



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 1(a)

18th August 2026

Contact: Alan Shand Email: Alan.Shand@glasgow.gov.uk

Application Type	Full Planning Permission
Recommendation	Grant subject to conditions

Application	25/02431/FUL	Date Valid	22.10.2025
Site Address	Site At 200 Renfield Street Glasgow		
Proposal	Erection of mixed-use development comprising Co-Living residential (Sui generis), Purpose Built Student Accommodation and short-stay accommodation (non-term time) (Sui generis), includes commercial/ flexible use unit with retail and professional services (Class 1A), or food and drink uses (Class 3 and sui generis), or non-residential institutions use (Class 10), or assembly and leisure (Class 11), with demolition of office buildings, relocation of listed fountain, associated landscaping, public realm, access and infrastructure works.		
Applicant	MRP 200 Ren Limited Per Mr Shane McBride 161 Drury Lane WC2B 5PN	Agent	Ryden Per Shahid Ali 215 Bothwell Street GLASGOW G2 7EZ
Ward No(s)	10, Anderston/City/Yorkhill	Community Council	02_033, Dundasvale
Conservation Area		Listed	C
Advert Type	Affecting a Conservation Area/Listed Building Bad Neighbour Development	Published	21 November 2025

Representations/Consultations

Representations:

9 letters of objection were received, the main points of which can be summarised as follows:

- Adverse impacts on daylight and sunlight levels in existing residential properties adjacent to the site;
- Reduction in privacy for existing residential properties adjacent to the site;
- Potential noise pollution for neighbouring residents from outdoor amenity areas;
- Increased wind impacts;
- The proposed increase in population will place additional pressure on City-Centre amenities and transport, which are already close to capacity;
- Overprovision of student accommodation in the locality;
- Co-living is not a sustainable form of residential accommodation, will lead to transient residents and fails to properly address the housing emergency;
- Excessive scale;
- Loss of biodiverse area to north of site;

5 letters of support for the proposal were also received and can be summarised as follows:

- The proposed development will aid repopulation, stimulate economic activity, improve public safety and enhance the urban environment;
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Consultations:

Strathclyde Passenger Transport – No objection. Impact assessment required for site investigation and construction phases (relating to underground tunnel).

Scottish Water – No objection. Surface water connections to combined sewer system will not be accepted except in exceptional circumstances. The existing building is connected to the combined sewer and any increase in capacity will be addressed through the application to Scottish Water. Confirmation of the acceptability of building and surface water drainage will be required by condition prior to work commencing on site.

Site and Description

Extending to 0.63 hectares, the application site is bounded by Renfield Street's vehicular termination at Renfrew Crescent to the south and by Cowcaddens Road to the north. Renfrew Street lies close by to the south. The existing office building was built in 2000 and was formerly home to The Herald, The National and The Glasgow (Evening) Times but has been partially vacant since May 2021 when the applicant purchased the building. Despite substantial investment in the building (circa £400,000) and efforts to lease the vacant floors, the building fell into full vacancy in May 2024. The existing building is three and four storeys in height, arranged in a U-shape, with elevations clad mainly in glass with elements of aluminium. The building shape creates a plaza, used as a servicing access to the building and turning area, which provides vehicular termination to Renfield Street, although a pedestrian route to the west of the building has been maintained providing north-south permeability through the site to and from Cowcaddens Road.

The site lies close to Glasgow Central Conservation area but is not included within it, the boundary of which runs east-west along Renfrew Street and south along Renfield Street. There are no listed buildings within or directly adjacent to the application site, although there is a Category C-listed fountain positioned in the centre of the vehicle turning area which will require relocation. Other relevant constraints include the SPT Subway tunnels which run under the site, influencing the placement of taller elements of the proposed buildings.

The buildings surrounding this site vary in height from around 5-14 storeys and range in age from the recently completed Broadway Studios (PBSA) and Maldron Hotel, back to the Victorian era Renfrew Chambers. Immediately surrounding the site, buildings include Broadway Studios (14-storeys), Maldron Hotel (13-storeys), Broadway 1/Tesco Bank (7-storeys), The Matrix (6-storeys), the Holiday Inn Express (6-storeys) and the Holiday Inn (5-storeys). Also of note is the consented replacement buildings at Buchanan House, at 14-storeys on the southern edge of that site.

The proposal consists of demolition of the existing office building and the erection of a mixed-use development, including PBSA, Co-Living residential, and a commercial space that could include food and drink, leisure or community offers. The proposal will also sensitively relocate the C-listed fountain and incorporate public realm and landscaping works.

The development of the site layout and design has been heavily influenced by the site's major constraint – the SPT Subway tunnels running through the site. This has required then taller elements to be placed either side of this.

The site also contains an existing electricity sub-station which serves the site itself and many of the commercial buildings which surround the site. The applicant has agreed to reposition this within the envelope of the PBSA building to ensure placemaking ambitions are maximised.

In terms of the proposed development itself, this can be summarised as follows:

Purpose Built Student Accommodation - In total 381 PBSA beds are proposed within the 20-storey block on the southern portion of the site, incorporating 285 units in clusters and 96 studios.

Level 00 (ground) – Mix of lifestyle amenity spaces (accessible internally and externally from public realm), cycle storage, refuse and plant. The commercial/flexible use space is located at this level and a small ancillary gallery/pop-up space activates the south-east corner.

Level 01 – Mix of studio and cluster accommodation with supporting and lifestyle amenity, including a small external terrace and green roof.

Level 02 - Mix of studio and cluster accommodation with supporting and lifestyle amenity. The first setback occurs at this level, facilitating the formation of a large external west facing terrace, incorporating hard and soft landscaping inclusive of small trees, pergolas, and integrated seating to provide comfort, shade, and visual appeal. The proposed planting aligns with the overall landscape strategy, using low-maintenance species that support biodiversity.

Levels 03-13 – Mix of studio and cluster accommodation with supporting amenity.

Level 14 – The massing to the south and west is set-back at this level to provide 2 roof terraces and reduce the massing of the upper floors. This external amenity areas incorporates hard and soft landscaping inclusive of small trees, pergolas, and integrated seating to provide comfort, shade, and visual appeal. The proposed planting aligns with the overall landscape strategy, using low-maintenance species that support biodiversity. Accommodation is a mix of studios and clusters, with supporting lifestyle amenity spaces.

Levels 15-19 - Mix of studio and cluster accommodation with supporting and lifestyle amenity.

Level 20 - Rooftop “crown” incorporating green roof and plant including lift overrun.

Co-Living Accommodation - The Co-Living accommodation block, occupying the northern portion of the site, is 12-storeys in height and includes 167 units. Amenity space is provided in line with policy with an appropriate mix of ‘lifestyle’, ‘supporting’ and ‘external’ amenity.

Level 00 (ground) – Mix of lifestyle amenity spaces (accessible internally and externally from public realm), cycle storage, refuse and plant.

Level 01 – Mix of studio and cluster accommodation with supporting and lifestyle amenity.

Level 02 - Mix of studio and cluster accommodation with supporting and lifestyle amenity. A small external terrace is proposed facing south.

Levels 03-06 - Mix of studio and cluster accommodation with supporting and lifestyle amenity.

Level 07 – Studio accommodation and lifestyle amenity. To the western portion of the building the massing is topped out to allow formation of a roof terrace, incorporating hard and soft landscaping inclusive of small trees, pergolas, and integrated seating to provide comfort, shade, and visual appeal. The proposed planting aligns with the overall landscape strategy, using low-maintenance species that support biodiversity.

Levels 08-11 – Studio accommodation with lifestyle and supporting amenity spaces.

Level 12 – Rooftop “crown” incorporating green roof, plant room and Air-source heat pumps.

Commercial Uses - The area of the unit titled ‘Flexible use space’ in the PBSA building is approximately 60sqm and can be utilised for a variety of purposes, including retail, community, or alternative commercial space. Whilst the applicant has not yet engaged the local community in dialogue around such matters, should the search for a commercial operator prove problematic, they will turn their attention to finding a suitable community use.

Public Realm – The public realm for the development centres around a new public square and plaza. The external spaces within the square allow direct access to the building that surround the square. Within the building are number of covered areas which will be used for external dining and to create social areas.

Soft landscaping consists of two large areas of lawn, with integrated seating and tree planting, offering informal spaces for rest and socialising. The existing fountain, which is being retained, provides a focal element, while benches and planters help define pathways and encourage movement and gathering. The central public open space features informal and more formal play spaces for children of all ages.

Architectural Detail and Materiality -

Articulation of the building is achieved through the use of a layered facade, comprising two planes within both the brickwork and rainscreen clad elevations. The primary planes are formed by solid piers in the brickwork elevations and a projecting feature grid flashing in the rainscreen elevations. The secondary planes are created by a recessed brick side panel and a fluted rainscreen panel, respectively.

Drainage –

The proposed rainfall catchment is entirely comprised of the roof and terrace areas of the development on several different levels. A biodiverse roof system will be installed for the roof at the very top of the building and will extend to areas not required for mechanical plant.

Specified Matters

Planning legislation 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 because it has been determined that the proposal is unlikely to cause a significant effect on the environment and therefore, it is not an EIA development as defined in regulation 2 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

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 and Access Statement has been submitted with the proposal, covering the context; proposed uses; proposed building designs; amenity; landscape; and sustainability.

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

The following documents have been submitted in support of the application:

Planning Statement; Pre-Application Consultation Report; Design and Access Statement; Transport Statement; Air Quality Assessment; Drainage Assessment and Flood Risk Assessment; Preliminary Ecological Assessment / Biodiversity Enhancement; Noise and Vibration Study; Geo-Environmental and Geotechnical Interpretative Desktop Report; Sustainability and Energy Strategy; Heritage Statement / Townscape and Heritage Analysis; Whole Life Carbon Assessment; Student Demand Assessment; Operational Management Plan; Daylight / Sunlight Assessment; Wind Study; Economic Impact & Social Value Assessment; Construction Waste Management Plan

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

A Section 75 legal agreement is required to ensure that the future occupiers of the PBSA element of the development are full-time students engaged in a course of study at an institution of higher or further education; that short-stay accommodation use shall only operate outwith the period of student occupancy for a maximum of 89 days in any calendar year; and to ensure an effective management and maintenance regime is put in place.

To ensure that the Co-Living building will be maintained under a single ownership and to ensure an effective management and maintenance regime is put in place.

To ensure free cycle hire is provided for residents of the PBSA and the Co-Living buildings and to agree the management of this aspect of the development, given the shortfall in cycle parking provision.

The proposal comprises 167 Co-Living apartments and 380 PBSA flats. Due to the size, nature and location of the site, and the provision of a large, accessible and a high-quality public realm area on-site as part of the proposed development, it has been assessed in this instance that no City Centre public realm contribution is required.

Accordingly, only contributions towards allotments and outdoor sport provision are required.

Contribution Type	Amount
Allotment Contribution	£9,819.90
Outdoor Sport Contribution	£42,159.23
Total Contribution:	£51,979.13

To ensure the implementation of the development provides the requisite on site infrastructure and public realm/open space for each phase and to achieve accessibility across the site.

To ensure public access to public realm and public open space.

To ensure the effective maintenance of common parts of the development including buildings, landscaping, public realm, amenity spaces and footpaths and cycle routes.

