially objected, they withdrew their objection following the receipt of the Coal Mining Assessment and have recommended planning conditions and advisory notes which are proposed to be added to the decision notice.

Conclusion

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the statutory consultation responses and

representations have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Approval of this application will bring a vacant brownfield site back into productive use. The proposal for 11 mainstream flats will provide housing within a part of the City where there is a high demand for accommodation. The contemporary yet respectful design will be an enhancement to the character of this part of the Conservation Area.

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

Reason(s) for Granting this Application

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

APPROVED DRAWINGS

- 24008-D-001 A Location Plan, Received 12.09.2025
- 24008-D-102A As Proposed – Site Plan, Received 12.09.2025
- 24008-D-105C As Proposed – Lower Ground Floor Plan, Received 12.09.2025
- 24008-D-106C As Proposed – Ground Floor Plan, Received 12.09.2025
- 24008-D-107C As Proposed – 1st 4th Floor Plans, Received 12.09.2025
- 24008-D-109C As Proposed – 5th Floor Plan, Received 12.09.2025
- 24008-D-110A As Proposed – Roof Plan, Received 12.09.2025
- 24008-D-120D As Proposed – Cecil Street Elevation, 12.09.2025
- 24008-D-121 E As Proposed – Side and Rear Elevations, Received 28.11.2025
- 24008-D-125 Section A-A as Proposed, Received 08.12.2025
- 24008-D-126 Section B-B as Proposed, Received 08.12.2025
- 24008-D-190-A Hard Landscaping, Received 28.11.2025
- 2647 / 02 Planting Plan, Received 28.11.2025

CONDITIONS AND REASONS

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

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

02. No above ground development shall commence until;
a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

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

03. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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

04. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority.

The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The site is located in or close to a Coal Authority Development High Risk Area and therefore the potential for mine gas must be included within the assessment. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined.

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

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

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

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

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

07. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority.

Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

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

08. Unless otherwise agreed in writing with the Planning Authority, no development shall commence on site until all boreholes, probe holes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the planning authority; the boreholes, probe holes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway

and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

09. No development shall commence on site until an updated Flood Risk and Drainage Impact Assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall include a detailed evaluation of pre- and post-development overland flow flood routing, including the identification of any potential impacts arising from the development and the measures proposed to ensure that flood risk is not increased.

Reason: To minimise the risk of flooding and its adverse effects.

10. No development shall commence on site until final details of the proposed drainage design have been submitted to and approved in writing by Glasgow City Council. The submitted details shall include the Surface Water Review Outcome from Scottish Water confirming acceptance of the proposed surface water discharge to the combined sewer.

Reason: In order to minimise the impact of the building on the existing public drainage system.

11. When submitting the required Building Warrant application for this development an updated Statement on Energy(SoE) 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 how the Gold Hybrid Standard is 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 reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient and utilises cleaner and more renewable sources of energy and to comply with City Development Plan policy CDP 5: Resource Management

12. Prior to commencement of construction works on site, a method statement/site management plan, to include: (a) measures for the control of dust, vibration and noise
(b) hours of operation (Monday to Friday 8am to 6pm, Saturday 8am to 1pm, no working on Sunday or Bank Holidays)
(c) areas for the delivery and storage of equipment and materials
(d) management of site traffic in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,

shall be submitted to and approved in writing by the planning authority and thereafter implemented in the approved manner. The applicants shall implement the consent in accordance with the details set out in the method statement.

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

13. Prior to the commencement of construction works a survey of the condition of Kersland Lane shall be submitted for the written approval of the Planning Authority. Prior to the occupation of the development a second condition survey of Kersland Lane shall be submitted for the written approval of the Planning Authority to demonstrate that the lane has not been damaged/ negatively impacted by the construction works.

Reason: To safeguard the character of the surrounding conservation area.

14. Before any work on the site is begun, details of refuse and recycling storage areas and bins 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.

15. Prior to the commencement of above ground construction works, details and samples of all materials and their colours to be used on the external elevations and roofs of the buildings shall be submitted to and approved by the Planning Authority in writing in respect of type, colour, specification and texture. A sample panel wall, the size and detail of which shall be agreed with the Planning Authority, featuring all facing stone and brick type(s) including mortar joints, colours and all proposed coursing patterns, the roofing materials, the window units, and the door units, shall be erected on site for inspection and written approval by the Planning Authority. All product specifications of the agreed external materials in respect of type, format, colour and texture shall be submitted to and approved in writing by the Planning Authority.

