



PLANNING APPLICATIONS COMMITTEE

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Suzanne Cusick Phone: 0141 287 7993

Item 1

15th September 2026

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Refuse		
APPLICATION	24/02570/FUL	DATE VALID	05.11.2024
SITE ADDRESS	Site Bounded by London Road/Stevenson Street/ Bain Street Glasgow		
PROPOSAL	Demolition of the existing buildings, and erection of flatted residential development (63 units) and associated works		
APPLICANT	Spectrum Properties (Scotland) Ltd. 120 Carstairs Street Glasgow G40 4JD	AGENT	Jewitt & Wilkie 38 New City Road Glasgow G4 9JT
WARD NO(S)	09, Calton	COMMUNITY COUNCIL	02_121, Calton
CONSERVATION AREA	N/A	LISTED	No
ADVERT TYPE	Bad Neighbour Development Neighbour Notification	PUBLISHED	15 November 2024
CITY PLAN	City Development Plan		

Representations / Consultations

The application received 122 objections within the statutory consultation period. 121 objections were from members of the public including former tenants of the Dream Machine community facility that occupied the ground floor of the now vacant sandstone building on site. An objection was also received from the music and event venue, Barras Art and Design (BAaD) opposite the site on Stevenson Street.

The main grounds of objection and concern may be summarised thematically as follows;

Cultural, creative and community value

Objections concern the loss of The Dream Machine and its affordable studios, rehearsal, exhibition and performance space; its support for emerging artists, charities, recovery services and community groups; accessibility; social inclusion; wellbeing; employment; and the wider cultural identity of the Barras and East End.

Town-centre vitality and cultural ecosystem

Objectors consider that the loss of cultural and commercial space would weaken the network of BAaD, the Barrowland Ballroom, St Luke's, studios, traders and local businesses, accelerate the loss of creative space, and undermine the Barras as a cultural and commercial destination.

Housing and alternative sites

The need for housing was acknowledged, but objectors questioned the loss of community infrastructure, the absence of affordable housing and whether vacant or derelict sites elsewhere should be prioritised.

Heritage, demolition and maintenance

Objections identify the building as dating from 1836 and contributing to local heritage. They seek retention, repair, refurbishment or community use and raise concern that deterioration may have been worsened by limited maintenance.

Noise, Agent of Change and amenity

Objections raise the compatibility of housing with BAaD and other venues, the risk of future restrictions on established operations, and possible daylight and sunlight impacts on neighbouring homes.

Notification and submitted evidence.

BAaD states that it was not individually notified and raises concern about the recognition of cultural venues, the suitability of residential development in the core market and events area, demand for creative space and the adequacy of the noise evidence.

Officer response: BAaD lies outwith 20 metres of the application boundary and did not fall within the stated statutory criteria for individual neighbour notification. This does not prevent representations from being submitted, and representations from the venue and other interested parties have been received. The points raised in these objections will be summarised and discussed in more detail in the Assessment and Conclusions section of this report.

CONSULTATIONS**Scottish Water**

No objection.

Scottish Power Distribution Plc

In principle, SP Distribution Plc have no objection to the proposals advising LV underground cables within the vicinity of the proposals and therefore reserve the right to protect and/or deviate our apparatus at the applicant's expense.

West of Scotland Archaeological Society (WOSAS)

Confirm no substantive archaeological issue raised by the proposals and no archaeological intervention is necessary in this instance for the protection of the historic environment.

NRS Consultations

Relevant NRS consultees have provided feedback which will be considered within the assessment of the application against the relevant policies and material considerations. There are however outstanding information requests from the applicant which are summarised below.

NRS Geotechnical requested additional information from the applicant to establish appropriate safeguarding conditions and to ensure that the proposed site investigation works were suitably scoped, particularly in relation to potential future discharge of planning conditions. The required information included a desk study and site walkover assessment, together with a scope for post-demolition site investigations. This included further site coverage, exploratory works, the installation of monitoring wells, sampling, and gas monitoring.

This information was not provided by the applicant. NRS Geotechnical has advised that while this approach does not represent best practice, it would be possible to attach safeguarding conditions requiring suitable SI investigations and required remediation works.

NRS Flood Risk Management requested additional information to enable the Council to fully assess and verify the proposed drainage strategy. The drainage information requirements had been communicated throughout the assessment process; however, the necessary information remains outstanding and has not been provided in full. An updated Professional Indemnity Insurance document is required to confirm that appropriate and current professional cover is in place. In addition, the full hydraulic model and detailed drainage layout are required, including all pipes, manholes, structures, levels, diameters, and gradients. This information is necessary to

demonstrate that the proposed drainage network has been comprehensively assessed and appropriately designed to operate effectively, without giving rise to an unacceptable risk of flooding or adverse drainage impacts.

An Embodied Carbon Assessment was requested at the outset of the assessment process to compare the environmental impacts of the proposed demolition and new-build approach with the retention and refurbishment of the existing buildings. This information has not been provided and is required to enable the Council to assess the relative carbon impacts of the proposals and determine whether retention and refurbishment could provide a lower-carbon alternative.

Background

23/01251/PRE – Formal pre-application advice was provided to the applicant by the Department in advance of the current application. This advice identified significant concerns with the proposal and sought: robust justification for demolition; evidence on structural condition, viability and embodied carbon assessment; regard to the Calton Barras Action Plan; a stronger townscape response; retention of the prevailing four-storey scale, with any higher corner element subject to assessment; avoidance of single-aspect and ground-floor flats; retention of active commercial frontage; acceptable privacy, noise and amenity, including appropriate consideration of the Agent of Change principle in relation to existing music and event uses; biodiversity enhancement; appropriate cycle parking and access arrangements; and consideration of NPF4 policies relating to climate, biodiversity, design and quality homes.

Site and Description

The site is located within the Barras Local Town Centre, in the Calton area of Glasgow. It comprises a square corner plot extending to approximately 0.2 hectares, bounded by London Road to the south, Stevenson Street to the north and Bain Street to the east which provides a connection between Glasgow Green and London Road to the south and the Gallowgate to the north.

The site comprises a four-storey, L-shaped painted sandstone building fronting London Road and extending partway along Bain Street. The building includes roof-space accommodation, with telecommunications masts located on the roof. The main building is currently vacant at the upper levels. Prior to 2014 the ground floor operated as a retail unit. From approximately May 2014 until December 2024, the building was occupied by The Dream Machine, a creative studio and community arts venue, though there is no planning history for this use. This use provided an active frontage to the corner of Bain Street and London Road, with some retail / café activity.

The northern section of the site, extending along Bain Street and Stevenson Street, comprises vacant, unmade ground which is currently used for car parking. This part of the site is accessed directly from Bain Street. At the north west corner of the site, on Stevenson Street, is a single-storey traditional building currently operating as the Squirrel Bar public house.

The surrounding area is characterised by a mix of residential, retail, commercial, leisure and cultural uses. Residential development lies predominantly to the south and east along London Road and Bain Street, comprising three and four-storey buildings of varying materials. This includes contemporary flatted development featuring buff and red facing brick and also white render, alongside traditional red sandstone tenement buildings to the west.

To the west of the site, 227-239 London Road is an ornate red sandstone building containing Class 1A retail and commercial units at ground level, and the B-listed St Alphonsus Church, a prominent red sandstone building.

The site forms part of the Barras Local Town Centre, which includes a range of retail, commercial, leisure and cultural uses including Class 1A retail uses, cafés and restaurants, and large scale Class 11 music and arts venues. The Barras Art and Design (BAaD) music and arts venue is located 30 metres to the northwest on Stevenson Street, while St Luke's music and food venue is situated 100 metres north on Bain Street. Both venues incorporate large scale events including weddings, concerts and have late night outdoor areas with food vans and beer gardens. Stevenson Street is subject to a vehicular restriction at weekends to accommodate on-street market stalls associated with the Barras Market, which are currently set up immediately adjacent to the site.

The iconic 'Barras' metal archway entrance sign at Stevenson Street is on the north east corner. Glasgow Green is a 5 minute walk to the south.

The site itself is largely clear of vegetation. A single ash tree is to the north east of the site and there is a birch tree growing from the south-east aspect of the building. Both trees are noted as being in poor condition. A low metal boundary railing encloses the vacant section of the site along Bain Street and Stevenson Street. The site is relatively level throughout.

The site is not identified within the Housing Land Supply. The location is within a high public transport accessibility area, with bus services north on London Road and south on the Gallowgate. The site is also within the Barras controlled parking zone.

Proposal

The application proposes the demolition of the existing four-storey sandstone corner building and the single storey public house building on Stevenson Street for the development of a 4, 5 and 6 storey flatted residential development comprising 63 units for private sale. The proposals include a rear courtyard providing amenity space and a Sustainable Urban Drainage System (SUDS). The development is proposed as a car free scheme. Cycle parking will be provided within sheltered facilities located in the rear courtyard, supporting sustainable and active travel.

9 x 1 bedroom flats
53 x 2 bedroom flats
1 x 3 bedroom flat

Design/Layout

The block is arranged with frontage addressing the three surrounding boundary streets and is aligned with the established building line along London Road. A pend access from Bain Street provides pedestrian and cycle access to the single core stairwell and deck galleries serving all flats within the block.

The development has five principal entrances: one on London Road, one on Stevenson Street, and three on Bain Street. The pend access from Bain Street also provides pedestrian access to the rear amenity courts and cycle parking areas.