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

Not applicable

Policies

National Planning Framework 4 (NPF4) was adopted on 13th February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. Due to the scale, nature and location of the proposed development, the following policies are considered relevant:

Policy 1	Tackling the Climate and Nature Crises
Policy 2	Climate Mitigation and Adaptation
Policy 3	Biodiversity
Policy 7	Historic Assets and Places
Policy 9	Brownfield, Vacant and Derelict Land and Empty Buildings
Policy 12	Zero Waste
Policy 13	Sustainable transport
Policy 14	Design, Quality and Place
Policy 15	Local Living and 20 Minute Neighbourhoods
Policy 16	Quality homes
Policy 19	Heating and Cooling

- Policy 22** Flood Risk and Water Management
Policy 23 Health and Safety
Policy 27 City, Town, Local and Commercial Centres

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

- CDP 1** The Placemaking Principle
CDP 2 Sustainable Spatial Development
CDP 3 Economic Development
CDP 5 Resource Management
CDP 6 Green Belt and Green Network
CDP 7 Natural Environment
CDP 8 Water Environment
CDP 9 Historic Environment
CDP 10 Meeting Housing Needs
CDP 11 Sustainable Transport

- SG 1** Placemaking
SG 2 Sustainable Spatial Strategy
IPG 3 Economic Development
SG 5 Resource Management
SG 6 Green Belt and Green Network
SG 7 Natural Environment
SG 8 Water Environment
SG 9 Historic Environment
SG 10 Meeting Housing Needs
SG 11 Sustainable Transport

Assessment and Conclusions

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

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 requires that with respect to any building or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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

- (a) Whether the proposal accords with the Development Plan; and
- (b) Whether any other material considerations have been raised during the application process to outweigh the provisions of the statutory Development Plan.

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

Considering NPF4, the relevant policies are outlined below.

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

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

Comment:

A Whole Life Carbon Assessment (in accordance with 'RICS Whole Life Carbon Assessment for the Built Environment, 1st Edition, 2017') has been submitted with the planning application. This has considered the feasibility of retaining the existing building through an options appraisal testing varying development scenarios. This assessment compares the whole life carbon performance of:

Scenario 1 – Retain: Retention of the existing building as it is, considering the replacement of any building elements that have already/will soon reached their end of life.

Scenario 2 – Repurpose: Repurpose the existing building into student accommodation. This entails an extensive refurbishment, including stripping the building back to its structure, reconfiguring the internal layout and services to serve the new purpose, and upgrading the envelope performance. The substructure, superstructure and form remain the same.

Scenario 3 – Extend: Repurpose the existing building as in Scenario 2 with an extension of two new additional storeys to increase the student accommodation capacity.

Scenario 4 – Full rebuild: Demolition of the existing building, including foundations and basement, and erection of a new high-performance high-rise building for student accommodation.

When viewing the whole life embodied carbon, Scenario 1 (retain) is the best case and Scenario 4 (rebuild) is the worst case, marginally compared to Scenario 3 (extend). In terms of operational carbon, Scenario 1 dwarfs all of the other scenarios due to the poor energy performance of the existing office building. Therefore, from a whole life carbon perspective, Scenario 2 offers the lowest impacts, followed by Scenarios 3 and 4. However, the three redevelopment scenarios have similar whole life impacts; compared to Scenario 4, Scenario 3 has only 2% fewer impacts and Scenario 2 is 13% lower.

This report therefore demonstrates that the proposed redevelopment of the site (Scenario 4) does not have a significantly different whole life carbon outcome to other scenarios which would not develop the site to its full potential.

The proposal has been developed to ensure energy efficiency and reduction and is targeting BREEAM "Excellent" standard to ensure carbon dioxide emissions reduction targets will be met. Construction materials will be sourced, where possible, to support circular economy principles and support sustainable construction. Alternative floor layouts have also been considered for potential future uses to ensure the building is adaptable if required.

The application has been accompanied by an Energy Statement, which details an energy strategy for the site that implements a passive first approach by targeting the thermal performance of the building fabric and controlling air permeability. Air source heat pumps have been selected to produce low temperature hot water for space heating and domestic hot water generation. There are also heat exchange and recovery systems proposed.

It should also be noted that the proposed scheme provides a higher level of densification that promotes city centre living, which in turn reduces individual's lifestyle carbon emissions with occupants being close to local amenities, public transport and services. This is further enhanced by the proposed development as it will be able to deliver considerably more bed spaces than a conversion or extension scenario.

An updated Whole Life Carbon Assessment will be required for both buildings by planning condition to ensure that the development is delivered in accordance with the principles of minimising embedded and operational carbon and the circular economy.

The proposed development, including demolition of the existing building, is considered to accord with Policies 1&2.

Policy 3 Biodiversity intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature-based solutions, where possible.

Major developments, and development that requires an Environmental Impact Assessment, will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity, including nature networks so they are in a demonstrably better state than without intervention. To inform this, best practice assessment methods should be used. Proposals within these

categories will demonstrate how they have met all of the following criteria:

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

Comment: Whilst the demolition of the existing building has resulted in the loss of a small pocket of trees and a grassed area to the north of the site, overall the redevelopment of the site would have a beneficial impact as it incorporates external landscaped areas with a range of planting. A Biodiversity Net Gain Feasibility Assessment has been submitted in support of the proposal and has been reviewed by the Council's Greenspace and Biodiversity Team, and accordingly the proposed development is considered to accord with the above.

Policy 7 Historic Assets and Places aims to protect and enhance the historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the architectural and historic character of the area; existing density, built form and layout; context and siting; quality of design and suitable materials. Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that: i) reasonable efforts have been made to retain, repair and reuse the building; ii) the building is of little townscape value; iii) the structural condition of the building prevents its retention at a reasonable cost; or the form or location of the building makes its reuse extremely difficult. Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

Comment: The site is located close to the northern boundary of the Central Conservation Area but lies outwith it. However, views out of the conservation area are a consideration and in this regard the proposal is considered to be appropriately designed, with the view north up Renfield Street being terminated by a sensitively curated combination of materiality, form and roofscape interest and a scale and massing which both terminates the view corridor and provides a legible visual cue to the permeability beyond.

The only listed structure within the site is the Category 'C' listed William Annan Fountain, which is to be restored and relocated within the new public realm area.

The impact of the proposed development upon the historic environment is considered further within the report below.

Policy 9 Brownfield, Vacant and Derelict Land and Empty Buildings seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, reducing the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land, including vacant and derelict land and buildings will be supported. Development proposals for the reuse of existing buildings will be supported. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Comment: The proposal will see the redevelopment of a site of a vacant building with a demonstrated lack of demand for its current use, bringing the site back into active use and therefore according with Policy 9. The principle of demolition relative to carbon optioneering has been covered elsewhere in this report.

Policy 12 Zero Waste aims to encourage, promote and facilitate development that is consistent with the waste hierarchy.

- a) Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy;

- b) Development proposals will be supported where they:
 - i) reuse existing buildings and infrastructure;
 - ii) minimise demolition and salvage materials for reuse;
 - iii) minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
 - iv) use materials with the lowest forms of embodied emissions; and use materials that are suitable for reuse with minimal reprocessing.

Comment: The proposed development involves the demolition of a vacant office building, which has been justified and accepted through carbon optioneering. Since the submission of the application, demolition of the existing building has commenced.

The new buildings will be designed to minimise embodied carbon and operational carbon emissions and ensure that building material, components and products can be disassembled and re-used and/or repurposed at the end of their life cycle. A condition will be imposed requiring further reporting on these aspects of the development.

Policy 13 Sustainable Transport encourages, promotes and facilitates developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where they:

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

Comment: The application site benefits from a range of public transport modes, amenities and services within the surrounding area of Glasgow City Centre. Glasgow Queen Street and Glasgow Central Train Stations, Buchanan Bus Station, the underground network and a bike hub (Killermont Street) are within easy walking distance, providing various public transport options. Given the nature of the development, no parking is proposed which is considered acceptable given the sustainable location. Cycle parking will also be provided at ground floor level. There is level access around and through the site for wheelchair users.

Policy 14 Design, Quality and Place encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

Comment: The detailed design of the development is considered elsewhere within the report. The proposal is considered to deliver the six place-making principles, having been designed to address both the opportunities and constraints of the site to bring a site of a vacant building into full active use, incorporating high quality architecture, materiality and energy efficiency.

Policy 15 Local Living and 20 Minute Neighbourhoods promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

Comment: The application is supported by a Locality Analysis which demonstrates that the application site is within a sustainable, accessible location close to a range of amenities, services and public transport modes.

Policy 16 Quality Homes encourages, promotes and facilitates the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland. 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. Policy 16 notes that this could include homes for people undertaking further and higher education.

Comment: Whilst Policy 16 generally relates to market housing, the overarching intentions of the policy are applicable to the proposed development. As assessed within the report below, If all pipeline schemes are implemented there may no longer be a continued requirement for the provision of new student accommodation within Glasgow. However, in this instance the proposed development can be developed within the remaining identified demand and has been designed to ensure that the floor plates are adaptable to changing needs in future.

Policy 19 Heating and Cooling seeks to ensure that proposals in close proximity to a Heat Network Zone are designed and constructed to connect to a heat network or can be retrofitted to provide a connection. The policy also offers support for development proposals with buildings that will be occupied by people, where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Comment: There are 2 nearby developments which have been connected to heat networks, and, whilst connection has been investigated, it is not proposed at this stage. Provision has been made in the design, however, for a future connection. Whilst the application site is not within a Heat Network Zone, it has been demonstrated that the proposed development is in compliance with Policy 19.

Policy 20 Blue Green Infrastructure aims to protect and enhance blue and green infrastructure and their networks. Development proposals that result in fragmentation or net loss of existing blue and - green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in blue or green infrastructure provision, and the overall integrity of the network will be maintained. The planning authority's Open Space Strategy should inform this.

Proposals incorporating new or enhanced blue and/or green infrastructure are expected to provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

Comment: The proposed rainfall catchment is entirely comprised of the roof and terrace areas of the development. A biodiverse roof system will be installed for the roof at the top of each building and will extend to areas not required for mechanical plant. The installation will provide a treatment stage, although pollution risk from roof runoff is inherently low, requiring little treatment and provide a natural habitat for a variety of plants, birds and invertebrates.

At ground level, the plaza will be designed as a permeable pavement with grass and planted areas. This will afford a level of treatment, whilst allowing a degree of evaporation, reducing overall volume run-off. The remainder of the catchment will drain to a geo-cellular attenuation tank under the ground level external courtyard.

Subject to compliance with conditions the proposed development accords with Policy 20.

Policy 22 Flood Risk and Water Management aims to strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding. Development proposals should not increase the risk of surface water flooding to others, or itself be at risk. All rain and surface water shall be managed through sustainable urban drainage systems which should form part of and integrate with proposed and existing blue-green infrastructure and seek to minimise the area of impermeable surface.

Comment: The application is supported by a Flood Risk Assessment and Drainage Impact Assessment which demonstrates that the site is at little or no risk from fluvial, coastal, surface water, drainage network or groundwater flooding. In this regard, GCC Flood Risk Management have offered no objections to the proposal subject to conditions relating to detailed drainage design.

Policy 23 Health and Safety protects people and places from environmental harm, mitigates risks arising from safety hazards and encourages development that improves health and wellbeing. Development proposals that are likely to have significant adverse effects on air quality will not be supported. Development proposals that are likely to raise unacceptable noise issues will not be supported. In addition, proposals should be designed to take into account suicide risk.

Comment: The proposal is not considered to raise health and safety issues. The proposal is accompanied by a Construction Dust Assessment and Noise and Vibration Impact Assessment (related to the underground transport network), considered within the report below, which conclude that there will be no significant impact upon existing residents nor future residents of the student

accommodation or co-living buildings with, appropriate mitigation measures being applied during construction and operational phases. The most significant vibration impacts would be at basement and ground levels, where accordingly, no residential accommodation is proposed. An Air Quality Assessment in relation to future occupiers of the building will be secured by planning condition.

Policy 27 City, Town, Local and Commercial Centres encourages development in our city and town centres, recognising they are national assets. This will be achieved by applying the Town Centre First approach to help centres adapt positively to long-term economic, environmental and societal changes, and by encouraging town centre living. Development proposals that enhance and improve the vitality and viability of city centres will be supported.

Comment: If implemented, the proposal will deliver economic development benefits within the City Centre through investment in the built fabric, increased population and the creation of employment opportunities. This would also assist in delivering alternative uses in the Sauchiehall Street/Renfrew Street area – being a strategic priority to ensure the vitality of the City Centre. The proposed use is appropriate to the City Centre environment and will encourage footfall and activity within the neighbourhood.

Conclusion: Having assessed the development against the aims of NPF4, the proposal is generally considered to be commensurate with NPF4 policies and their objectives. These intentions also exist within the Glasgow City Development Plan, which are considered in detail below.