This written approval shall be obtained before any of these materials are used on site, and the approved sample panel shall remain in place throughout construction. If agreed the development shall be completed in accordance with the approved materials prior to occupation.

Reason: To protect the appearance and character of the surrounding Conservation Area

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

16. Prior to the commencement of above ground construction works, elevational and sectional drawing(s) at 1:20 scale illustrating:
typical elevation bays;
ground floor entrance and rusticated stone detailing; and
dormers shall be submitted to and approved in writing by the Planning Authority and thereafter shall be compliance with these details.

Reason: To protect the appearance and character of the surrounding Conservation Area

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

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

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

18. 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.

19. Prior to works commencing on this aspect of the development, details of cycle parking shall be submitted for the written approval of the Planning Authority. Cycle parking shall be provided at the rate of 1 space per dwelling and 0.5 extra spaces per additional bedroom for all dwellings. Details shall include the

location of cycling parking, access and full specification of the cycle parking. The approved parking provision shall thereafter implemented in the approved manner and the cycle parking shall be available for us prior to occupation of the development.

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

20. Prior to occupation of the first unit, a Residential Travel Pack including maps detailing public transport stops, timetables, links to travel website, estimated journey times, walking/cycle routes to key destinations, health benefits of walking / cycling etc. shall be submitted for the written approval of the Planning Authority. Thereafter, the approved Residential Travel Pack shall be issued to the new owners of each unit prior to their occupation.

Reason: In order to promote Sustainable Transport

21. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

22. 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.

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

23. 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.

24. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

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

25. Before any work on the site is begun, a detailed plan which shows the location and details of a method of tree protection to comply with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

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

26. Any trees or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Planning authority gives written consent to any variation.

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

27. For the avoidance of doubt, the brick boundary walls to Kersland Lane shall be repaired using a brick matching in colour and texture the existing one.

Reason: To safeguard the special character and interest of the surrounding Conservation Area.

28. A scheme for the reinstatement of the original boundary railings to the front of the building shall be submitted for the written approval of the Planning Authority and thereafter implemented on site prior to the occupation of the building.

Reason: To safeguard the special character and interest of the surrounding Conservation Area.

29. Prior to the commencement of above ground construction works, details of biodiversity improvement measures and their long-term maintenance shall be submitted to and approved in writing by the Planning Authority. Thereafter the biodiversity measures approved shall be implemented in the approved manner prior to occupation of the respective buildings and shall be maintained for the lifetime of the approved development.

Reason: To ensure that the development contributes to the biodiversity of the area.

30. Provision of Swift bricks suitable for the nesting of the common swift shall be integrated into the external walls for the new buildings. Prior to the commencement of above ground construction works, full details of the extent and location of swift bricks and their format and finish shall be submitted for the written approval of the planning authority and thereafter, shall be implemented in the approved manner.

To ensure that the development contributes to the biodiversity of the area.

ADVISORY NOTES TO APPLICANT

01. Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Mining Remediation Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb our property will result in the potential for court action. Application forms for Mining Remediation Authority permission and further guidance can be obtained from: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property.
02. If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Mining Remediation Authority. Further information regarding Incidental Coal Agreements can be found at: www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-forapplicants-for-incidental-coal-agreements.
03. In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.
04. The applicant is reminded of the following requirements of Neighbourhoods, Regeneration and Sustainability Services (NRS): (a). Any persons visiting the site must not park any vehicle on the road (carriageway or footway) at the location, without full road signing submitted to NRS, Exchange House, 231 George Street, Glasgow, for approval before programming of the works. (b). All works must be done in accordance with the New Roads and Street Works Act 1991 and all traffic management proposals must be submitted to NRS, Exchange House, 231 George Street, Glasgow, for approval before programming of the works.

05. The developer should advise each prospective purchaser that residents in this development may not be eligible to purchase a resident's on-road parking permit, in accordance with the provisions of the existing traffic order.
06. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.
07. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.
08. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
09. Slate selection should be undertaken in consultation with a roofing specialist. A slate type of top quality, grade A, as certified by the Normes Françaises (NF) (the French standards) should be selected to ensure long lifespan.
10. The applicant should have received written approval from the Scottish Environment Protection Agency and Scottish Water before development commence on site.

ADVISORY NOTES TO COUNCIL

None

for Executive Director of Neighbourhoods,
Regeneration and Sustainability

DC/ CDAM/
26/08/2026