The proposed building height varies between four, five and six storeys. The development is higher than the adjacent red sandstone tenement block and the B-listed church building adjoining the site on London Road. It also presents a significant change in scale at this location to the three storey flatted blocks to the east and south of the site.

Along London Road, the façade of the six-storey block is articulated by two prominent projecting sections which rise into the pitched roof which is finished in green patinated metal. These elements provide a strong vertical emphasis to the elevation and incorporate shared balcony spaces and bay windows. The upper levels are characterised by a predominantly vertical window arrangement, while smaller windows are provided at ground-floor level dictated by privacy considerations at street level. Small rooflight windows are incorporated within the pitched roof to provide natural light to the sixth floor flats.

The six-storey scale continues along Bain Street before reducing to five storeys. The roof form varies along this elevation, including cross-pitched roof elements at the corner locations. The architectural language established on London Road continues along Bain Street, with projecting elements providing vertical articulation and incorporating shared balcony spaces. Roof level windows provide natural light to the upper-floor accommodation and small ground floor windows.

As the development returns onto Stevenson Street, the building maintains a five storey scale before reducing further to four storeys. This remains taller than the adjoining three storey brick block. The façade treatment continues the established architectural approach, with vertically expressed projecting elements and pitched green patinated metal roofing.

The proposed material palette comprises green patinated metal to the pitched roof, anthracite aluminium-framed windows with grey opaque panels, light buff facing brick, and limited areas of brown facing brick located between

window openings. The plan legend also identifies blonde sandstone as a proposed material at the building corners. However, blonde sandstone does not appear to be illustrated on the submitted elevation drawings.

The block is positioned immediately adjacent to the footpath, with no defensible space or landscaped buffer setback for the ground floor windows.

Amenity- internal and external

The development incorporates predominantly dual aspect apartments, with the exception of the fifth floor flats, which are served by a single principal façade. Rear rooflights provide natural light to the bedrooms but do not provide an outlook. As such, these units would, for all intents and purposes, function as single aspect accommodation. The dual-aspect apartments provide principal outlooks towards the surrounding streets, with balcony spaces provided at Levels 1 to 5 adjoining the neighbouring properties. The flats on the corners of London Road/ Bain Street and Stevenson Street /Bain Street would only have aspect to the public road.

All residents would have access to shared amenity space to the rear of the block. However, the building's height design and orientation would result in significant shading of this space, affecting the usability and environmental quality of the courtyard. The area would be predominantly hard surfaced, and would provide limited functionality, comprising mainly four benches, cycle parking and a clothes-drying area, with no dedicated play space or range of features to support varied resident use.

Biodiversity

The rear amenity space provides limited planting, reflecting the site constraints and overshadowing associated with the scale of the development. Biodiversity measures include bird and insect boxes. There is no landscape buffer or street tree planting at the site edges, with the layout predominantly comprising hard-surfaced footpaths. The amenity area is largely surfaced with pebble, with laurel hedging along the edges and within the central circular planting bed.

No roof gardens, rain gardens, green walls or green roofs are proposed to provide additional landscaping or biodiversity opportunities. A below ground attenuation tank is located within the south-west section of the site; however, the submitted information does not detail how this integrates with the wider landscaping strategy. The proposal incorporates trees, shrubs and other planting, although much of the specified planting comprises ornamental, non-native species.

No Biodiversity Net Gain (BNG) Statement has been submitted in support of the major development for basic comparison of habitat areas, types and biodiversity value before and after development.

The Protected Environmental Appraisal (PEA) submitted confirmed no internal inspection of the buildings on site was undertaken. The submitted bat assessment comprised a single dusk emergence survey and identified the existing building as having low suitability for roosting and hibernating bats, with moderate suitability for foraging and commuting bats. Recommendations include pre-construction ecological surveys where required, including nesting bird checks, protection of retained trees and measures to prevent the spread of invasive species. Biodiversity enhancements to be supported by an Ecological Constraints and Opportunities Plan and long-term Habitat Management Plan. The surveys were undertaken in September 2024. An updated Preliminary Ecological Appraisal and bat survey would therefore be required prior to any demolition or works to the building, should permission be granted.

Access/Parking

The proposed development is car-free with cycle parking provided within sheltered facilities located in the rear courtyard.

Sustainability

In terms of energy efficiency, the development adopts a fabric-first approach, incorporating a combination of Air Source Heat Pumps, electric panel radiators and roof-level photovoltaics to achieve more than a 20% reduction in carbon emissions. No gas boilers are proposed, and the Statement on Energy confirms that the development is designed to achieve near-zero emissions.

Heritage

The site is not located within a Conservation Area and is not a listed building. However, the Category B-listed St Alphonsus Church is located within the street block on London Road.

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

An EIA is not required for the proposal. With reference to Schedule 2 of the EIA (Scotland) Regulations 2013, the proposal is considered to be an urban development project. Because the site area is below 0.5ha, the development does not meet the required threshold to be screened as a potential EIA development.

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

Not applicable.

iii. a design statement or a design and access statement

A Design & Access Statement has been submitted.

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)

Pre-Application Consultation Report (PAC), Planning Statement, A Ground Investigation Report, Landscape & Biodiversity Strategy, Ecology Assessment, Statement on Energy, Flood Risk Assessment, Drainage Impact Assessment, Noise Impact Assessment, BRE Sunlight/Daylight Analysis Property Consultants Cost Plan and Ground Floor Commercial Viability letter, Structural Condition Survey, Marketability and Feasibility Assessment, Pricing Report, Transport Statement, have been submitted in support of the application

Pre-Application Consultation Report (PAC)

A Pre-Application Consultation (PAC) report, required for all national and major planning applications as set out in the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, (as amended by the Town and Country Planning (Pre Application Consultation) (Scotland) Amendment Regulations 2013) was submitted with the planning application. The Pre-application consultation aims to improve applications by addressing community concerns of the development, mitigating impacts, and clarifying issues, helping proposals reflect local views and enabling more efficient application review.

The PAC Report confirms that local Ward 09 Councillors, the relevant MSPs and MP were notified. Calton Community Council was not active at the time of consultation. A notice was published in the *Evening Times* on 31 May 2024, setting out details of the proposed development, the site location, how further information could be obtained and how and when comments could be submitted.

Two public consultation events were held at Abercromby Business Centre, approximately 500 metres from the site, on 12 and 26 June 2024. Presentation boards and information from the agent were provided at both events. No responses were received through the agent's website. The first event generated one feedback form, which contained a positive comment.

The second event generated one response from the Manager of the Squirrel Bar, who expressed concern regarding the proposed demolition of the bar and asked whether it could be incorporated into the ground floor of

the proposed development. He also stated that he had not received notification of the event and had become aware of it through a neighbour. No further representations were received by telephone, post or email by midnight on 3 July 2024, when the PAC Report was completed.

B. Summary of the terms of any Section 69 planning agreement

A S69 Legal Agreement would be required for the following:

- To secure a financial contribution of £57,521.56 in lieu of on-site amenity provision (formal sport, allotment and maintenance contribution) and as per the provisions of Planning Guidance SG6 'Open Space'.

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 a condition and that it will either imposed or need not be imposed.

Not applicable

Policies

National Planning Framework 4

Policy 1. Tackling the climate and nature crises
 Policy 2. Climate mitigation and adaptation
 Policy 3. Biodiversity
 Policy 6. Forestry, woodland and trees
 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. Heat and cooling
 Policy 21. Play, recreation and sport
 Policy 22. Flood risk and water management
 Policy 27 City, Town, Local and Commercial Centres
 Policy 31 Culture and Creativity

City Development Plan Policies

CDP 1 & SG 1	Placemaking
CDP 2	Sustainable Spatial Strategy
CDP4 & SG4	Network of Centres
CDP 5 & SG 5	Resource Management
CDP 6 & SG6	Green Belt and Green Networks.
CDP 7 & SG 7	Natural Environment
CDP 8 & SG 8	Water Environment
CDP 9 & SG9	Historic Environment
CDP 11 & SG 11	Sustainable Transport
CDP 12 & IPG 12	Delivering Development

Other Material Considerations

Design Guide for New Residential Areas (Adopted March 2013)

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

The site is identified with the **Inner East Strategic Development Framework (SDF)**, **Calton Barras Town Centre Action Plan (CBAP)** and **Calton Area Development Framework (ADF)**, all committee-approved strategic planning frameworks

Assessment and Conclusions

NPF4, adopted February 2023, identifies the Clyde Mission (part 13 of the NPF4) as one of six National Developments. The Clyde Mission Statement of Need sets out that the status applies to the "The River and land immediately next to it (up to up to around 500m from the river)" and specifies that any Major application falling within this geographical area and matching a broad set of characteristics, including residential development on brownfield land, is automatically deemed to be redesignated as a National Development as defined in the Hierarchy of Developments. The development is a Major brownfield residential development within 500m of the river Clyde, and is therefore redesignated as a National Development.

The Council's current Scheme of Delegation sets out that all National Developments are to be determined by the Planning Applications Committee where it is significantly contrary to the development plan and/or there is material objections received in writing by the end of the overall expiry date from one or more Councillors to a national or major application. The Council is also required to offer a pre-determination Hearing to the applicant and to people who made representations.

Legislative and Policy Framework

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 require planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The principal issues in the assessment of this proposal are:

- a) whether the proposal accords with the Development Plan; and
- b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017. While many of the City Development Plan policies pre-date NPF4, a significant number remain compatible with its spatial strategy and policy objectives. Accordingly, the proposal requires to be assessed against both elements of the Development Plan, together with other relevant material considerations.