Glasgow City Development Plan

With regards to the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance are listed below. The City Development Plan contains two overarching policies: CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy, which must be considered in relation to all development proposals. Other policies and associated supplementary guidance provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies.

The following policies are considered particularly relevant to the application assessment:

Policy CDP 1 The Placemaking Principle and SG 1 The Placemaking Principle

Placemaking is underpinned by a design-led approach to planning. This approach is not restricted to influencing the appearance of a building, street or place; rather it is a holistic approach that considers the area's context and balances the range of interests and opportunities to create multiple interconnected benefits through a collaborative process.

This Policy aims to contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

The scope of The Placemaking Principle is intentionally wide to ensure that it becomes embedded in all new development and not just large scale regeneration. Engagement should be proportionate to the development that will take place. This approach will enable Glasgow to ensure that new development contributes towards the creation of new and improved places which are fit for people.

In order to be successful, new development should be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage.

Supplementary Guidance SG 1 'Placemaking' supports the above policy by providing guidance to promote the overarching Placemaking Principle being applied to all development types in the city. This comprises two parts - Part 1 provides the context and approach of Placemaking established in Policy CDP1 and Part 2 contains detailed assessment criteria relating to physical design.

Part 1 explains the 'placemaking principle' concept and how it will apply to new development in the City, stipulating that the onus will be on developers to fully consider, evaluate and apply the principles of Placemaking to individual schemes, as appropriate. Applicants must be able to show how their proposals meet placemaking requirements and how they have responded to relevant local development plan policies and associated supplementary guidance.

Comment: The applicant has engaged in a lengthy and detailed pre-application process with the Council's Planning and City Design Service, taking into account the constraints and opportunities of the site and developing the proposal in response to the principles of placemaking. A detailed account

of this process is contained in the Design and Access Statement and Townscape and Visual Impact Assessment submitted in support of the proposal.

Part 2

Section 1 - Sustainable Development

SG 1 Part 2, Section 1 'Sustainable Development – Inclusive Design' explains that inclusive design goes beyond the traditional concept of accessibility and takes a wider account of the diverse nature and complexity of individuals and communities.

Inclusive design is an approach to the design of places that puts people at the heart of the planning process. It seeks to enhance the quality of places and spaces, ensure their continuing relevance and minimises the need for costly, often unsightly alterations in the future. The principles of inclusive design are:

- a) Ease of Use/Versatility/Movement
- b) Logic, Safety and Legibility
- c) Diversity - physical, sensory, cognitive and social needs of people
- d) Management

Comment: The proposal is considered to have been designed to meet the principles of inclusive design in terms of ease of movement, legibility, diversity and management.

Part 2, Section 1 – 'Energy Efficient Buildings' identifies that resource efficient design is a key contributor in the placemaking approach, and that all new development will be expected to incorporate a range of measures to minimise energy consumption, reduce CO2 emissions and make best use of the City's natural resources.

Comment: A range of measures to achieve energy efficiency aims are proposed and are further elaborated on in reference to policy CDP5 and SG5.

Part 2, Section 1 highlights that 'Community Facilities' are vital services, infrastructure, spaces and buildings that play a central role in everyday life. The term community facility is wide-ranging and covers a range of types and scale of facility which can provide for the health and well-being, educational, recreational, leisure, spiritual and cultural needs of the local community.

It is the Council's aim that all residential development should be served by good quality, accessible community infrastructure. The scale of new development that is proposed should inform the nature of community facilities that could be provided. Analysis of the area, along with engagement with the community, should also allow developers to demonstrate what need exists and how facilities might be delivered. In order to promote this evidence based approach which promotes a direct response to local circumstances, the guidance does not promote types of facilities relative to particular thresholds of development. However, a proportionate approach will be applied that reflects the potential demand generated by a new development.

Comment: Regarding the flexible use unit on the ground floor of the PBSA building, should a commercial operator not be secured, the applicant will seek a suitable community use through engagement with the local community. The development will also deliver a significant area of new high quality, accessible public realm.

Section 2 – Residential Development

Whilst Section 2 'Residential Development' relates to mainstream residential development rather than purpose-built student accommodation, SG 10 Meeting Housing Needs (expanded upon within the report below) directs applicants to the guidance on flatted development contained within SG 1 Section 2 which will be applied to all proposed student accommodation developments – with regard to design, privacy, sunlight and daylight.

In order to meet placemaking principles the Council seeks to promote the delivery of high-quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

Guidance for residential layouts includes the following relevant requirements. Layouts should:

- Take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy;

- Make appropriate provision for refuse and recycling storage areas;
- Wherever possible, retain all significant trees on site, unless removal is necessary;
- Have roads designed to standards set out in the Roads Development Guide;
- Incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme;
- Ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts; and
- Ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety.

In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) Privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) Flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Development in the City Centre

Within Section 2 of SG 1, guidance acknowledges that space for amenity areas is limited in the city centre. Proposals are expected to provide on-site green infrastructure where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.

In order to meet placemaking principles the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
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- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Comment: Each application site will present specific opportunities and challenges, with new development requiring to be responsive to its context. Proposals must be compatible with existing uses and should not harm residential amenity or erode the character of residential neighbourhoods. The development is considered to respond appropriately to wider place making principles and relevant

design guidance within SG 1 Part 2.

Residents will also have access to a range of internal and external amenity spaces throughout the building which provide varying aspects at different heights.

The proposed massing and scale of the proposed built form are considered to align within the evolving townscape, without overwhelming existing buildings within its immediate context.

In terms of daylighting, an assessment based on (Building Research Establishment) BRE guidelines has been submitted and considers the impact of the built form of the building upon daylight to neighbouring properties as well as the levels of daylight received to the rooms within the proposed building.

Proposed Dwellings

With regard to daylight, 91% (577 out of 637) of habitable student and co-living rooms exceed the Spatial Daylight Autonomy (SDA) levels recommended within the BRE guidelines. All rooms will provide adequate levels of daylight and sunlight, which are in-keeping with the urban location of the application site.

When examining sunlight, the BRE guidelines and the British Standard suggest target values and good design are utilised, rather than focusing on achieving fixed numerical values, as the level of sunlight availability is not necessarily achievable within the design remit of the architect. However, it is recognised that sunlight is enjoyed within the home and the proposals have therefore evolved to ensure that sunlight availability to future residents of the proposed development is maximised where possible.

The results demonstrate that 106 rooms will achieve a 'High' rating of over 4 hours direct sunlight access on 21 March. A further 42 rooms will achieve a 'Medium' rating of over 3 hours direct sunlight access on 21 March and 94 rooms will achieve a 'Minimum' rating of over 1.5 hours direct sunlight access on 21 March. Overall, the sunlight exposure results demonstrate that the majority of rooms will have direct access to sunlight amenity throughout the year in accordance with the BRE guide.

Overall, the tabulated Sunlight Exposure (SE) results demonstrate that a high proportion of main living areas will exceed targets recommended in the BRE guidelines, with a good proportion of rooms achieving a high rating.

Therefore, considering the City Centre location of this proposal, it is considered to perform well for both daylight and sunlight compliance.

Neighbouring Buildings

In consideration of the impact of the development on neighbouring properties, the submitted analysis concludes that this will be negligible in the case of buildings to the north and west of the site. These are The Matrix residential apartment building to the north on Cowcaddens Road and the Broadway Central 2 (PBSA) building to the west on Renfield Street.

The analysis shows that with regard to Vertical Sky Component (VSC) 62% of windows tested at The Matrix and 73% of windows tested at Broadway Central 2 would meet the BRE threshold of up to 20% reduction in VSC as a result of the proposed development. When factoring in the sequential No Sky Line (NSL) test, which demonstrates that 87% of rooms tested in both buildings would retain values within acceptable parameters according to the BRE guidance, it is considered that in the City Centre context of the development, the transient nature of residents in Broadway Central 2 and the dual aspect nature of dwellings in The Matrix, it is considered that the overall effect on daylight received by properties in these buildings would be negligible.

With regard to the north facing elevation of the Renfrew Chambers residential building directly to the south of the application site, the proposal as originally submitted was found to have an adverse impact on the daylight levels received by these properties. When the Proposed Development was measured against the existing baseline, the results demonstrated that 15 out of 123 site-facing windows (12%) would experience only a negligible change in daylighting in accordance with the BRE Guidelines, therefore 88% would experience greater than 20% VSC reduction, including 65 of 123 windows (53%) experiencing a reduction of greater than 40%. The sequential NSL test also returned relatively adverse results, with only 39% of rooms tested retaining a value within acceptable parameters according to the BRE guidance, and of those that failed, 15 out of 72 rooms (21%) experiencing a reduction of greater than 40%.

Accordingly, the applicant was invited to explore options to reduce the daylight impacts to the north facing windows on Renfrew Chambers. The proposal was revised as follows:

- The PBSA building west wing façade has been pulled back 3.8m from first floor level upward, creating an 18m separation from Renfrew Chambers;
- The solid balustrade to the west wing roof terrace has been removed.

With regard to VSC, the revised design delivers reduced impacts. Whilst the overall percentage of windows meeting BRE guidelines of less than 20% reduction in VSC only increases from 12% to 15%, more significantly, the number of rooms experiencing a greater than 40% loss reduces from 53% to 34%.

The next sequential test is the NSL (No Sky Line) test, and, in this regard, the revised proposal raises the number of rooms which meet BRE guidelines of less than 20% reduction from 39% to 46% and again significantly reduces the losses of those rooms which do experience losses of 20% or greater. Rooms experiencing greater than 40% reduction drops from 21% to 18% and rooms experiencing a 20-29.99% reduction drops from 19% to 6%.

The daylight improvements resulting from the amendments to the proposed PBSA building, whilst delivering modest improvements in the level of BRE compliance, do meaningfully reduce the impacts on the windows and rooms most significantly impacted on the north elevation of Renfrew Chambers.

However, the overall impact on daylight to Renfrew Chambers remains relatively significant and accordingly a supplementary Spatial Daylight Autonomy test (SDA) has been undertaken to measure the median illuminance levels within each of the neighbouring rooms. The study quantifies the benefits of finishing the southern elevation of the proposed PBSA building in light coloured materials that produce a high level of diffuse reflection. As with the VSC and NSL tests, it has been considered that a proposed figure that is 0.8 times of the existing levels would be an acceptable impact.

The number of rooms tested which meet BRE guidelines increases from 22% to 51% and again there is a significant reduction in the severity of daylight losses experienced by rooms which do fail the BRE guidelines.

The PBSA building is now setback 18m on the western shoulder from the nearest neighbouring window at Renfrew Chambers in accordance with the Tall Building Design Guide. Furthermore, the revised design maintains a corridor of daylight received from an easterly direction.

There are three banks of bay windows in the north elevation of Renfrew Chambers, each containing three windows per bay, which are understood to serve living rooms. These rooms, which carry the most significance in daylighting terms, are found to experience negligible to moderate daylighting effects.

Of the windows and rooms in Renfrew Chambers that experience greater reductions to their present lighting levels, it is noted that the most significant impacts occur to a bank of east facing windows serving bedrooms, which the BRE Guidelines place less significance upon in daylighting terms.

When considering the impact of the proposed development on sunlight levels received by the 3 neighbouring residential buildings referenced above, the following findings have been documented:

The site facing windows in Renfrew Chambers are predominantly north-facing, meaning there are no material shadow effects. The DL Report notes that this building is 100% BRE compliant in terms of sunlight effects by reference to the results of the Annual-Probable-Sunlight-Hours (APSH) test. Any shadow effects to the windows and rooms contained within Renfrew Chambers will be negligible. The position remains unaltered for the revised scheme.

With regard to The Matrix, the results for the revised scheme continue to demonstrate that 69 out of 89 windows (78%) serving this property meet the recommendations of the BRE guidelines for both annual and winter APSH. Of the 20 windows that experience reductions beyond the BRE recommended levels, 11 of these are located at first floor and may be discounted as they are understood to serve commercial premises. The rate of BRE compliance for the residential windows throughout the building is therefore 88% (69 out of 78 windows).

The remaining 9 windows are located on second to fourth floors and will all retain absolute APSH levels of 19% to 24%, which is marginally short of the 25% APSH target recommended in the BRE as affording good sunlight amenity throughout the year. All these windows will continue to exceed with winter APSH targets recommended in the BRE guidelines with the introduction of the Proposed Development.

The results for Broadway Central 2 (PBSA building) demonstrate that 76 out of 124 site-facing windows (61%) meet the BRE guidelines for both annual and winter APSH. The sunlighting effects to these windows can be considered negligible.

The remaining 48 windows retain an absolute annual APSH ranging from 11% to 24%, which can be considered an adequate level of sunlight amenity within an urban setting. In addition, several of these windows serve studios with multiple windows, whereby the combined APSH of the room will fall within the acceptable parameters of the BRE guidelines.

When considering these results and the transient and term-time nature of the residential occupation of this building, the effect on sunlight is again considered to be of minor significance.

Overall, the impacts on sunlight and daylight resulting from the amended proposal are considered, on balance, to be within acceptable parameters in the context of the site location and the planning benefits of redeveloping the site into an active residential use with new high quality public realm. The most significant impacts are to a small number of properties in Renfrew Chambers which have experienced a relatively poor north facing aspect onto an unattractive lane and a commercial building. The applicant has taken reasonable steps to reduce the impacts of the proposed development on the worst affected properties and it is also considered that the outlook from these properties is significantly improved by having an active use and architecturally high-quality building adjacent, positioned further away than the existing partially demolished neglected office building. The office building was approximately 10m away and the proposed PBSA building would be a minimum of 15m away, increasing to 18m at the western shoulder. The overall amenity balance resulting is considered acceptable and the overall benefits of redevelopment outweigh the localised daylighting impacts.

In considering privacy of occupants of the proposed buildings and protecting that of adjacent property existing conditions, the proposal is considered to be acceptable. Suitable window to window distances of 15-18m are maintained at the points of closest proximity, such as across Renfrew Crescent lane to the south, opposite Renfrew Chambers.

Amenity

SG, Part 2, Section 4 'Amenity' addresses issues of 'Air Quality', 'Noise' and 'Community Safety'.

With regard to air quality, guidance states that new development should not result in the deterioration of air quality, particularly in (or adjacent to) Air Quality Management Areas (AQMA's).

In relation to noise, SG1 encourages consultation with the Council's Environmental Health Service to help applicants understand the impact not only of noise but also vibration on the community and realise the role they can play in mitigating the intrusion of such nuisance on a development's surroundings, in order to reduce the loss of any public amenity.

Referring to community safety, it is expected that new development will incorporate crime prevention and community safety measures within their layout and design, based on the principles of "Secure by Design". The Placemaking Principles should take precedence over secure by design principles where there are contradictions and all security measures should be designed sympathetically with regards to the surrounding context and integrated within the overall design.

Comment: The proposal has the potential to cause air quality impacts as a result of fugitive dust emissions during construction and road traffic exhaust emissions associated with vehicles travelling to and from the site during construction. The development has the potential to expose future occupants to any existing air quality issues at the site. As such, a Construction Dust Assessment was undertaken in order to determine baseline conditions and consider potential effects as a result of the implementation of the scheme.

The assessment concludes that whilst there is a risk of impact during construction works, the implementation of suitable mitigation measures can significantly reduce the effect of dust and particulate matter released and the effects on air quality can be considered 'not significant' when these mitigation measures are in place.

Due to the low number of anticipated vehicle trips associated with the completed development, the operational phase is not considered to have air quality impacts that are significant.

As the site within an Air Quality Management Area, a planning condition requiring an Air Quality Assessment covering the impacts of the proposed development on existing air quality and the air quality standards that would be experienced by residents of the PBSA and Co-living buildings is recommended.

A Noise and Vibration Impact Assessment has been submitted which demonstrates that the development can achieve suitable indoor ambient noise levels with appropriate design features including suitable glazing and ventilation. Suitable conditions shall ensure that the proposed development will not have a significant impact upon existing amenity levels of adjacent residential properties.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating increased footfall and activation at ground floor level around both buildings.

Detailed Design

SG 1, Part 2, Section 5 'Detailed Design' – 'Building Materials' stipulates that all new development, depending on the nature and scale of the development, will be expected to:

- a) Employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) Use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) Acknowledge the local architectural and historic context through the use of appropriate materials.

When specifying cladding materials, consideration must be paid to the overall visual effect of the façade and its impact on the surrounding context. Poorly specified facades can appear flat and dull in comparison to Glasgow's well-articulated historic architecture. As such, a high level of design sophistication will be expected. Proposals should:

- a) avoid flat and visually dull facades, especially in areas of sensitive architectural urban form;
- b) acknowledge and respond to the existing datums, courses and proportions found in the surrounding built environment; and
- c) acknowledge and harmonise with the range of textures and tones in the surrounding buildings and streetscape.

Comment: The proposed buildings have been developed to deliver high quality architecture and materiality, which shall be designed to be robust and responsive to Glasgow's climate. Heights across both buildings have been modulated to respond to the surrounding built form and building datums, create variation and break down building mass. The elevations have been designed with a layered approach to articulate and bring depth to the facades and conditions have been included to require material samples, sample panels and construction drawings to ensure the design intent is carried through to delivery.

Tall Buildings

Section 5 'Detailed Design' also provides guidance on 'Tall Buildings'. The application proposal is for a "tall building" – being defined within SG 1 Part 2 as a building that significantly exceeds general building heights in the immediate vicinity and which alters the skyline.

In response to increasing demand for the development of taller buildings, Tall Building Design Guidance has been prepared and approved by the Council. This guidance is intended to assist in directing tall buildings to appropriate locations of the City Centre. In consideration of numerous factors including policy; transport; heritage; views; and topography, the guidance identifies the area in which the application site is located as being theoretically ideal for tall buildings, with potential for district or metropolitan scale.

Existing adopted general tall building policy within supplementary guidance acknowledges that tall buildings, in particular, present major economic, design and environmental challenges and opportunities. It is an absolute prerequisite that tall buildings are restricted to locations that can accommodate their dominant built form, that protect areas of sensitive urban character, achieve excellent design quality, and enhance the City's image.

As per the guidance, tall buildings should be located:

- a) within sustainable areas (e.g. the City Centre Western and Northern Fringes, the International Financial Services District, selected parts of the River Frontage from the Clyde Gateway westwards to the Clyde Tunnel and south of the Clydeside Expressway) and in areas with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility;

- b) to avoid areas of Sensitive Urban Character unless it is demonstrated, to the satisfaction of the Council, that the particular qualities of the area would be retained;
- c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;
- d) In a way that sensitively responds to local street conditions, recognising street hierarchies, building datums and in locations where tall building material choices will be appropriate;
- e) In a manner that is not detrimental to local microclimate, public realm and local views; In areas which are financially viable for long term adaptability of alternative uses.

Comment:

With regard to a), the application site is within an area with appropriate above and below ground infrastructure, public transport links and pedestrian accessibility, being within the City Centre and in close proximity to Buchanan Bus Station and Glasgow Queen Street and Glasgow Central Railway stations. This site is extremely accessible to pedestrians from the north and south and will benefit from upgrades resulting from the implementation of the Cowcaddens Road Avenue and enhanced public realm and landscaping proposed as part of the application proposal.

With regard to b), the site is not within an area of Sensitive Urban Character, being out with the Central Conservation Area.

With regard to c) the site is not constrained by heritage designations insofar as it is not within the Central Conservation nor in proximity to listed buildings. The Townscape and Visual Impact Statement submitted in support of the proposal concludes that there would be no significant adverse impacts on views of heritage assets or the Conservation Area.

In terms of criteria d), the proposal sensitively responds to local street conditions, recognising street hierarchies and building datums.

With regard to e) a wind analysis has been submitted in support of the proposal which concludes that the buildings would not have a detrimental effect on local microclimate including public realm.

Waste Storage, Recycling & Collection

Part 2, Section 7 '*Waste Storage, Recycling and Collection*' stipulates that all new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

Comment: The proposal includes dedicated internal space for waste and recycling storage at ground floor which is accessible internally and externally for collection. Arrangements will be put in place to ensure regular collection from this area and final details will be conditioned as part of any planning permission.

The proposal for the development of a vacant site is welcomed, subject to safeguarding conditions.

The proposal is in accordance with CDP 1 and SG 1.

Policy CDP 2 Sustainable Spatial Development and SG 2 Sustainable Spatial Strategy

This policy aims to influence the location and form of development to create a 'compact city' form which supports sustainable development. It will also help to ensure that the City is well-positioned to meet the challenges of a changing climate and economy, and to build a resilient physical and social environment which helps attract and retain investment and promotes an improved quality of life.

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that utilise brownfield sites in preference to greenfield sites, and prioritises the remediation and reuse of vacant and derelict land.

CDP 2 supports new development proposals that meet the requirements of relevant Spatial Supplementary Guidance that supports the Development Plan. Of relevance is the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors.

Similarly, the Sauchiehall and Garnethill District Regeneration Framework includes themes of producing strong and safe neighbourhoods with high quality public realm supporting diverse and mixed functions.

Comment: The building which, until recently, occupied the site was vacant and had been under-utilised for a significant period. The proposed development will return an active use to this high accessibility location, therefore helping to attract and retain investment into the area and encouraging sustainable development. The development will increase the population of the City Centre and deliver improved public realm. The proposal complements current improvement strategies within the location, which aim to re-populate the City Centre, to regenerate and diversify Sauchiehall Street and its surrounds through Avenues investment, and the production of a new vision for the “Golden Z”.

The proposal is in accordance with CDP 2 and SG 2.

Policy CDP 3 Economic Development and IPG 3 Economic Development

CDP 3 aims to promote the creation of economic opportunity for all the City’s residents and businesses and encourage sustained economic growth. This policy promotes economic growth by directing commercial uses to the city’s Economic Development Areas and safeguarding the City’s Strategic Economic Investment Areas (SEILs) – with the application site being within the City Centre SEIL. The policy promotes integrating other compatible, employment supporting land uses to Economic Development Areas. It shall ensure Glasgow’s vibrancy by reinforcing the role of the city centre as a primary location for retail, employment, leisure, tourism and evening economy uses. CDP 3 identifies the importance of the higher and further education sector and the importance of expanding this sector’s role as a major employer within the City by attracting more students from out with Scotland. Supporting the expansion ambitions of the City’s universities is of critical importance as they produce the skilled workforce upon which the City’s economic success is based.

IPG 3 identifies the key sectors of the City Centre SEIL as business and financial services; green technologies; higher and further education; and the visitor economy. Whilst the city centre is identified as a SEIL, it also has important sub-districts. The City Centre identifies two main areas where specific types of development are encouraged, namely, the Principal Retail Area and the Principal Office Area. The application site is within the Principal Office Area.

Comment: The principle of purpose-built student accommodation and co-living in this location is considered to be appropriate in land use terms and to meet the aims of the policy to support the growth of higher and further education institutions within Glasgow and strengthen its economy.

The proposal will deliver an active use on the site as well as community and place benefits, therefore bringing residents, activity and increased footfall to the area whilst delivering investment and employment opportunity to the community. The proposal will assist in delivering economic development and therefore meets the objectives of this policy. As per the submitted Economic Impact and Social Value Assessment, the proposed development would deliver multiple socio-economic benefits including:

- Generation of 527 person-years’ worth of construction labour, which equates to an average of 240 net additional construction jobs over the construction period; -
- Creation of 9 net additional FTE jobs once operational, which will be a significant benefit to the local labour market;
- Potential to support a further 3 FTE jobs through multiplier effects;
- Increased GVA associated with the additional employment created, equating to approximately £0.54 million annually;
- Net additional resident expenditure of £1.5m, supporting a further 17 net additional FTE jobs;
- Net additional student expenditure of £1.5m, supporting a further 18 net additional FTE Jobs; and
- Providing well-located residential and student accommodation, supporting growth within the wider economy.

The proposal will assist in delivering economic development and therefore meets the objectives of policy CDP 3 and IPG 3.