The policy assessment can be structured thematically as follows:

- whether the principle of the proposed redevelopment is acceptable;
- whether the proposed demolition of the existing building has been adequately justified;
- whether the proposed development would protect and enhance the character, vitality and function of the Barras local town centre;
- whether the proposed development would provide a high quality residential environment;
- whether environmental, biodiversity, drainage and site suitability matters have been adequately addressed; and
- whether the identified benefits outweigh any policy conflicts.

1. PRINCIPLE OF DEVELOPMENT, CLIMATE CHANGE AND DEMOLITION

Relevant policies include NPF4 Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), 12 (Zero Waste) and CDP1, CDP2 and CDP5.

The application site is a brownfield site located within the urban area, adjacent to the Barras Local Town Centre and within an area which has long been identified for regeneration through the Inner East Strategic Development Framework and associated regeneration initiatives.

The site benefits from a high level of accessibility by sustainable transport, with bus services available from the Gallowgate and Glasgow Cross, approximately a 10-minute walk away. Cycle routes along London Road and through Glasgow Green also connect to the wider city network. The provision of secure cycle parking at 125% capacity within lockable stores, together with the car-free nature of the development, actively supports a shift away from private car use and contributes to reducing transport-related emissions.

The proposed homes will incorporate a combination of air source heat pumps, electric panel radiators and photovoltaic panels, with no natural gas proposed, supporting the Council's Climate Plan and NPF4 objectives for low-carbon development.

Residential development on this site is therefore acceptable in principle and has the potential to contribute positively towards housing delivery, urban regeneration and investment.

However, the proposal does not involve redevelopment of a cleared site. It requires demolition of a substantial traditional sandstone building which remains an established feature of the streetscape. It also requires demolition of an existing public house.

NPF4 places significantly greater emphasis than previous national policy on retaining and reusing existing buildings wherever possible. Policy 9 confirms that demolition should be approached as a last resort and that proposals should seek to minimise waste, conserve embodied carbon and support the reuse of existing buildings. Policies 1, 2 and 12 reinforce these objectives through the requirement to reduce greenhouse gas emissions and support a circular economy approach to development.

The applicant has submitted structural surveys, viability evidence and cost information in support of the demolition proposal. Collectively, these documents establish that the building is in poor condition and requires significant repair and investment. They identify defects affecting roofs, masonry, internal floors, ceilings, structural elements and building services.

However, while the extent of deterioration is acknowledged, the information submitted does not conclusively demonstrate that demolition and redevelopment represent the only realistic or sustainable outcome.

The structural investigations provide evidence of defects requiring remedial works. However, while cost information has been provided, it does not amount to a robust comparative assessment of retention and adaptation against demolition and redevelopment to demonstrate that the proposed approach minimises lifecycle emissions, conserves embodied carbon and avoids unnecessary waste. Significant variables remain untested, including the specification of any future adapted building, the scope of refurbishment works and associated carbon implications.

Particular weight is attached to the absence of a comprehensive carbon assessment. Officers consistently advised that a comparison should be undertaken between demolition and redevelopment on one hand, and retention and adaptation on the other. Such an assessment is important in the context of NPF4's strong emphasis on reducing embodied carbon and promoting reuse of existing buildings.

In the absence of that information, it has not been demonstrated that demolition represents the most sustainable option or that the loss of embodied carbon arising from the existing building is justified.

Consequently, notwithstanding the benefits associated with redevelopment of a brownfield site, the proposal is considered to conflict with the climate, circular economy and building reuse objectives of NPF4 Policies 1, 2, 9 and 12 together with CDP1, CDP2 and CDP5.

2. TOWN CENTRE FUNCTION, CULTURAL USES AND EMPLOYMENT, AGENT OF CHANGE

NPF4 Policy 27 - City, town, local and commercial centres seeks to enhance the vitality and viability of city, town and local centres by supporting development that increases the mix of uses, applies the town centre first approach and provides uses capable of generating significant footfall. **Policy 31 – Culture and Creativity** seeks to safeguard existing arts and cultural venues and support Glasgow's creative industries. Loss of a venue will only be supported where the policy criteria are met, including demonstrating that there is no longer a sustainable demand following appropriate marketing for at least 12 months, or that the venue no longer meets users' needs and cannot reasonably be adapted. Proposals near existing arts venues must also apply the Agent of Change principle and ensure that new residents are not unacceptably affected by noise or disturbance, or that additional restrictions are not placed on the existing venue as a result of the proposed new development.

Similarly, **CDP4 and SG4 – Network of Centres** seek to maintain and strengthen the primary commercial function, vitality and viability of Glasgow's centres. The policies recognise the important contribution that independent retailers, commercial operators, community facilities and leisure uses make to the local economy, local identity and the overall attractiveness of centres. They encourage a range of active uses that benefit from highly accessible locations and contribute to a vibrant and diverse town centre environment.

These policies therefore seek to support and reinforce the vitality, viability and mixed-use character of designated centres.

In addition, the **Inner East Strategic Development Framework (SDF)**, **Calton Barras Town Centre Action Plan (CBAP)** and **Calton Area Development Framework (ADF)** are committee-approved strategic planning frameworks and are therefore material considerations of significant weight in the assessment of this proposal. Collectively, they establish a clear vision for the regeneration of the Barras and wider Calton area, recognising its distinctive cultural heritage, markets, creative industries, independent businesses and commercial activity as key assets to be protected, strengthened and built upon. The frameworks promote the Barras as a vibrant mixed-use destination by supporting business and employment growth, creative and cultural activity, active ground-floor uses, improved connectivity and public realm enhancements. Together, they seek to reinforce the area's role as a distinctive cultural, commercial and creative destination, while encouraging development that contributes positively to its vitality, viability, character and long-term sustainability.

Loss of Commercial Floorspace and Active Frontage

Officers do not consider the applicant's justification for the proposed ground-floor residential use to be persuasive.

It is acknowledged that the building became vacant following fire damage in December 2024, which displaced the community arts, creative studio and events uses previously operating from the premises. However, the current vacancy of the property does not, in itself, demonstrate an absence of demand for commercial, cultural, community or creative uses at this location.

Throughout both the pre-application and application process, officers consistently advised that significantly stronger justification would be required to support the loss of the existing ground-floor active frontage, particularly having regard to the site's prominent location and its contribution to the established cultural, commercial and creative character of the Barras. Officers also advised that residential accommodation at ground-floor level facing London Road and Stevenson Street would be inappropriate due to the absence of a suitable buffer from the public footway, the potential for conflict with weekend market activity on Stevenson Street and the proximity of established cultural and entertainment uses.

Notwithstanding this advice, the proposal retains residential use at ground-floor level across the site and removes the existing commercial frontage. A retail and marketing assessment was subsequently submitted in support of the proposal. However, officers are not satisfied that the information provided demonstrates that there is no realistic prospect of continued commercial, community, cultural or creative occupation of the premises.

In particular, the Lapsley McManus Property Consultants Viability Report dated 12 June 2025 does not adequately recognise the significance, prominence and development potential of this highly visible corner site within the Barras Town Centre. Comparisons with nearby vacant premises are of limited value, as they do not benefit from the same visibility, return frontage, scale or strategic position. Furthermore, assertions regarding the ability of previous occupiers to meet market rents are not sufficiently evidenced, and there is no convincing demonstration that the premises were comprehensively marketed for lease or sale for a range of alternative retail, commercial, creative, cultural or event-related uses. This is of particular relevance to the requirements of CDP4 and SG4, which seek to ensure that the loss of commercial floorspace within designated centres is robustly justified.

The site occupies a particularly prominent corner position with extensive frontage and visibility from London Road, Bain Street and surrounding approaches. As such, it represents an important opportunity to provide active and engaging frontages within the town centre. Whilst officers indicated that limited residential frontage along parts of Bain Street may potentially be acceptable where adequately set back from the street, this advice did not extend to the principal corner frontage at London Road / Bain Street or the Stevenson Street frontages where active uses would be expected.

Regeneration, Employment and Strategic Objectives

The Barras is not simply a location capable of accommodating residential development. It possesses a distinctive cultural and commercial identity that contributes significantly to the character of the east end of Glasgow and the wider city.

The strategic planning frameworks for the area seek to strengthen this identity by supporting the Barras as a creative, cultural, commercial and employment destination. In particular, the CBAP identifies creative and craft industries as important drivers of regeneration and employment, while the ADF emphasises the attraction of new businesses and employment opportunities as central to the long-term sustainability of the area.

The frameworks also seek to create active, attractive and people-focused streets. The SDF promotes improved public realm and stronger connections across the area, while the CBAP seeks to improve links between the city centre and east end and encourage activity throughout the week. The ADF reinforces these objectives through support for active ground-floor uses, including shops, cafés, restaurants, workshops, studios and other commercial and cultural activities along key streets and routes.

There is also evidence that demand for creative and cultural floorspace remains present within the immediate area. The recent refurbishment and occupation of Class 4 studio and office accommodation and Class 11 exhibition and event space within the nearby Pipeworks development demonstrates that such uses can successfully contribute to the regeneration and identity of this part of the Barras. This is consistent with the objectives of the CBAP, which identifies creative and craft industries as important drivers of economic activity and regeneration.

The site therefore has considerable potential to accommodate a range of flexible commercial, cultural and community uses, including retail, cafés, creative studios, workshops, offices, exhibition space and other active town-centre functions. Such uses would provide active frontages, increase pedestrian activity, support local businesses and contribute positively to the wider regeneration objectives of the area.

This opportunity is particularly important given the heritage and townscape significance of the site and its role as a gateway corner within the Barras. Rather than diminishing activity at this location, redevelopment should seek to reactivate the frontage and provide reasons for people to visit, spend time in and engage with the area. The replacement of commercial floorspace with residential accommodation would instead risk reducing street-level activity and further weakening the vitality of this part of the town centre, including an important route between the city centre and Glasgow Green.

Whilst residential development can make a valuable contribution to housing delivery and regeneration objectives, this must be balanced against the need to protect and enhance the established character, vitality, cultural identity and mixed-use function of the Barras Local Town Centre. In this case, the provision of 63 residential units does not outweigh or compensate for the permanent loss of active commercial floorspace at such a strategically important location.

The applicant's reliance on examples of nearby residential developments without commercial ground-floor uses is not persuasive. The application site occupies a prominent location within the Barras Local Town Centre, and planning policy and regeneration objectives for the area have evolved significantly, placing greater emphasis on active frontages, mixed-use development, creative industries, employment generation, public realm improvements and the long-term vitality and viability of town-centre locations.

Overall, the proposal fails to provide a sufficiently robust justification for the loss of established commercial floorspace and does not adequately respond to the cultural, commercial, regeneration and town-centre objectives established for the Barras. It represents a missed opportunity to reactivate a highly prominent corner site through the provision of active commercial, community or creative uses and would instead contribute to the further erosion of activity within this part of the town centre.

Agent of Change and Cultural Uses

The site's relationship with the neighbouring BAaD music and events venue, together with the weekend street markets on Stevenson Street, raises significant Agent of Change considerations.

The Agent of Change Principle is now an established part of the Scottish planning system and is intended to ensure that the responsibility for managing land-use conflicts rests with the party introducing the new development or activity, rather than an existing lawful use. NPF4 defines this in the glossary as follows:

"Where an application is made for development which is likely to be affected by noise from existing development such as, but not limited to, music venues, manufacturing or industrial sites, large retail outlets, etc., the applicant is required to demonstrate both that they have assessed the potential impact on occupants of the proposed development and that the proposed design incorporates appropriate measures to mitigate this impact."

NPF 4 Policy 31 refers specifically to having to take this into account within the vicinity of existing arts venues:

d) Development proposals within the vicinity of existing arts venues will fully reflect the agent of change principle and will only be supported where they can demonstrate that measures can be put in place to ensure that existing noise and disturbance impacts on the proposed development would be acceptable and that existing venues and facilities can continue without additional restrictions being placed on them as a result of the proposed new development.

This principle is particularly important in relation to noise-sensitive development near established cultural, industrial, commercial, recreational or community uses.

BAaD is located approximately 30 metres north-west of the site and operates as a live music, events and hospitality venue, with external licensed areas. The wider area also contains St Luke's, the Barrowland Ballroom and a range of associated venues and event spaces which contribute to the cultural identity and evening economy of the Barras area.

The applicant's Noise Impact Assessment confirms that entertainment noise generated by BAaD is clearly audible throughout the site and surrounding area. The assessment notes that individual songs and public address announcements were readily identifiable during monitoring and concludes that entertainment noise from the venue has a substantial acoustic influence on the local environment.

The submitted assessment demonstrates that acceptable internal noise standards can only be achieved through enhanced acoustic glazing and acoustically treated ventilation. It confirms that conventional natural ventilation through open windows would not achieve the relevant noise standards for a significant proportion of the development and that additional acoustic mitigation is required specifically in response to entertainment noise generated by BAaD. It also states that it's important to note that with the proposed mitigation, music may still be audible within the proposed flats, albeit at levels below the statutory limits.

Whilst the assessment demonstrates that internal standards can potentially be achieved through mitigation, this does not in itself resolve the requirements of the Agent of Change Principle. Given the area's established night-time economy, entertainment uses and weekend street market activity, there remains significant potential for noise and disturbance associated with amplified music, customer activity, servicing, crowd dispersal, market operations and general town centre activity. The submitted information does not fully acknowledge or assess the cumulative impact of these activities on future residents, particularly in relation to external communal amenity spaces where meaningful mitigation opportunities are inherently limited, ground floor accommodation which has no set-back from the surrounding public footways, and external balconies and bedrooms on the Stevenson Street frontage which face directly towards the BAaD venue and the weekend street markets.

The introduction of 63 noise-sensitive residential units immediately adjacent to a long-established music and events venue and weekend street market creates a clear potential for future amenity conflicts and pressure on

their continued operation and viability. The development fails to adequately demonstrate that the existing noise and disturbance in the local area would be acceptable for future residents, or that the proposed residential use can coexist with these established activities over the longer term without creating pressure for operational changes, reduced event activity, or additional controls. As a result, the proposal does not satisfactorily demonstrate compliance with the Agent of Change Principle.

In addition, the removal of the existing commercial use and its replacement with residential accommodation would risk further eroding street-level activity and introduce potential conflict between ground floor flats and adjacent commercial activities including street traders, and contributing to the quietening of this part of the town centre.

The proposal is therefore considered contrary to **NPF4 Policy 27 City, town, local and commercial centres, Policy 31 – Culture and Creativity, CDP4 and SG4 – Network of Centres**, the **Inner East Strategic Development Framework**, the **Calton Barras Town Centre Action Plan** and the **Calton Area Development Framework**.

3. TOWNSCAPE, HERITAGE and PLACEMAKING

Relevant policies include NPF4 Policy 14 and CDP1/SG1 together with CDP9/SG9.

TOWNSCAPE and HERITAGE

The site occupies a highly prominent corner position at London Road, Bain Street and Stevenson Street. It forms part of an area characterised by a mix of traditional sandstone buildings, later commercial development and more recent flatted housing.

Although the existing building is neither listed nor located within a Conservation Area, CDP9 and SG9 recognise that traditional sandstone buildings contribute significantly to Glasgow's distinctive character and advocate their retention and improvement wherever possible. In particular, Section 5.2 supports the retention and improvement of traditional sandstone buildings along main road corridors and within areas characterised by sandstone tenements, terraces and villas, both within and outwith Conservation Areas. Section 5.3 further requires proposals for the redevelopment of sites occupied by sandstone buildings to provide a reasoned justification addressing the building's structural condition and economic viability, alongside the architectural and urban design merits of the proposal. The CDP policies set out the Council's clear preference that such buildings should be retained and improved wherever possible, recognising their contribution to the historic character and townscape quality of the area.

The loss of the sandstone building would be irreversible; it makes an important contribution to the townscape and historic character of the area and forms part of the established urban grain of the streetscape. While it may not be statutorily listed, it is nevertheless considered to make a positive contribution to the established townscape and historic character of the area. Its scale and form contribute to the character and sense of place of the locality. Its demolition would erode the architectural diversity and historic layering of the area and would result in the loss of a building that helps define the character of the street and its relationship with neighbouring heritage assets. The site forms part of an established townscape characterised by traditional sandstone buildings, including the significant red sandstone tenement immediately to the west and sandstone buildings along Bain Street. The presence of more recent residential development does not establish that this character is no longer relevant. Rather, the continued erosion of traditional buildings contributes cumulatively to the loss of the established townscape character of the Barras.

The demolition of the existing public house, while not considered to be of significant architectural merit, would result in the permanent loss of a long-established local business.

PLACEMAKING and DESIGN

In terms of its response to design, scale and neighbourhood context, the ground-floor treatment is considered substandard. Given the site's prominent corner location within an established town centre, a commercial or other active ground-floor use was advised, consistent with town-centre policy objectives and to reduce the need for the extensive privacy measures required by the proposed residential use.

The proposal fails to take sufficient advantage of the setback and privacy opportunities evident in the neighbouring church and flats to the east, which provides an appropriate contextual precedent for setting openings back from the street. This approach could have improved privacy while creating stronger and more

clearly defined corners. Instead, the prominent Bain Street corner is characterised by higher level blanked-out windows and extensive blank walls along Bain Street and London Road, resulting in an inactive and unconvincing response when viewed from all sides.

This matter was raised repeatedly during the pre-application and planning application process, with the proposed approach continuing to be justified by reference to the flatted development opposite on London Road, which incorporates ground-floor habitable rooms. It was made clear at the outset, that these existing ground floor flats are themselves impacted by privacy, outlook and noise disturbance, particularly given the site's exposure to activity associated with the Barras, nearby music venues and surrounding traffic and that replicating this arrangement and introducing ground-floor residential accommodation at this location would no longer be considered acceptable.

Simply raising cill heights and introducing dead panels is not considered an appropriate or satisfactory design response. While continuation of the established building line would generally be supported, particularly at such a prominent corner, the inclusion of ground floor residential accommodation at this location creates significant amenity concerns. It was therefore advised that, if alternative uses or solutions were not viable, the building should be set back with an appropriate landscaped buffer to mitigate these impacts.

Any such approach would, however, require detailed proposals demonstrating high quality landscaping, appropriate privacy measures and articulated corner gables, reflecting the prominence and importance of the corner. These matters were identified as requiring further detailed design consideration but have not been satisfactorily addressed in the submitted proposal.