Policy CDP 5 Resource Management and SG 5 Resource Management

Policy CDP 5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should

make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy is required to support all applications to which this policy applies.

Comment: A Statement on Energy (SoE) has been provided demonstrating that the CDP5 requirement will be met. A Gold Hybrid sustainability level is proposed by utilising mechanical extract ventilation with heat recovery.

Incorporating the use of air source heat pumps, the measures proposed are calculated to provide a 77% reduction in carbon emissions due to the use of renewables.

The SoE has met the requirements of the first stage of the CDP5 process and requires to be conditioned to ensure it is updated as the technical detail of the Building Warrant progresses through to completion.

The proposal shall accord with CDP 5 and SG 5.

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

Within SG6, Table 8 sets out the contribution rates required within the city centre. It outlines that all PBSA developments of 100 dwellings or more require a contribution rate of £580 per bedroom.

*5.27 Contributions taken in the City Centre will be used to deliver identified opportunities for creating new, or enhancing existing, open space and/or public realm in accordance with approved strategies for the City Centre, including the DRFs and GBIS.**

5.28 Contributions taken will be spent on identified opportunities within, or in the vicinity of, the DRF where the development is located. Where there is a significant residential population, or where there is expected to be so in the future, this should, wherever possible, include delivering opportunities for play.

**District Regeneration Frameworks and Green and Blue Integrated Infrastructure Strategy*

5.29 New development of the type set out in Part 2a of Table 5 will require to make a contribution towards the delivery of identified open space/public realm opportunities. Contributions will be calculated by applying the rates set out in Table 8. A proportion of the contribution taken will be held for future maintenance of the space and may vary with circumstances but will be of the order of 25% of the total contribution.

5.30 Developments on major city centre sites, such as those covering entire street blocks, may provide opportunities to create their own outdoor public space. Where such proposals would:

- a) provide for relatively unrestricted public access;*
- b) be consistent with approved city centre strategies in terms of their aspirations for placemaking, connectivity, etc; and*
- c) be delivered on-site as part of the development and maintained by the operator then the scope of the contribution will be adjusted accordingly. This should be negotiated on a case-by case basis, taking account of specific circumstances, including the quality, location and size of the space to be created.*

Comment: Given the scale of development, a financial contribution towards off-site open space provision and City Centre Public Realm would typically be required, calculated in accordance with SG6's methodology.

The proposal comprises 167 Co-Living apartments and 380 PBSA flats. Due to the size, nature and location of the site, and the provision of a large, accessible and a high-quality public realm area on-site as part of the proposed development, it has been assessed in this instance that no City Centre public realm contribution is required as the requirements of 5.30 above have been met.

Accordingly, only contributions towards allotments and outdoor sport provision are required.

Contribution Type	Amount
Allotment Contribution	£9,819.90
Outdoor Sport Contribution	£42,159.23
Total Contribution:	£51,979.13

Policy CDP 7 Natural Environment and SG 7 Natural Environment

CDP 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through new development. It aims to enhance biodiversity and protect the health and function of ecosystems; help the natural environment adapt to climate change; and protect important landscape and geological features in the City.

The application site is not subject to any specific designation within SG 7, though the Development Plan takes a broad approach to conserving and enhancing nature. Wherever possible, development shall enhance biodiversity. New developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

New development should not have an unacceptable effect, either directly, indirectly or cumulatively on biodiversity.

Comment: Given the City Centre location of the application site and its specific constrained position, there is currently minimal ecological value from the site. Whilst the demolition of the existing building would result in the loss of a small pocket of trees and a grassed area to the north of the site, overall the redevelopment of the site would have a beneficial impact as it incorporates external landscaped areas with a range of planting. A Biodiversity Net Gain Feasibility Assessment has been submitted in support of the proposal and has been reviewed by the Council's Greenspace and Biodiversity Team.

The development is considered to have a positive impact upon biodiversity and therefore the proposal is in accordance with CDP 7 and SG 7.

Policy CDP 8 Water Environment and SG 8 Water Environment

Policy CDP 8 Water Environment aims to aid adaption to climate change; protect and improve the water environment; contribute to the reduction of overall flood risk; and make satisfactory provision for SUDS. The Council considers flood risk to be a key consideration which may significantly influence the acceptability, nature, design and capacity of a development. Planning applications introducing a new building of more than 250 sq metres ground floor area will require to be accompanied by a completed Flood Risk Screening checklist to identify any potential flood risk to the proposal.

If any flood risks are identified during the screening exercise, there will be a requirement to carry out a Flood Risk Assessment (FRA) in accordance with supplementary guidance. Where an FRA is deemed necessary, the Council will expect both the FRA to be undertaken and its findings to be incorporated into the proposed development. The FRA must clearly identify specific flood risks and quantify issues that need to be addressed. The FRA will also require to demonstrate that the flood mitigation strategy can be delivered, in compliance with all other relevant legislative requirements of Scottish Planning Policy, the Flood Risk Management (Scotland) Act 2009 and SEPA.

The creation of a Surface Water Drainage Strategy is also fundamentally important to the design development of a proposal. This strategy will set out the key principles of the surface water drainage strategy and demonstrate appropriate spatial planning.

The site drainage strategy will require to set out the following: to which network/waterbody will surface water will be discharged; water quality treatment requirements (Sustainable Drainage Systems (SuDS)); strategy to manage in-curtilage, roads and open space drainage; percentage of permeable area within in the development; attenuation requirements; and attenuation measures. The applicant will require to demonstrate that key principles of the proposed drainage strategy are acceptable to the relevant authorities (The Council, Scottish Water and SEPA).

Comment: The proposed rainfall catchment is entirely comprised of the roof and terrace areas of the development over several different levels. A biodiverse roof system will be installed for the roof at the

very top of the buildings and will extend to areas not required for mechanical plant. The installation will provide a treatment stage, requiring little treatment and will provide a natural habitat for a variety of plants, birds and invertebrates. At ground level, the terrace area will be designed as a permeable pavement. This will afford a level of treatment, whilst allowing a degree of evaporation, reducing overall volume run-off. The remainder of the catchment will drain to a geo-cellular attenuation tank under the ground level external courtyard, which will discharge to the Scottish Water service in Renfield Street. Pollution risk from roof runoff is classed as very low, requiring little treatment.

The applicant has provided a Flood Risk Assessment and details of the above proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to compliance with conditions. These conditions shall ensure the submission of the final construction drawings of the drainage and confirmation of the Technical Approval from Scottish Water.

The application has been adequately screened for flood risk and proposes an appropriate drainage strategy therefore, subject to compliance with conditions, the proposal is in accordance with the surface water drainage strategy of CDP 8 & SG 8.

Policy CDP 9 Historic Environment and SG 9 Historic Environment

CDP 9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy/Scottish Historic Environment Policy for the benefit of our own and future generations. The Council will assess the impact of proposed development and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its listed buildings, conservation areas, scheduled monuments, archaeology, historic gardens and designed landscapes and their settings. The Council is unlikely to support development that would have a negative impact on the historic environment.

Comment: The only affected heritage asset within the site is the category 'C' Listed William Annan Fountain, which is to be relocated to sit prominently within the proposed new public realm. This element of the proposal is also the subject of an application for Listed Building Consent (24/02436/LBA). The proposal is supported by a Heritage Impact Note which explains that the intention is to dismantle, relocate and then reassemble the fountain as a key feature and focal point within the new public space that is proposed at the heart of this new scheme.

The proposed works will require dewatering of the fountain, its secure storage during the construction works and then reconstruction in that new location as part of the proposed public realm. It is assumed that the fountain can be dismantled safely in its component parts for storage, potential repair and reconstruction. This will be confirmed following submission of a condition survey and a method statement.

Whilst the site is outwith the Central Conservation Area, the proposed development does affect a key view north along Renfield Street. In this regard the Co-Living building has been sensitively designed to provide an appropriately scaled termination of the north end of Renfield Street, with an extended crown and expansive fenestration treatment, in a subtle reference to the rotunda of the existing office building which currently performs this function.

Subject to submission of a suitable method statement for the dismantling, repair and re-instatement of the fountain, the proposal is considered in accordance with CDP 9 and SG 9.

Policy CDP 10 Meeting Housing Needs and SG 10 Meeting Housing Needs

Policy CDP 10 aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on Student Accommodation was adopted in October 2021 and supersedes the Student Accommodation section of SG 10. The adopted guidance acknowledges the significant contribution students make to the City's economy, social mix, vitality and vibrancy. It seeks to ensure the provision of high-quality student accommodation in appropriate locations whilst protecting the character and amenity of existing areas. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects purpose-built student accommodation to provide students with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that student accommodation is designed to benefit its surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

High-quality purpose-built student accommodation that is appropriately located can make a positive contribution to the local environment; supporting regeneration objectives through the renewal of vacant and derelict sites and boosting local populations to sustain facilities and amenities. However, the potential benefits of purpose-built student accommodation must be balanced against any negative impacts arising from significant concentrations that might be harmful to the sustainability of residential communities.

Successful places rely on a strong relationship between the community and its locality. This relationship is strengthened as residents invest in their community and local facilities and services become a point of focus and contact over time. In contrast, because academic study is time-limited, students living in bespoke accommodation are less likely to establish strong relationships with a location. While Student Accommodation often brings positive impacts as described above, there is a risk that an increased concentration of student accommodation in a locality will lead to the erosion of the established community, harming the relationship between the community and place.

There is no single threshold or methodology to establish whether a concentration of student accommodation is too high and will be harmful to maintaining a sustainable community. However, there are factors that can be considered in assessing a community's capacity to absorb student accommodation without undermining its relationship with place. An area that has a high-density residential population and a broad range of supporting uses, facilities and services is likely to generate a stronger relationship between community with a place as there are far more opportunities for social interaction and common points of interest that help define a shared community relationship. On this basis such an area is likely to have a greater capacity to absorb student accommodation without harming the community's cohesion.

Based upon this relationship between place and its capacity for student accommodation, applicants will be required to prepare an analysis of the locality to demonstrate to what extent these characteristics exist. This information will serve to inform the assessment of whether the proposal will have a harmful impact upon the maintenance of a sustainable community. The analysis will be based upon the area of 400 metre walking distance around the site (a typical five-minute walking distance), which identifies:

- a) The pattern of density of residential population within the locality;
- b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations (see map of Student Accommodation);
- c) The range of local facilities and mix of uses within the locality, and;
- d) What non-student accommodation facilities the proposed development will introduce to support community integration.

This information will serve to inform the assessment of whether the proposal will have a harmful impact on the maintenance of a sustainable community. Where it is deemed that there will be a harmful impact upon a community, applications will not be supported.

Where a proposal is part of a larger mixed-use development and where it is an area of regeneration with no established residential community, these factors will be given due weight in the assessment of impact. Applications for development within these areas will be expected to include a proportion of mainstream residential development to help support the development of a sustainable community.

Along with the assessment of concentration, the Council expects applications for purpose-built student accommodation to be in locations with good access to university and college facilities by active travel routes and/or public transport and where the development:

- a) Will not undermine the character and amenity of the surrounding area;
- b) Has good access to shops, services, healthcare, leisure and community facilities; and
- c) Will not place unsustainable pressure on local amenities and facilities due to the density of accommodation proposed.

Proposals will also be encouraged where they provide an opportunity to support regeneration particularly in any of the Strategic Development Framework or Local Development Framework areas where they are located near good public transport networks with good connectivity to university and college facilities.

Comment: The location is within walking distance (5-10 minutes) of a number of higher and further education campuses within the city centre, including Glasgow School of Art, the Royal Conservatoire

of Scotland, the University of Strathclyde, Glasgow Caledonian University and the City of Glasgow College. The site has particularly notable proximity to Glasgow Caledonian University. Furthermore, the site is well served by public transport to serve campuses outwith the City Centre including the University of Glasgow, Glasgow Kelvin College and Glasgow Clyde College. Being within the City Centre, the site benefits from access to a range of services and amenities.