The overall scale of the proposal has limited regard to its immediate context and exceeds that of the important adjoining building to the west. The building fails to adequately turn the corner at Bain Street/London Road, weakening its response to this prominent location. The roofscape appears overly dominant and introduces a new material and colour that conflicts with the established traditional character of the surrounding development. It was advised that the upper roof level is set back to reduce its visual prominence and achieve a more appropriate scale.

Revised plans include minor changes such as additional windows on the Bain Street gable, adjustments to window detailing, and the removal of cladding to the upper floor elevations. Notwithstanding these amendments, the proposal continues to raise concerns in relation to its scale, massing and overall design approach. The treatment of the Bain Street/London Road corner remains insufficiently resolved, while the proposed green patina roof finish is not considered an appropriate material response in this location and would detract from the building's architectural coherence and its relationship with the surrounding townscape. These remain significant design considerations in the assessment of the proposal.

Overall, the building design has an insufficiently resolved architectural language, combining a defensive ground floor, dominant roofscape, contrasting roof material and colour, roof material carried onto the façade, differing balcony treatments and multiple façade materials. Greater simplification and rationalisation would have delivered a more coherent architectural character with the surrounding development.

The fundamental issues relating to scale, massing, roofscape, corner treatment, ground-floor activation, privacy, amenity and architectural coherence were raised during the pre-application process and subsequently reiterated during the planning application process. The submitted scheme has not been sufficiently developed with meaningful response to this advice.

Taken cumulatively, the proposal fails to demonstrate a sufficiently context-responsive approach to scale, massing, architectural character and placemaking.

It is therefore considered contrary to NPF4 Policy 14, CDP1, SG1, CDP9 and SG9.

External Amenity

Turning to the external amenity area, its amenity value is particularly weak. The BRE Sunlight/Daylight assessment confirms that the rear courtyard would be heavily overshadowed, with only 9.8% of the area receiving at least two hours of sunlight on 21 March, compared with the BRE guideline of 50%, indicating that the amenity space would be heavily overshadowed and of limited recreation value. This significantly limits opportunities for meaningful outdoor recreation, relaxation and wellbeing, as well as the potential for successful biodiversity planting. Furthermore, entertainment noise from the adjacent music venue has not been assessed within the courtyard, leaving uncertainty regarding the quality and usability of this space for residents.

There is no landscaping, buffer space or relief between the ground floor flats and the surrounding public footways, and the design fails to adequately safeguard the residential amenity of these ground-floor flats.

Internal amenity

The predominantly dual aspect arrangement is welcomed; however, some top-floor flats rely on skylights serving rear gable rooms which, for all intents and purposes, results in these rooms functioning as single-aspect spaces with no meaningful outlook. While the provision of balconies is welcomed, these do not compensate for the limited extent and poor quality of the communal and private amenity provision. The ground floor corner flats only have aspect to the street, and this creates a particularly poor privacy relationship for these units.

The submitted BRE Assessment concludes that most neighbouring properties would continue to meet the relevant BRE daylight guidelines. However, 23 windows and 20 rooms at Monteith Court would fall below BRE guideline values for daylight reduction, primarily affecting bedrooms, and nine ground-floor windows at Claythorn Circus would also marginally fail the BRE Vertical Sky Component guideline. Whilst the applicant's consultant considers these impacts to be limited, they nevertheless indicate that the development would have a measurable effect on daylight received by some neighbouring occupiers.

Within the proposed development, only 42% of bedrooms would meet the recommended daylight level, while only 81% of living /kitchen areas would meet the recommended daylight level for living rooms.

The BRE Assessment concludes that 62 of the 63 proposed dwellings would achieve the minimum sunlight recommendation in at least one habitable room. However, a lower proportion of living areas (78%) achieve the recommended standard, and the results must also be considered alongside the identified deficiencies in daylight provision and external amenity quality.

Taken cumulatively, these issues demonstrate that proposal fails to adequately address the core placemaking principles of amenity, outlook, privacy, daylight, sunlight, open space, biodiversity, play and wellbeing, and does not demonstrate that the site can accommodate the proposed intensity of development to an acceptable standard.

Overall, the proposal would not provide a sufficiently healthy, pleasant or well-designed residential environment and fails to demonstrate an adequately refined, contextually responsive and design-led approach. The cumulative deficiencies in design, amenity, daylight, sunlight, privacy, outlook and relationship with the surrounding townscape indicate that the site is being developed at an excessive intensity and that the proposal constitutes overdevelopment. It fails to demonstrate that the quality of residents' living environment and wider placemaking objectives have been given sufficient priority. The proposal is therefore contrary to NPF4 Policy 14 – Design, Quality and Place and CDP1 – The Placemaking Principle, and represents a missed opportunity to deliver a coherent, high-quality development on this prominent site.

4. AFFORDABLE HOUSING

Policy 16 'Quality Housing' 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 annual Housing Land Audit will monitor the delivery of housing land to inform the pipeline and the actions to be taken in the delivery programme.

- a) *Development proposals for new homes on land allocated for housing in LDPs will be supported*
- 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**
- c) *Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include i. self-provided homes; ii. accessible, adaptable and wheelchair accessible homes; iii. build to rent; iv. affordable homes; v. a range of size of homes such as those for larger families; vi. homes for older people, including supported accommodation, care homes and sheltered housing; vii. homes for*

people undertaking further and higher education; and viii. homes for other specialist groups such as service personnel

- d) Development proposals for new homes will be supported where they make provision for affordable homes 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*

Comments: At present, the local 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 NFP4 for the time being, until The Council has agreed in more detail how this could be applied across different areas in the City, based on need.

The application site is not identified on the Housing Land Audit and is housing for private sale.

The Statement of Community Benefit received in support of the development summarises the benefits;

- Regeneration: Redevelopment of a vacant and derelict site within an area identified for regeneration, including the removal of a building associated with antisocial behaviour, vandalism and potential arson.
- Economic benefits: Construction investment, local employment and training opportunities, together with opportunities for local contractors, suppliers and businesses.
- Housing: Provision of 63 residential units comprising a range of apartment types and sizes, including flexible and accessible accommodation, contributing to identified housing needs.
- Townscape and place: Redevelopment of a prominent site and improvement to the eastern approach to the City Centre.
- Sustainability: Provision of low-energy, low-carbon homes, sustainable transport infrastructure and promotion of walking, cycling and public transport within an established 20-minute neighbourhood.
- Community investment: The applicant identifies a wider commitment to supporting local community groups and businesses.

With regards to part (i) it is envisaged the development would be built out within three years from grant of this application.

In terms of spatial strategy, the site is located within the Inner East Strategic Development Framework (IESDF) area and forms part of the South Calton Renewal Area Action Plan. Both frameworks support design-led development to address derelict land north of London Road and west of Abercrombie Street, which currently blights the area and disrupts the urban cohesion between Bridgeton and the City Centre, by attracting investment and stimulating interest in vacant sites and buildings.

The principle of residential development on this previously developed site containing existing buildings and vacant land is acceptable, subject to compliance with the relevant NPF4 and CDP policies. The proposal seeks permission for 63 residential units, together with associated amenity space and Sustainable Urban Drainage Systems (SuDS).

The redevelopment of the site has the potential to deliver social, economic and environmental benefits, including regeneration of a partly vacant site, provision of new housing, improvements to the appearance of the area, sustainable transport opportunities and investment in the local economy. The principle of the proposal is therefore considered to accord with NPF4 Policy 16 on Quality Homes, subject to the detailed considerations below.

However, as set out above, the proposal gives rise to significant policy tensions in relation to placemaking, design, residential amenity, biodiversity, climate change, open space and townscape impact. Importantly, these matters have been identified and raised throughout the design and pre-application process, yet have not been

sufficiently reflected in the submitted scheme. Had this been meaningfully incorporated into the design, the redevelopment of this partly vacant site could have provided a substantially better response to its context and delivered the social, economic and environmental benefits identified by the applicant.

On balance, while the principle of residential development at this location could be supported, the significant shortcomings in the design, placemaking, amenity, biodiversity, climate response and townscape quality mean that the proposal, in its current form, does not represent sustainable development and fails to demonstrate compliance with the wider requirements of NPF4 and the CDP.

5. BIODIVERSITY, OPEN SPACE AND PLAY

Policy considerations

NPF4 Policies 3 and 6, together with CDP7 and SG7, seek to protect and enhance biodiversity, trees and the natural environment. NPF4 Policy 21 requires development to provide well-designed, good-quality, safe and inclusive opportunities for play, recreation and relaxation, proportionate to the scale and nature of the development. CDP6 and SG6 support the provision of high-quality on-site amenity and open space, with developer contributions towards off-site provision where on-site provision is constrained.

Comments:

Biodiversity

The principal concern is the limited biodiversity provision relative to the scale and intensity of the proposed 63-home development. The rear amenity area is heavily constrained and would be significantly overshadowed by the proposed building. This would affect the amount of daylight and sunlight available to the space, particularly during periods of the year when outdoor amenity is most likely to be used, and would limit the range of planting and habitat that could be successfully established.

The predominantly hard-surfaced character of the space, limited planting and restricted growing conditions further reduce opportunities for meaningful habitat creation. The proposed biodiversity measures, including bird, insect and bee boxes, provide some enhancement; however, these are not supported by sufficient native and nectar-rich planting or other meaningful habitat features. The hard-surfaced layout also provides limited opportunity for trees, landscape buffers or other green infrastructure, with no green roofs, green walls, roof gardens or rain gardens proposed. Overall, the proposal provides limited biodiversity enhancement relative to the scale of development.

Open Space and Amenity

The quality and usability of the proposed communal amenity space is constrained by its size, layout, extent of hard surfacing and the degree of overshadowing arising from the proposed building. The space provides limited variety and opportunities for sitting, relaxation, social interaction and informal recreation. The extent of hard surfacing and limited planting also reduces its visual and environmental quality.

While Glasgow Green is located nearby, its proximity should not be relied upon as a substitute for adequate and usable amenity provision within the development. The introduction of 63 additional homes would generate additional demand for the use of the existing public park, placing further pressure on its facilities, maintenance and capacity to serve the wider community. On-site provision is therefore important to ensure that residents have convenient access to everyday amenity and recreation without being wholly reliant on existing public open space.

Due to the site's constraints, a financial contribution towards off-site open space provision is required in accordance with CDP6 and SG6. A contribution of £57,521.56 towards the enhancement and maintenance of Glasgow Green, together with allotment and formal outdoor sport provision, would address the identified shortfall in off-site provision. Subject to the satisfactory completion of the required Section 69 legal agreement, this aspect of the proposal is considered acceptable. However, the financial contribution does not overcome the qualitative shortcomings of the proposed on-site amenity space.

Play

The proposed 63 homes include accommodation suitable for small families; however, the development does not provide high-quality, inclusive and safely accessible opportunities for play, recreation and relaxation proportionate to the development. The proposed amenity area lacks sufficient variety to provide stimulating opportunities for play, recreation and relaxation and does not demonstrate that children and young people would have safe, convenient, inclusive and independently accessible opportunities for play.

Particular importance is attached to ensuring that children and young people, including those with disabilities, can access play and amenity space directly and safely within or immediately adjacent to the development, without having to cross busy roads or rely on adult accompaniment to reach more distant facilities. Reliance on Glasgow Green would not provide the same level of convenient and independent access and does not, in itself, demonstrate compliance with NPF4 Policy 21.

The applicant's concerns regarding potential noise and disturbance from children's play are not considered sufficient justification for omitting appropriate provision, particularly given the site's established relationship with BAaD and other music and events venues. The proposal therefore fails to demonstrate that the recreational needs of children and young people living within the development would be adequately met.

Notwithstanding the proposed off-site contribution, the development provides insufficient high-quality, usable on-site amenity, biodiversity and play provision for its scale and intensity. The significant overshadowing, limited variety and predominantly hard-surfaced character of the amenity space, together with the reliance on existing public open space and the lack of safe, direct and independently accessible play provision, result in conflict with NPF4 Policies 3 and 21, CDP6 and CDP7, together with the relevant provisions of SG6 and SG7.

6. SUSTAINABLE TRANSPORT

Policy 13 Sustainable Transport, Policy 15: Local Living and 20 minute neighbourhoods and CDP 11 Sustainable Transport supports more local living and the Place Principle by encouraging connected, compact neighbourhoods where most daily needs can be met within easy reach by walking, wheeling, cycling and public transport and will also shift the dependency on travel by private vehicles to reduce pollution and emissions. Development proposals should also demonstrate safe links by foot/cycling, to low emission vehicle/cycle charging points and public transport.

Comments: The site occupies a highly sustainable location with excellent access to public transport, active travel routes, services and facilities. It is within walking distance of the Barras Local Town Centre, the City Centre and a range of services and facilities, supporting sustainable and active travel. The site is within the Barras Controlled Parking Zone. The principle of a car-free development is therefore accepted.

The location of the existing bus shelter on London Road was raised during the assessment process. The proposed development would reduce the remaining footway to less than 1m on either side of the shelter, which would be insufficient to accommodate safe pedestrian movements. GCC Parking Services and SPT have confirmed that the bus stop and associated infrastructure can be relocated approximately 63m east of Bain Street, at the developer's expense, including the relocation of the bus stop, shelter, road markings and high access kerbs (HAK).

Overall, the provision of secure cycle parking and support for walking, wheeling and cycling accords with the sustainable transport objectives of NPF4 and CDP11. Subject to any necessary works to the adjacent bus stop infrastructure, this aspect of the proposal is considered acceptable and attracts positive weight in the planning balance.

7. FLOOD RISK, DRAINAGE AND SITE SUITABILITY

NPF4 Policy 9, together with CDP1 and CDP2, supports the sustainable reuse and regeneration of brownfield, vacant and derelict land, including the remediation of contaminated land and the repair of the urban fabric. These policies also require consideration of the reuse of existing buildings, minimisation of waste and conservation of embodied carbon, with demolition treated as a last resort. NPF4 Policy 22 and CDP8 seek to ensure that development does not increase flood risk and that appropriate drainage and water management measures are provided.

Comments:

Brownfield Land, Demolition and Embodied Carbon

The application site includes a substantial sandstone building and the Squirrel Bar, together with vacant ground. It is surrounded by residential and commercial development and located on a main connecting road to Glasgow Green, within the Barras Local Town Centre. Redevelopment of this brownfield site could, in principle, provide an opportunity to increase residential density, repair the urban fabric and support regeneration and economic activity in the surrounding area. However, NPF4 Policy 9 does not provide an automatic presumption in favour of demolition and redevelopment. The policy requires consideration of the reuse of existing buildings, minimisation of waste and conservation of embodied carbon. The vacant status of the sandstone building therefore does not, in itself, overcome the requirement to demonstrate that the proposed redevelopment represents the most appropriate and sustainable solution. The comprehensive embodied carbon assessment requested at the outset to compare demolition and new build with retention and refurbishment has not been provided.

Site Suitability and Contamination

Ground contamination has been identified; however, information requested by NRS Geotechnical remains outstanding, including the desk study and walkover assessment and the scope of post-demolition investigations, exploratory works, monitoring, sampling and gas monitoring. This information is required to establish appropriate safeguarding conditions and ensure the site investigation works are suitably scoped. In its absence, it has not yet been demonstrated that the site is suitable for residential use or that contamination risks can be appropriately investigated, remediated and managed. NRS Geotechnical has nevertheless advised that, while this approach does not represent best practice, it would be possible to attach safeguarding conditions requiring suitable SI investigations and required remediation works.

Flood Risk and Drainage

The application is accompanied by a Flood Risk Assessment and Drainage Strategy. However, key information requested by NRS Flood Risk Management remains outstanding, including an updated Professional Indemnity Insurance document, the full hydraulic model and a detailed drainage layout identifying the relevant pipework, manholes, structures, cover and invert levels, diameters and gradients. Although Scottish Water raises no objection, the Council's Flood Risk Management officers maintain their objection on the basis that the information submitted does not adequately demonstrate that the proposed drainage network is appropriately designed and will operate effectively without creating an unacceptable risk of flooding or adverse drainage impacts.

While redevelopment of the site is acceptable in principle and would support regeneration of the existing urban area, the outstanding issues relating to demolition and embodied carbon, and drainage remain unresolved. The proposal has not demonstrated that demolition is the most sustainable option, or that the drainage strategy would adequately manage flood risk. Accordingly, the proposal has not demonstrated compliance with **NPF4 Policy 9, CDP1 and CDP2, or NPF4 Policy 22 and CDP8.**

POLICY CONCLUSION

In response to the policy assessment, in terms of the principle of redevelopment, justification for demolition, the character and function of the Barras Local Town Centre, residential quality, environmental matters and the overall planning balance, the following conclusions are reached.

The principle of redeveloping the site within the existing urban area is acceptable and would support housing delivery, sustainable regeneration and investment in the Barras area. The site's accessible location and car-free approach also provide positive benefits in relation to sustainable transport. However, the demolition of the existing building has not been adequately justified, as the submitted information does not demonstrate that retention and adaptation are not technically or economically feasible, and the requested embodied carbon assessment has not been provided.

The proposal would also result in the loss of established commercial floorspace and active frontage within the Barras Local Town Centre, without sufficient evidence that alternative commercial, cultural or creative uses are no longer viable. The relationship with established music and entertainment venues and the weekend street markets has not been adequately addressed through consideration of the Agent of Change principle. The proposal therefore does not sufficiently protect the established vitality, cultural identity and mixed-use function of the Barras.

In terms of residential quality and placemaking, shortcomings in scale, massing, architectural response, privacy, outlook, daylight and sunlight, external amenity, biodiversity and play result in an inadequate living environment for the future residents. Reliance on Glasgow Green does not overcome the need to provide safe, convenient and independently accessible amenity and play opportunities for future residents.

Environmental matters also remain unresolved. The outstanding hydraulic modelling and detailed drainage information prevent confirmation that the proposed drainage strategy would adequately manage flood risk.

While the development would provide 63 new homes and deliver benefits through sustainable transport, regeneration and investment, these benefits are outweighed by the cumulative concerns relating to demolition and embodied carbon, town-centre vitality and cultural uses, Agent of Change, design and residential amenity, biodiversity and play, site suitability and drainage. On balance, the proposal does not represent sufficiently sustainable, context-responsive and high-quality development, and the identified benefits do not outweigh the resulting policy conflicts.

Other Material Considerations

With regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follows:

Cultural and Creative Value, Community Wellbeing, Inclusion and Accessibility

Concern has been consistently raised regarding the loss of the Dream Machine, the former ground-floor arts and creative venue, which objectors regard as an important cultural asset providing affordable studios, rehearsal, exhibition and performance space, opportunities for emerging artists and grassroots music activity. Its loss is considered to reduce cultural provision and weaken the distinctive creative identity of the East End, particularly in the context of wider pressures on grassroots venues.