A full Student Need Assessment has been submitted with the application. The analysis of the locality has been considered, as below:

a) The pattern of density of residential population within the locality:

In analysing the pattern of density of residential population within the locality, it identifies that the surrounding area is dominated by commercial uses. Whilst there are residential areas to the north of the application site in and around Cowcaddens and to the west in Garnethill, the existing residential population is relatively low in this location.

However, as the commercial focus of Sauchiehall Street and its immediate environs is now recognised as being unsustainable, the desire is to increase the resident population of this area. This proposed major development within the City Centre will assist in delivering economic development within Sauchiehall Street/Renfrew Street and within the wider community. Furthermore, with limited mainstream accommodation within the immediate area, the provision of purpose-built student accommodation may contribute towards the freeing up of mainstream residential accommodation capacity.

b) The cumulative effect their proposal will have upon the proportion of mainstream accommodation and student accommodation populations.

Comment: Using recent census information, the existing total population in households within the 400m zone of analysis is 1,756. This relates to current population and therefore does not account for any developments completed, under construction or consented but not yet implemented since the 2022 data.

Considering the existing student accommodation population within the zone of analysis, there are currently four sites identified as operational student accommodation, totalling 983 bedspaces and the student population therefore represents 36% of the total population.

In terms of the PBSA pipeline, the current application includes 380 beds and there are a further two schemes currently under construction, two schemes with planning permission but not yet implemented and two schemes under consideration.

The following PBSA sites are under construction:

- 184 Sauchiehall Street – 619 Bedspaces
- Site At Renfrew Street/Renfield Street - 432 Bedspaces

The following PBSA sites have consent:

- 19 Cambridge Street – 193 bedspace
- 134 Renfrew Street – 85 bedspaces

The following PBSA sites are under consideration:

- 116 West Regent Street – 81 bedspaces
- 109 - 115B West Nile Street/28 - 36 Bath Street – 206 bedspaces
- Site At 200 Renfield Street (application site) – 380 bedspaces

If all of these developments are completed and reach full capacity, the total student bed provision within 400m of this site would be 2,979 including the proposed 380 beds in this development.

In order to be proportionate, mainstream residential developments within the 400m radius should also be considered.

One Cowcaddens (consented) – 597 units

The average household size in Ward 10 is 2.02 which would add 1933 residents to the area. Adding in the Co-living element of the proposed development (168 units = 168 people as these are intended for 1 person occupancy), gives a total residential pipeline of 1,374 people.

This means that, if all PBSA and residential developments in operation, under construction,

consented and under consideration are realised and reach full capacity, including this one, students living in PBSA would constitute 48.8% of the population in the 400m radius.

The calculations are based on the figures below:

Current Situation

Total residential population in households (2022 Census) – **1756**

Total existing PBSA beds – **983**

Total population - **2739**

% PBSA beds/students of total population – **36%**

Including PBSA Pipeline

184 Sauchiehall Street – 619 Bedspaces

Site At Renfrew Street/Renfield Street - 432 Bedspaces

19 Cambridge Street – 193 bedspaces

134 Renfrew Street – 85 bedspaces

116 West Regent Street – 81 bedspaces

Site At 200 Renfield Street (application site) – 380 bedspaces

109 - 115B West Nile Street/28 - 36 Bath Street – 206 bedspaces (pending consideration)

Total PBSA pipeline - **1996**

Total PBSA beds (inc pipeline) – 2979

Including Residential Completed/pending

One Cowcaddens – 597 units

Site At 200 Renfield Street (application site) – 168 units

Total residential pipeline – 597 units at 2.02 pph – 1,206 + 168 co-living at 1 pph = 1374

Total household residential population (inc pipeline) – 3130

Total potential population (inc students) - 6109

Potential % PBSA beds/students of potential total population – 48.8%

In consideration of the figures in the context of the application site, the dispersal of mainstream residential units, the sustainable location close to educational institutions, existing uses and services and the desire to increase the population of the wider City Centre, it is considered that the development of PBSA on the application site would not have a detrimental impact upon the wider community. It is considered that the student accommodation can be absorbed within the locality without having a harmful impact upon the maintenance of a sustainable community. The proposal would have a positive impact by delivering an active use to the partially vacant site, increasing footfall and vibrancy of the area. The proposal is therefore considered to make a positive contribution to the local environment and will support regeneration objectives.

With limited mainstream accommodation within the immediate area, the provision of purpose-built student accommodation would be expected to contribute towards the freeing up of mainstream residential accommodation capacity within the area and across the city generally.

c) The range of local facilities and mix of uses within the locality

Comment: The proposal is within the City Centre, with the site benefiting from excellent transport links and immediate access to a wide variety of amenities and facilities, with uses including retail, food and drink, offices, hotels, cultural services, and education campuses.

d) What non-student accommodation facilities the proposed development will introduce to support community integration.

Comment: SG10 encourages ground floor uses that are open to the public, to assist in building a relationship between the development and the wider community. In this case a commercial/flexible unit is provided on the ground floor of the PBSA building, abutting and activating the public realm.

Design Criteria

The design of purpose-built student accommodation must respond to its local context and every effort should be made to integrate the layout and building design into the surrounding community. It should

also enhance the character of the area. Proposals shall incorporate:

- a) Ground floor uses which are open to all members of the public, such as cafes and other footfall generating uses, subject to the nature of the local environment;
- b) The provision of publicly usable open space, taking the form of enhanced public realm, civic space or parkland;
- c) Built form that is sensitive to the local architectural vernacular and heritage in terms of the arrangement of buildings, their design, height, massing, and materiality;
- d) High-density or high-rise developments will only be acceptable in locations where they are compatible with the existing townscape;
- e) Utilising a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

Applicants are directed to additional guidance on flatted residential development, contained within SG 1: Placemaking which will be applied to all proposed student accommodation developments, in terms of design, privacy, sunlight and daylight.

In addition to the City-Wide criteria, applicants in Areas of Change (Strategic Development Frameworks and Local Development Frameworks) as set out in City Development Plan Policy CDP2 Sustainable Spatial Strategy will be required to consider additional design opportunities. It is the Council's aspiration to reconnect and repopulate these areas of the city. In order to facilitate this growth, the Council invites applications for purpose-built student accommodation which offer innovative solutions that can achieve the following outcomes:

- a) Upper floor conversions of vacant property in the City Centre;
- b) Vertical mix of accommodation;
- c) Affordable and key user accommodation;
- d) Improvements to public spaces;
- e) Providing new open space;
- f) Supports and facilitates the long-term regeneration of an area

Comment: The design criteria within supplementary guidance SG 10 are considered to be met by the proposed scheme. The redevelopment of the site will result in a positive addition to the area and add to its vitality and appearance. The built form, design and massing is considered to align with that of the wider area where there is a changing context through a number of high-density developments that are coming forward and therefore, a group of buildings of the proposed scale is acceptable in this location.

The ground floor contains a unit which could be used as a footfall generating commercial or community space accessible by members of the public and which would assist in activating the large new area of public realm/open space created by the development. Overall, it is considered that the proposal would continue the ongoing regeneration of the City Centre.

The Design and Access Statement has demonstrated the potential future adaptability of the floorplates to a mainstream residential use.

Mixed Tenure Detailed Guidance

In order to promote inclusive population growth and build sustainable communities, applications for student accommodation over certain thresholds will be required to deliver a proportion of mainstream residential accommodation as set out in the table below. As part of this requirement, a vertical mix of mainstream residential and PBSA will only be accepted where it can be demonstrated that the development design is such that there will be no conflict or harm to amenity between the different uses. The minimum proportion of mainstream accommodation required is scaled and will be dependent on location and the size of the site:

Comment: The building footprints do not meet the threshold which requires a portion of mainstream residential accommodation to be provided on site.

Amenity Criteria

Proposals must demonstrate that:

- a) Depending on the size of the proposal, it provides a mix of accommodation types to meet the varying needs of students including cluster flats, studio accommodation and, where required, family accommodation with appropriate segregation between occupation types;

- b) It will offer suitable, high quality communal facilities, amenity and social spaces along with adequate refuse and recycling facilities as set out in SG1 Placemaking.

Amenity standards for flatted dwellings, as set out in SG 6 Greenspace and Green Network, will be applied to student accommodation developments. The requirement of student accommodation is 5sqm of amenity space per bedspace. In student accommodation developments, the provision of amenity space may be provided as a combination of internal and external amenity spaces. Internal amenity spaces may include study areas, gymnasiums, cinema rooms and social hubs. Unique and creative approaches to the provision of internal amenity spaces are welcomed for the approval of the Planning Authority.

Circulation and reception spaces will not be accepted as contributing to the required provision of amenity space within the development. Internal amenity spaces will only be acceptable where the proportions of the space are fit for communal use and the proposed or potential function and purpose of the space is fully set out to the satisfaction of the Planning Authority. On-site communal facilities may include laundry, utility and mail facilities.

On-site vehicle and cycle parking should be provided in accordance with SG 11: Sustainable Transport.

Comment: SG10 requires student accommodation proposals to demonstrate both a mix of accommodation types and the provision of high-quality amenity space at a minimum of 5sqm per bedspace.

The proposed development provides a mix of PBSA studios and clusters. There is also a variety of amenity spaces throughout the building both internally and externally for students to meet in shared environments.

No family accommodation is proposed. However, given the scale and nature of the scheme in this location, this is considered acceptable.

Amenity space standards: 1900m² of total amenity space is provided by the revised proposal, amounting to 5m² per resident, meeting the SG10 minimum requirement.

Internal provision: Includes dedicated study areas, lounge areas, lounge/café dance studio, fitness studio, private function space, and cinema room. These spaces are purpose-designed for communal use and are proportioned appropriately. Importantly, no circulation or reception areas have been counted towards the total, in line with SG10 guidance.

External provision: Includes landscaped roof terraces and a ground floor area abutting the Arts Square public realm totalling 933m².

Refuse/recycling: Dedicated facilities are incorporated in accordance with SG1: Placemaking standards.

Sustainable transport: Cycle storage provision is included onsite and will be supplemented by a free cycle hire scheme for both buildings which will relieve pressure on the ground floor of the PBSA building and improve its activation. The cycle parking will be secured by condition and the cycle hire facility by Section 75 Agreement to ensure compliance with SG11: Sustainable Transport.

Overall, the proposal meets the quantitative requirement for amenity and demonstrates qualitative compliance through the provision of a diverse range of communal facilities. The mix of internal and external spaces ensures that the scheme meets the expectations of SG10 in full.

Space Standards

The Council recognises that Purpose Built Student Accommodation is delivered primarily by private sector commercial developers. Market competition in this sector has resulted in an increasing variety of room types available to students that range in size and amenity. In supporting this range of options, the Council aims to ensure that developers provide a reasonable standard of amenity with respect to minimum room sizes. To achieve this, it is expected that no accommodation will fall below the following space standards:

- a) Study bedroom without ensuite: 10sqm
- b) Study bedroom with ensuite: 13sqm
- c) Studio room for one student with ensuite bathroom and kitchen: 18sqm

Comment: The submitted plans confirm that the studio bedrooms have a minimum area of 18sqm and the clusters rooms a minimum of 13.3sqm, in line with the above.

On balance, the mix of en-suite studios and cluster bedrooms, combined with the ample provision of amenity, means that the proposal broadly complies with SG10 space standards and delivers an acceptable quality of accommodation.

Statement of Need

It is important that new student accommodation proposals do not lead to an oversupply which could lead to under-performing or vacant accommodation. Therefore, applicants will be required to provide a Statement of Need covering the following aspects:

- a) Evidence of the specific need for PBSA being addressed locally and at city-wide scale;
- b) Information about prospective occupiers including academic status, any specific household requirements or accommodation needs and where appropriate the type of existing accommodation the potential student occupiers are likely to be drawn from;
- c) A recorded increase in student numbers;
- d) Institutional funding available to deliver the proposal; and
- e) University or College support for the proposal.

Comment: Recent assessments have stated that there is still significant pressure on private rented accommodation. Assessments identify that across the five main universities there are a total of 72,028 full time students as of the 2022/23 academic year studying in Glasgow City. Full-time students at universities in Glasgow increased by 17.9% between 2018/19 and 2022/23 but have since dropped slightly.