Representations also highlight the venue's contribution to community wellbeing, social inclusion and accessibility, including its use by charities, community and recovery groups, artists and other organisations. Its role in providing social, cultural and creative opportunities, including for neurodivergent and disabled users, and in supporting employment and creative practice, is emphasised. Concern is therefore raised that these functions could be permanently lost without a clear strategy for their replacement or relocation.

Objectors also identify potential cumulative impacts on the wider cultural network of the Barras, including BAaD, the Barrowland Ballroom, St Luke's, artists' studios, traders and local businesses. It is considered that replacing cultural and community uses with private residential development could erode the area's distinctive character, diversity and vibrancy, while creating additional operational pressures for neighbouring venues and businesses. Representations consider this to be inconsistent with planning policies supporting cultural infrastructure, community assets and the creative economy.

Specific concern has been raised regarding NPF4 Policy 31 – Culture and Creativity, which requires clear justification for the loss of an arts or cultural venue, including evidence that there is no longer a sustainable demand or that the venue cannot meet users' needs and cannot reasonably be adapted. Objectors consider that the submitted information does not adequately demonstrate compliance with these requirements and that there has been insufficient meaningful engagement regarding the loss of the former venue.

Concern has further been expressed regarding the relationship with BAaD and other established cultural and entertainment uses. Representations consider that the introduction of noise-sensitive residential units could result in future complaints and restrictions on established activities, potentially affecting the continued operation and viability of neighbouring venues. The Agent of Change principle is therefore highlighted, with concern that the proposal has not adequately demonstrated that the new residential use can coexist with existing cultural activities without placing additional restrictions on them.

Response - Concerns regarding the loss of the Dream Machine venue and its role in providing affordable creative, rehearsal, exhibition and performance space have been considered. The contribution of the venue to community wellbeing, social inclusion and accessibility, including opportunities for community groups, charities, artists and disabled and neurodivergent users, is also recognised. While there is no planning history for these uses, it is probable that the most recent use may nevertheless have become lawfully established through a continuous uninterrupted use of more than 10 years. The building has been closed since December 2024 with the owners advising that the building was no longer habitable due to fire damage. It is understood that the building occupier's lease(s) was terminated on this basis.

The permanent loss of the venue would reduce cultural and creative provision within the Barras and has the potential to weaken the area's distinctive cultural identity and wider network of artists, venues, traders and businesses. As discussed above, the proposal does not provide sufficient evidence to justify the loss of this cultural and community capacity or demonstrate that alternative cultural or creative uses are no longer viable, as required by **NPF4 Policy 31**. The potential impact on neighbouring venues has also been considered under the Agent of Change principle. These matters are afforded substantive weight in the assessment against **NPF4 Policies 27 and 31, CDP4 and SG4**, and the relevant Barras and Calton regeneration frameworks.

Economic Impact

Concerns also identify the economic consequences associated with the loss of the venue as it provided affordable workspace for 42 artists and range of creative practitioners, freelancers, and small organisations resulting in significant loss of jobs and opportunities for creative enterprise.

Response – The wider economic and regeneration implications of the proposal are considered under NPF4 Policy 27 – City, Town, Local and Commercial Centres and CDP4 – Network of Centres, particularly in relation to the retention of active commercial uses, town-centre vitality, employment and the established cultural and creative role of the Barras. The loss of the cultural venue and ground-floor commercial units would reduce active uses and employment opportunities and would have a detrimental impact on the continued economic, cultural and creative growth of the Barras community.

Housing Need and Alternative Sites

Comments acknowledged the need for new housing, particularly if affordable housing, but raised concerns that residential development should not come at the expense of established community infrastructure.

Representations suggested that vacant and derelict land and empty buildings elsewhere in Glasgow could accommodate housing without displacing existing community and cultural uses, with particular reference to nearby vacant sites. Concerns were also raised regarding the affordability of the proposed homes and whether replacing community facilities with private residential development represents an appropriate balance of planning priorities.

Response – The need for additional housing is recognised, and the redevelopment of the vacant site for residential use would, in principle, make a positive contribution to housing delivery and the regeneration of the area. However, as set out in the assessment of NPF4 Policy 16 – Quality Homes, NPF4 Policy 27 – City, Town, Local and Commercial Centres and CDP4 – Network of Centres, the benefits of providing 63 new homes must be balanced against the site's specific planning circumstances and the wider policy objectives for the Barras. In this case, the proposal has not demonstrated that these wider objectives would be achieved. In particular, the loss of established cultural and commercial uses, together with the identified shortcomings in town-centre function, placemaking, residential amenity, townscape and environmental provision, result in significant policy conflicts. While the principle of residential development on the site is supported, the proposal in its current form does not achieve the wider objectives of the Development Plan and the identified housing benefits do not outweigh the policy conflicts arising from the development.

Heritage and Building Preservation

A significant number of comments received were concerned that the historic importance of the building would be lost as it dates back to 1836, one of the oldest surviving buildings in this part of Glasgow and an important part of the area's heritage. It was highlighted that the building has been successfully repurposed by the community over the past nine years, demonstrating how historic structures can be adapted to meet contemporary social and cultural needs. The demolition should be avoided and options to restore and refurbish for community ownership, or long-term leasing should be explored instead. There was concern the demolition adds to the wider loss of historic buildings that contribute to Glasgow's distinct character.

Response - As set out above under CDP1 – The Placemaking Principle and CDP9 – Historic Environment, although the building is not listed and the site is not within a Conservation Area, it forms part of an established sandstone townscape and contributes to the historic character and urban grain of the Barras. Its demolition would result in the irreversible loss of this contribution. It is acknowledged that there may be potential to repurpose and adapt the building for alternative community, cultural, commercial and residential uses, and this forms part of the consideration of whether demolition has been adequately justified. The submitted information, however, does not sufficiently demonstrate that demolition is the only viable or sustainable option.

Building Management and Maintenance

The condition of the building has been worsened by a lack of investment and maintenance by the owner. Request that Glasgow City Council investigate whether neglect has contributed to the building's deterioration and to consider whether alternative measures could secure its future use. The Council has a responsibility to protect viable community and cultural assets from decline resulting from underinvestment or strategic disinvestment.

Response – The concerns regarding the condition of the building and the potential effects of prolonged underinvestment are acknowledged. However, responsibility for the repair and maintenance of private property rests primarily with the owner. The planning system does not generally regulate the ongoing maintenance of buildings except in specific circumstances, such as where a structure poses a risk to public safety or where particular statutory powers are available. Nevertheless, the building's contribution to the character, appearance and cultural significance of the area has been recognised and has been taken into account in the assessment of the proposal, particularly in relation to the justification for demolition, the loss of cultural floorspace and the impact on the character and identity of the Barras.

Amenity

There is concern that the proposed development would reduce natural light to neighbouring properties, potentially resulting in an unacceptable impact on their existing daylight and sunlight conditions.

Response - As discussed above under NPF4 Policy 14 – Design, Quality and Place, and Policy CDP1, A Daylight and Sunlight Assessment was submitted to address impact of the development on neighbouring development. The assessment found that nine ground-floor windows at Claythorn Circus, would fall marginally below the daylight guideline, with reductions also identified to several rooms at the block to the south east on Monteith Court/London Road.

Comments from the Barras Art and Design (BAaD) venue

The venue owners of BAaD were not notified as a neighbouring landowner despite its proximity to the site. The submission does not include a Noise Impact Assessment, considered essential given the site's location within a live cultural and events district.

The Design Statement fails to properly recognise key cultural venues, including BAaD, the Barrowland Ballroom, and St Luke's, all of which contribute significantly to the Barras cultural quarter. Concerns are raised that residential development is not appropriate within the core Barras Market and Events area and should instead be directed to surrounding streets such as London Road.

The Barras has evolved positively over the past decade through partnership working with Glasgow City Council, the Scottish Government, and local stakeholders, and that there is strong ongoing demand for creative studio and workshop space. A mixed-use approach would better reflect this demand and that the dismissal of non-residential uses in the Design Statement is inappropriate.

The proposal also fails to demonstrate that it would enhance existing city centre facilities, with concerns that it could instead undermine the continued development of the Barras cultural quarter. Additional concerns include a general lack of recognition of the established cultural ecosystem and that the development would be detrimental to the continued growth, cultural significance, and economic vitality of the Barras Market and Events Quarter.

Response - In accordance with the statutory neighbour notification requirements, formal neighbour notification is issued to properties that share a boundary with the application site or are located within 20 metres of the site boundary. The Council is also legally required to publish a public notice in the local newspaper. The BAaD venue is located outwith 20 metres of the application site boundary and, accordingly, does not fall within the statutory criteria for individual neighbour notification in respect of this application. This does not, however, prevent representations from being made by the venue or other interested parties, which can be considered as part of the planning assessment where they raise material planning considerations.

The points raised regarding the value and contribution of music venues, including the potential impact of the proposed development on established cultural and entertainment uses such as the BAaD venue, have been considered as part of the planning assessment. In particular, consideration has been given to the Agent of Change principle, which is relevant where new development has the potential to affect established cultural, entertainment or other uses. The assessment recognises that existing venues and activities can make an important contribution to the character, vitality, cultural identity and economic activity of an area, and that their continued operation should be taken into account when considering the potential impacts of new development.

The wider contribution of music and cultural venues to cultural and economic growth, placemaking and the character of the wider area has therefore been considered within the relevant planning policy context. This includes NPF4 Policy 27 – City, Town, Local and Commercial Centres, CDP4 – Network of Centres, NPF4 Policy 14 – Design, Quality and Place, and Policy CDP1 – The Placemaking Principle.

Conclusion

Overall, while the principle of redeveloping this site for residential use is acceptable in principle, the proposal in its current form does not represent sustainable, contextually appropriate or sufficiently high-quality development. The cumulative effects of the proposed demolition and failure to adequately justify the loss of the sandstone building, the loss of ground floor commercial and cultural use, excessive scale and massing, adverse townscape impact, poor residential amenity, insufficient open space, biodiversity and play provision, unresolved noise and Agent of Change concerns, inadequate carbon and waste assessment, and the outstanding geotechnical and drainage information means that the proposal fails to satisfactorily address the requirements of the Development Plan.

In particular, it has not been demonstrated that:

- the existing sandstone building cannot be viably retained and adapted;
- demolition represents the most sustainable option having regard to embodied carbon and construction waste;

- the proposed scale and design would preserve or enhance the established townscape and setting of the nearby listed building;
- an acceptable standard of residential amenity can be achieved for future residents;
- the proposed residential use can coexist satisfactorily with established cultural, commercial and entertainment uses without creating future pressure on their operation;
- the loss of commercial, cultural and community floorspace is adequately justified in the context of the regeneration objectives for the Barras;
- sufficient biodiversity, open space and play provision would be provided; and
- the proposed drainage arrangements are satisfactory and capable of being delivered.

The housing, regeneration, sustainable transport and low-carbon benefits of the proposal are acknowledged and have been given appropriate weight. However, these benefits do not outweigh the significant policy conflicts and unresolved material considerations identified above.

On balance, the proposal is therefore not considered to accord with the Development Plan, and the other material considerations do not justify departing from the Development Plan. Planning permission should therefore be refused

In respect of (a), having regard to the designated land use and the assessment of the relevant policies set out above, the proposed development is not considered to accord with the Development Plan. The proposal gives rise to a number of significant policy conflicts, including in relation to design and placemaking, residential amenity, daylight and sunlight, open space and play provision, town-centre vitality and the loss of established commercial frontage, biodiversity, climate change and drainage.

In respect of (b), the material considerations, including the consultation responses, statutory consultee comments and representations received, have been fully considered. While the proposal would deliver benefits associated with the redevelopment of a vacant site and the provision of new housing, these benefits do not outweigh the identified conflicts with the Development Plan and the significant shortcomings of the proposal.

Overall, the proposal is not supported. The identified policy conflicts and adverse impacts are considered to outweigh the benefits of the development and, accordingly, the application does not represent sustainable development and is recommended for refusal.

Reasons for Refusal

1. Demolition, climate change and embodied carbon

The proposed demolition of the existing traditional sandstone building has not been adequately justified. Whilst structural and viability information has been submitted, insufficient evidence has been provided to demonstrate, through a robust comparative assessment of retention and adaptation against demolition and redevelopment, that demolition represents the most sustainable option. In addition, no comparative embodied carbon assessment has been submitted to demonstrate that the proposed approach minimises lifecycle greenhouse gas emissions, conserves embodied carbon and avoids unnecessary construction waste. The proposal is therefore contrary to Policies 1 (Tackling the Climate and Nature Crises), 2 (Climate Mitigation and Adaptation), 9 (Brownfield, Vacant and Derelict Land and Empty Buildings) and 12 (Zero Waste) of National Planning Framework 4, together with Policies CDP1, CDP2 and CDP5 of the Glasgow City Development Plan.

2. Townscape, Heritage and Design

The demolition of the existing sandstone building would result in the irreversible loss of a traditional sandstone building which makes a positive contribution to the historic character, townscape and urban grain of the Barras. Furthermore, the proposed development, by reason of its height, scale, massing, dominant roof form, materials palette, inactive ground-floor treatment and poor resolution of the Bain Street/London Road corner, would fail to respond appropriately to the established character, urban grain and architectural quality of the surrounding townscape. The proposal is therefore contrary to Policy 14 (Design, Quality and Place) of National Planning Framework 4 and Policies CDP1 and CDP9 and Supplementary Guidance SG1 and SG9 of the Glasgow City Development Plan.

3. Design, residential amenity

The proposed development would result in an excessive intensity of residential development, giving rise to unacceptable deficiencies in privacy, outlook, daylight, sunlight and residential amenity. The development would provide a heavily overshadowed communal courtyard of limited recreational value, inadequate ground-floor residential relationships with surrounding public spaces, and accommodation which fails to consistently achieve acceptable standards of daylight, sunlight and outlook. Taken cumulatively, these deficiencies would fail to provide a healthy, pleasant and high-quality residential environment and demonstrate that the site is being overdeveloped. The proposal is therefore contrary to Policy 14 (Design, Quality and Place) of National Planning Framework 4 and Policy CDP1 and Supplementary Guidance SG1 of the Glasgow City Development Plan.

4. Noise and Agent of Change

The proposed development would introduce 63 noise-sensitive residential units into close proximity with the established BAaD music and events venue and the weekend market activities on Stevenson Street. The submitted Noise Impact Assessment confirms that entertainment noise associated with BAaD is clearly audible throughout the site and that enhanced acoustic glazing and acoustically treated ventilation are required to achieve acceptable internal noise standards. However, the proposal remains reliant on a closed-window ventilation strategy for a significant proportion of the accommodation and does not adequately assess the impact of music, events, crowd activity and market operations on communal amenity areas, balconies and the wider residential environment. Consequently, it has not been demonstrated that existing noise and disturbance would be acceptable for future residents, nor that existing cultural venues and activities could continue to operate without the risk of future restrictions arising from the introduction of new residential receptors. The proposal therefore fails to fully reflect the Agent of Change Principle and is contrary to Policies 14 (Design, Quality and Place) and 31 (Culture and Creativity) of National Planning Framework 4 and Policy CDP1 of the Glasgow City Development Plan.

5. Loss of Town Centre Function

The proposal would result in the loss of established commercial and cultural active frontage uses within a prominent gateway location in the Barras Local Town Centre and their replacement with ground-floor residential accommodation. Insufficient evidence has been provided to demonstrate that there is no realistic prospect of continued commercial, cultural, creative, community or other active town centre uses on the site. The proposal would therefore undermine the vitality, viability, mixed-use character and regeneration objectives of the Barras and would fail to support the area's role as a cultural, commercial and creative destination. The proposal is therefore contrary to Policies 27 (City, Town, Local and Commercial Centres) and 31 (Culture and Creativity) of National Planning Framework 4, Policy CDP4 and Supplementary Guidance SG4 of the Glasgow City Development Plan, and the objectives of the Inner East Strategic Development Framework, Calton Barras Town Centre Action Plan and Calton Area Development Framework.

6. Biodiversity, amenity and play provision

The proposed development would fail to provide high-quality communal amenity, biodiversity and play provision proportionate to the scale and intensity of the development. The communal courtyard would be heavily overshadowed, predominantly hard surfaced and limited in its functionality, recreational value and biodiversity benefit. The proposal fails to demonstrate that future residents, including children and young people, would have access to sufficient opportunities for play, recreation, relaxation and contact with nature within the development. The proposal is therefore contrary to Policies 3 (Biodiversity) and 21 (Play, Recreation and Sport) of National Planning Framework 4 and Policies CDP6 and CDP7 and Supplementary Guidance SG6 and SG7 of the Glasgow City Development Plan.

7. Flood risk and drainage

Insufficient information has been submitted to demonstrate that the proposed drainage network and surface water management arrangements are capable of operating satisfactorily without increasing flood risk or giving rise to adverse drainage impacts. In particular, the information requested by the Council's Flood Risk Management officers, including a hydraulic model and detailed drainage design information, has not been provided. The proposal is therefore contrary to Policy 22 (Flood Risk and Water Management) of National Planning Framework 4 and Policy CDP8 of the Glasgow City Development Plan.

Plans

2231/P/400 REV D	Proposed Sections	Received 26/05/26
2231/P/300 REV D	Ground Floor Plan as Proposed	Received 01/07/25
2231/P/301 REV B	1 st Floor Plan as Proposed	Received 01/07/25
2231/P/306	Proposed 2nd Floor Plan	Received 03/02/25
2231/P/307	Proposed 3rd Floor Plan	Received 03/02/25
2231/P/302 REV B	Proposed 4th Floor Plan	Received 05/02/25
2231/P/303 REV B	Proposed 5th Floor Plan	Received 05/02/25
2231/P/304 REV B	Roof Plan as Proposed	Received 01/07/25
2231/P/500 REV C	Elevations as Proposed	Received 01/07/25
DIA 002 REV 01	Proposed Drainage Layout (Drainage Impact Assessment 20/05/26)	Received 21/05/26
2231/P/101 REV A	Topographic Survey	Received 03/02/25
2231/P/200 REV A	Proposed Site Plan	Received 03/02/25
2231/P/201 REV A	Proposed Site Plan (Amenity)	Received 03/02/25
474.13.01 REV A	Landscape Proposal (01 of 02)	Received 05/02/25
474.13.02 REV A	Landscape Proposal (02 of 02)	Received 05/02/25
2231/P/100	Location Plan	Received 18/10/24

Advisory Notes to Applicant

N/A

Advisory Notes to Council

for Executive Director of Neighbourhoods, Regeneration and Sustainability