According to HESA, of the 72,028 full time students studying in Glasgow, approximately 22,946 (32%) are living with parents or guardians. Their report also states that in 2025, 20,768 (29%) of full-time higher education students across Glasgow have access to university or private sector PBSA.

If those students who live at home are removed along with those estimated to live in PBSA (43,850 61%), approximately 28,178 (39%) full-time students living in Glasgow are reliant on the private rental market for appropriate accommodation. However, it should be noted that these figures do not include more recent PBSA developments that are now currently under construction, have planning permission but are not yet under construction or are currently under consideration, albeit it is recognised that some of these schemes are speculative and it is expected that not all of them will be implemented.

From the Councils own monitoring of student accommodation, there were 21,187 student accommodation beds in Glasgow at January 2026 (up from 20,768 at August 2025).

The 'pipeline' of potential additions accounted for 17,714 beds at January 2026. Around 20% of the pipeline was under construction, 32% had detailed planning consent but had not yet begun construction, 4% had planning permission in principle and was awaiting a detailed planning application, 43% of the pipeline was at the stage of having submitted a detailed planning application that was awaiting a decision (including the current application site).

Overall, the total capacity of operational student accommodation and the student accommodation pipeline has increased from 31,811 in August 2024 to 38,901 in January 2026. If all pipeline schemes are implemented, this figure therefore exceeds the reported demand.

Whilst the application proposal could contribute to a cumulative over-supply of student accommodation, given the capacity of the site, it is considered that the proposal would not, itself, lead to a harmful impact on the supply of student accommodation in the City. Should demand for student accommodation reduce in the future, the proposal has been designed to be flexible to alternative uses and could be converted to, for example, mainstream residential.

Analysis of the surrounding area identifies that there is a varied mix of uses. To the north, Cowcaddens has a mixed residential character, and there is also a residential concentration to the east in Townhead. The rest of the surrounding area is characterised primarily by commercial uses.

As the commercial focus of Sauchiehall Street is facing challenges, the desire is to increase the resident population of this area. The proposal will assist in delivering economic development within Sauchiehall Street/Renfrew Street precinct and within the wider community. Given the pattern of density of residential population within the locality, and generally low residential density within the immediate area, it is considered that the proposal can be successfully accommodated within the

existing community.

With relatively low mainstream residential accommodation provision to the south of the application site, the provision of purpose-built student accommodation would be expected to contribute towards the freeing up of mainstream residential accommodation capacity within the area and across the city currently occupied by students.

Notwithstanding this, there is the “safety net” position that the development could be repurposed into residential development for sale or rent.

On balance therefore, it is considered that the case regarding supply can be supported.

Management & Security Criteria

Effective security measures and an operational management plan will help to deliver a safe and secure environment for residents whilst proactively minimising potential adverse impacts on the local neighbourhood. Applications should be supported by a Management and Security Strategy which details:

- a) The general operations and maintenance of the building and site;
- b) Consideration of how the impacts of conduct of occupants will be managed;
- c) Detail of onsite security arrangements for all developments. Larger developments should detail how they will maintain a 24/hour staffing element;
- d) Planned arrangements for the management of waste and how waste management facilities will be provided onsite, in accordance with the requirements in SG1: Placemaking;
- e) Consideration for arrangements for the moving in and moving out of occupants;
- f) Consideration of arrangements to ensure the well-being of residents; and
- g) Evidence of accreditation with relevant bodies such as The Accreditation Network UK/Unipol Code of Standards for Larger Developments not managed or controlled by Educational Establishments.

Comment: A suitable management strategy is subject to a Section 75 Legal Agreement.

With regard to the ‘**Temporary Use of Student Accommodation as Short-Stay Accommodation**’, SG10 acknowledges that student accommodation and short-stay accommodation are two distinct sui generis planning uses. Recurring or temporary use of student accommodation as short-stay accommodation therefore requires planning permission. Such a use would only be permitted for specified periods when the development is not being operated as student accommodation (i.e. outwith term-time). Proposals will be assessed on an individual basis and will be subject to the same considerations as student accommodation developments. Details of the proposed use must be set out in the initial application submission.

Comment: The facilities and operational arrangements for use of the PBSA building as short stay accommodation outwith term-time have been considered and are acceptable. This arrangement will be secured and controlled through the Section 75 Agreement and will include a restriction to the length of stay to 89 days in accordance with normal practice for short stay accommodation.

Large-Scale Co-Living Planning Guidance

Policy CDP 10 aims to ensure that the City’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. Additional guidance on co-living was adopted in March 2024. The guidance seeks to ensure the provision of high-quality accommodation with suitable levels of amenity in appropriate locations. It sets out locational, design and amenity criteria that developments must meet along with other associated guidance.

The Council expects co-living developments to provide residents with high quality accommodation which provides on-site amenity spaces and communal facilities. Similarly, the Council expects that such developments are designed to benefit their surroundings through enhancements to the public realm and public spaces which are accessible to the wider community.

Locational Criteria

For the time being, LCL will be limited to the Glasgow City Centre Living Strategy boundary (which extends just beyond the City Centre boundary) for the following reasons:

- The city centre area has sufficient capacity to absorb the potential impacts of LCL development;
- The city centre area provides ready access to a range of local supporting facilities including shops, services, *leisure and community facilities, and is the key ‘high accessibility’ public transport zone; and*
- *Focusing LCL within the city centre will assist in meeting Glasgow’s goal of doubling the city*

Comment: Being within the City Centre Living Strategy boundary, the site benefits from access to a range of key transport links, services and amenities. The location is within walking distance of a concentration of services. Additionally, the site is well served by public transport to reach the rest of the City and beyond.

The proposal represents a betterment to the character of the built environment, replacing a long-term vacant building with inactive and unattractive servicing infrastructure with high quality architecture and returning activity to the site with increased footfall at all times of day to improve the vitality of the area.

Space Standards

As a minimum, communal kitchen, dining and laundry facilities should be provided at a demonstrably commensurate level to enable all residents to cook, prepare and eat meals; and do laundry without queuing or inconvenience. Convenient toilet facilities should also be provided for use alongside other communal facilities for residents' and guests. These necessary supporting facilities must be provided and will not be considered as part of the mix of internal communal lifestyle facilities crucial in delivering LCL's unique offer. Namely, encouraging and supporting communal living.

Communal Kitchens: The design and location of communal kitchen facilities will depend on considerations such as floorplate size, the number of stories within the building, and the number of residents. In general, communal kitchens should be provided on every floor. In the case of cluster flats, kitchens should be on the same level. However, in some cases due to layout constraints such as small floorplates, it may be appropriate to provide kitchens on alternate floors, or another alternative arrangement. Any alternative arrangements need to demonstrate convenient access, measured by distance from furthest unit.

Communal Dining Spaces: Dining spaces should enable people to eat where they cook and hence can be provided either alongside communal kitchen facilities or with other communal space that is located near the kitchen facilities. For each resident, 0.5 sqm of dining space should be provided, including space for chairs, tables, and circulation. Any café and restaurant seating that is open to public and that will incur an additional cost to LCL residents cannot be counted toward the dining space or required communal space.

Internal Communal Dining Spaces: Lounge and living spaces should be provided to encourage incidental meetings, socialising, lounging, engagement and recreation. Ideally, internal communal space should be provided on every floor to allow for convenient access to a living or lounge space, especially if there is no kitchen and dining area on the same floor. Internal communal spaces must be adequately sized, integrated within the building design and not provided in left over spaces.

Resident's External Communal Space Provision: At least one sqm of external communal space should be provided per resident. This space should be provided as one outdoor space at ground floor or podium level. If an aggregated space is not possible, external communal space should be provided as ground floor, terrace or roof gardens, with each individual outdoor space being at least 40 sqm. In the case of conversions to historic buildings, exceptions to the external communal open space minimum will be considered where a robust justification has been provided to the satisfaction of the Council. For example, it may not be possible to provide all units to the minimum standard in a scheme involving the conversion of a listed building.

External communal space should be accessed directly from usable internal spaces and should be overlooked by usable internal spaces. Where appropriate, internal space will provide passive surveillance and avoid isolated external areas that cannot be used safely.

External communal space should provide adequate seating, lighting, and landscaping to provide a good quality, safe environment. When landscaping is provided in external communal space, it should be designed to enhance biodiversity in accordance with NPF4 Policy 3.

Private Bedrooms: New build units should be not less than 22 sqm and not more than 31 sqm to avoid being converted to substandard self-contained units. (See paragraph 1.8) A two-person room should be designed for two people rather than be a basic enlargement of a single room.

Comment: The proposal largely meets the space requirements set out in the LCL Guidance. The provision of communal kitchens has been explored extensively with the applicant to ensure suitable provision that will meet the needs of residents while being suitable for the building layout. LCL Guidance does not require a minimum number of cooking facilities per-person but does require a minimum of 5 cookers and hobs per communal kitchen, which the applicant contends would lead to overprovision in the 5-bed cluster flats on levels 1-6, so only 1 is proposed (which aligns with HMO

standard of 1 per 5 residents). Whilst this is below the LCL Guidance standard, the argument around the small number of rooms per cluster is recognised, given this meets the HMO standard and the LCL standard is generic and does not providing weighting for the number of rooms per cluster.

By way of mitigation, ensuring that utilising the communal kitchen becomes a choice rather than a necessity and enhancing the longer-term attractiveness of these units, the design has been amended to enhance catering provision within clusters. This includes an additional oven in each communal kitchen, and space for a microwave and mini-fridge in cluster bedrooms.

Internal amenity facilities provided include but are not limited to:

- Lifestyle amenity spaces;
- Games room.

External amenity is delivered at levels 2 and 7. Level 2 consists of a small external terrace is proposed facing south. At level 7 a larger roof terrace is proposed, incorporating hard and soft landscaping inclusive of small trees, pergolas, and integrated seating provide comfort, shade, and visual appeal. Planting aligns with the overall landscape strategy, using low-maintenance species that support biodiversity.

All external amenity spaces have been tested for noise, wind and sunlight conditions and will deliver a variety of environments, all suitable to provide good quality amenity for residents.

All bedrooms meet the space standard requirement as well as providing all the essential in-room facilities expected. Windows have been designed to maximise daylight to rooms and wherever possible corner rooms will be dual aspect. The make-up consists of the following:

- 30 Clusters at minimum 18sqm
- 137 Studios at minimum 22sqm
- 82% regular apartments
- 18% clusters

Example layouts of standard and accessible rooms have been provided for both cluster and studio bedrooms. Fit out and appliances includes but is not limited to:

Cluster bedrooms:

- double wardrobe
- additional storage cupboard
- double bed
- workstation and desk chair
- bathroom with toilet, sink and shower.

Studio bedrooms:

- double wardrobe
- double bed
- armchair
- workstation and desk chair
- kitchenette with sink, fridge with freezer compartment, hob and combi-oven
- bathroom with toilet, sink, towel rail and shower.

Management Plans

With a key justification for LCL being to facilitate and encourage communal living, a degree of governance of space will be necessary. Therefore, a draft Management Plan will be required to support proposals for Large Scale Co-Living accommodation and should be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into surrounding communities / neighbourhoods.

The management plan should be secured through planning condition or a Section 75 agreement and should include, but not be limited to, detailed information on the following:

- 1) *Security and fire safety procedures, including crime prevention and anti-social behaviour measures;*
- 2) *Moving in and move out arrangements;*

- 3) *How all internal and external areas of the development will be maintained including:*
 - *procedures for how cooking and dining facilities will be managed to ensure all residents can comfortably cook and eat when they desire;*
 - *ensuring that the standards for communal space for the use of residents, will be met in perpetuity regardless of the change in ownership or management;*
 - *cycle storage provision, servicing, maintenance and upkeep;*
 - *personal storage management; and • an out of hours management strategy.*
- 4) *How communal spaces and private units will be cleaned and how linen changing services will operate;*
- 5) *How deliveries for servicing the development and residents' deliveries will be managed, including:*
 - *management of food and online deliveries to individual residents to avoid unacceptable impact on public realm and the highway;*
 - *security and concierge facilities;*
 - *storage facilities for packages when not immediately picked up by residents.*
- 6) *Key responsibilities of the site staff which could include the organisation of social activities and a system of communication for residents to foster a sense of community;*
- 7) *The details of how the LCL development will be managed by a single management company and if any future management changes are anticipated, how the single management will be transferred, and including an annual monitoring and review framework to ensure the effectiveness of the management plan;*
- 8) *All services and facilities must be included in the rent, except utility bills for individual units (although rents may be inclusive of bills).*

Comment: a Co-Living Operational Management Plan has been provided in response to the criteria set out in the LCL Guidance above. This is considered satisfactory to meet the requirements of the guidance and will be confirmed per condition attached. Maintenance and management arrangement for the building itself are required as part of the associated Section 75 Legal Agreement.

Design Criteria

Glasgow's Large-Scale Co-Living Guidance is underpinned by the existing City Development Plan therefore any proposal is expected to present a design that accords with CDP-1: The Placemaking Principle.

Comment: Additional guidance, based on the CDP is included in the Guidance however all aspects of this have been assessed in detail in the rest of this section of the report above.

The proposal is considered to be in accordance with CDP 10 and SG 10

CDP 11 and SG 11 Sustainable Transport

CDP 11 policy aims to ensure that the city is characterised by sustainable and active travel. It supports the development of car-free housing on suitable sites. New developments are required to be designed to promote and facilitate walking and cycling, including the provision of cycle parking and direct connections to the walking and cycling network.

SG 11 supports the above policy by providing guidance on how development proposals will be expected to address the transport implications that they give rise to. Accordingly, SG11 includes detailed advice and guidance on the provision of parking in new development.

With regards to Cycle Parking, Student Flats/Halls of Residence require 1 space per 2 staff and residents.

Comment: The application site is highly accessible. To support the use of sustainable transport modes, there is no minimum vehicle parking provision for student accommodation within the city centre, with none being proposed on site.

The proposal includes 168 cycle parking spaces for the 168-bed co-living building which is below the 209 spaces required by SG11. The cycle storage will be provided in secure cycle stores within the building - accessed from the ground floor and providing level access to the rear (Cowcaddens Road), and externally in the east lane.

156 cycle parking spaces are proposed for the 380-bed PBSA building, also below the SG11 standard of 195. The cycle storage will be provided in secure cycle stores within the building - accessed from the ground floor and providing level access to the east lane, and externally in the east lane.

On balance, it is considered appropriate to accept a reduced number of cycle spaces for the PBSA and Co-living building below the SG11 requirement in order to provide better activation (and reduce footway obstruction) of the new lane to the south and east of the development, given the site is in very close proximity to Caledonian University and also easy walking distance from Strathclyde University. Additionally, the applicant has agreed to provide a free cycle hire scheme for both buildings to maximise the number of residents who have access to a bicycle, and there is also a cycle hire hub very close by on Killermont Street. The free cycle hire facility will be secured as part of the Section 75 Agreement.

The relocation of the existing substation into the building's envelope has also led to pressure on available space for cycle parking. The placemaking benefits of these solutions are considered to outweigh the variance with SG11 minimum standards.

The proposal is considered in accordance with CDP 11 and SG11.

B) OTHER MATERIAL CONSIDERATIONS

Public comments are a material consideration that should be taken into account when assessing planning applications. 9 letters of objection were received, the main points of which can be summarised as follows:

- *Adverse impacts on daylight and sunlight levels in existing residential properties adjacent to the site;*

Comment: As assessed in detail under SG1, Placemaking Part 2 above, the overall impacts on sunlight and daylight resulting from the amended proposal are considered, on balance, to be within acceptable parameters in the context of the site location and the planning benefits of redeveloping the site into an active residential use with new high quality public realm.

- *Reduction in privacy for existing residential properties adjacent to the site;*

Comment: Suitable window to window distances have been achieved to preserve existing privacy levels for residents relative to the City Centre context. Indeed, the proposed development increases the separation between Renfrew Chambers and the building to the north from approximately 10m to a minimum of 15m, increasing to 18m at the western shoulder.

- *Potential noise pollution for neighbouring residents from outdoor amenity areas;*

Comment: Suitable planning conditions shall ensure that the proposed development will not have a significant impact upon existing amenity levels of adjacent residential properties, with particular regard to the use of the external terraces.

- *Increased wind impacts;*

Comment: A wind analysis has been submitted in support of the proposal which concludes that the buildings would not have a detrimental effect on local microclimate including public realm.

- *The proposed increase in population will place additional pressure on City-Centre amenities and transport, which are already close to capacity;*

Comment: This is a very broad generalisation that is not evidenced. Repopulation of the City Centre is a key objective of the City Centre Strategic Development Framework (SDF). This SDF supports a vibrant, attractive centre driving a growing economy which includes repopulating the centre, ensuring a mix of uses and round the clock activity, whilst improving the quality of the urban environment to help attract more residents, businesses and visitors.

- *Overprovision of student accommodation in the locality;*

Comment: A full locality analysis has been undertaken by NRS Planning which concludes that the percentage of the population within a 400m radius of the site living PBSA would be 43.6% if the entire pipeline (PBSA and residential for sale/rent) was built and fully occupied. The SG10 locality assessment concludes that the development of PBSA on the application site would not have a detrimental impact upon the wider community, and would in fact make a positive contribution to the local environment and support regeneration objectives.

- *Co-living is not a sustainable form of residential accommodation, will lead to transient residents and fails to properly address the housing emergency;*

Comment: The Co-living element of the proposal has been assessed against the Council's recently adopted Large Scale Co-Living Guidance, which sets out the rationale for co-living development, which is to offer an alternative to self-contained living through the provision of a high standard of shared amenities – both qualitatively and quantitatively - to encourage and facilitate a communal approach to living. LCL is deemed to be a permanent housing solution and as such, the design of the living environment is deemed very important. The proposed Co-living accommodation is considered on balance to comply with the guidance.

- *Excessive scale;*

Comment: The proposal has been fully assessed against the provisions of the development plan in this regard and is considered in compliance. The Tall Buildings Design Guide for Glasgow identifies the area in which the application site is located as being theoretically ideal for tall buildings, with potential for district or metropolitan scale. The site is not constrained by heritage designations insofar as it is not within the Central Conservation not in proximity to listed buildings. The Townscape and Visual Impact Statement submitted in support of the proposal concludes that there would be no significant adverse impacts on views of heritage assets resulting from the scale of the buildings.

It is also considered that the proposal sensitively responds to local street conditions, recognising street hierarchies and building datums.

Additionally, a wind analysis has been submitted in support of the proposal which concludes that buildings of this scale would not have a detrimental effect on local microclimate including public realm.

- *Loss of biodiverse area to north of site;*

Comment: It is acknowledged that there is a grassed area with 3no. trees and shrubbery on the northern edge of the site as existing. However, NRS Biodiversity Team have been consulted and are content that positive effects for biodiversity shall be achieved through the introduction of the public realm and private landscaping which shall introduce a range of shrubbery, replacement trees and biodiverse roofs.

5 letters of support for the proposal were also received and can be summarised as follows:

- *The proposed development will aid repopulation, stimulate economic activity, improve public safety and enhance the urban environment.*

Comment: As explained in the policy assessment above, the proposed development is considered to achieve these outcomes.

Conclusions

The application site is located within an area undergoing positive change, representing an opportunity to bring a vacant site back into productive use and contribute to the re-population of the City Centre. The proposed student accommodation and co-living development will deliver high-quality residential buildings with shared amenity spaces and provide significantly improved public realm to the locality through the "Arts Square" and the re-imagined lane network. The scheme respects the site's context in a prominent City Centre location and addresses environmental constraints through careful design.

Having been assessed against all relevant policies, including the National Planning Framework 4, City Development Plan, and associated supplementary guidance, the proposal is considered to accord with the Development Plan and supports wider strategic aims for sustainable placemaking and regeneration. No material considerations have been identified that would outweigh the presumption in favour of development.

It is therefore recommended that planning permission be granted subject to conditions and a Section 75 legal agreement, as detailed above.

Drawings

3030 Co Living GA Plans - Level 00 Rev P4 Received 10 August 2026
 1050 Proposed Site Sections - Sheet 1 of 2 Rev P5 Received 10 August 2026
 1051 Proposed Site Sections - Sheet 2 of 2 Rev P5 Received 10 August 2026
 2000 Proposed Site Plan Rev P9 Received 10 August 2026
 3031 Co Living GA Plans - Level 01 Rev P5 Received 10 August 2026
 3032 Co Living GA Plans - Level 02 Rev P4 Received 10 August 2026
 3033 Co Living GA Plans - Level 03 Rev P4 Received 10 August 2026
 3034 Co Living GA Plans - Level 04 Rev P4 Received 10 August 2026
 3035 Co Living GA Plans - Level 05 Rev P4 Received 10 August 2026
 3036 Co Living GA Plans - Level 06 Rev P4 Received 10 August 2026
 3037 Co Living GA Plans - Level 07 Rev P2 Received 10 August 2026
 3038 Co Living GA Plans - Level 08 (REV P2) Received 10 August 2026
 3039 Co Living GA Plans - Level 09 (REV P2) Received 10 August 2026
 3040 Co Living GA Plans - Level 10 (REV P2) Received 10 August 2026
 3041 Co Living GA Plans - Level 11 (REV P2) Received 10 August 2026
 3042 Co Living GA Plans - Level 12 (REV P2) Received 10 August 2026
 3050 Co Living Amenity Area Plans (REV P3) Received 10 August 2026
 3060 PBSA GA Plans - Level 00 (REV P6) Received 10 August 2026
 3061 PBSA GA Plans - Level 01 (REV P4) Received 10 August 2026
 3062 PBSA GA Plans - Level 02 (REV P5) Received 10 August 2026
 3063 PBSA GA Plans - Levels 03-13 (REV P4) Received 10 August 2026
 3074 PBSA GA Plans - Level 14 (REV P5) Received 10 August 2026
 3075 PBSA GA Plans - Levels 15-18 (REV P4) Received 10 August 2026
 3079 PBSA GA Plans - Level 19 (REV P3) Received 10 August 2026
 3080 PBSA GA Plans - Level 20 (REV P3) Received 10 August 2026
 3090 PBSA Amenity Area Plans (REV P4) Received 10 August 2026
 3600 Eastern Service Lane Cycle Store and Substation Compound (REV P2) Received 10 August 2026
 3630 Co Living GA Elevations (REV P3) Received 10 August 2026
 3631 Co Living GA Elevations (REV P3) Received 10 August 2026
 3662 PBSA GA Elevations (REV P8) Received 10 August 2026
 3663 PBSA GA Elevations - South Elevation (Rendered) (REV P1) Received 10 August 2026
 3830 Co Living GA Sections (REV P3) Received 10 August 2026
 3860 PBSA GA Sections (REV P7) Received 10 August 2026
 5601 Co Living Cluster Types (REV P51) Received 10 August 2026
 2101 Landscape GA Plan (REV P8) Received 10 August 2026
 2102 Roof Terrace Plan (REV P5) Received 10 August 2026
 2103 Circulation Plan (REV P7) Received 10 August 2026
 2104 Tree Removal and Retention Plan (REV P4) Received 10 August 2026
 2105 Indicative Levels (REV P6) Received 10 August 2026
 7000 Planting Strategy - GA Plan (REV P6) Received 10 August 2026
 7001 Planting Strategy - Roof Terrace (REV P6) Received 10 August 2026

Conditions and Reasons

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

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

02. Prior to the commencement of construction works for the new buildings on site, a construction method statement detailing the anticipated programming and agreed methodology for the erection of the new building and including information relating to:

- a) measures for the control and mitigation of noise, dust and vibration;
- b) areas for the delivery and storage of equipment and materials;
- c) traffic management plan;
- d) proposals for contractors storage, and;
- e) plant details, locations and lifting plans

in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic, shall be submitted to and approved in writing by the Planning Authority.

Reason: To minimise disturbance during construction and in the interests of vehicular and road safety.

03. Prior to the commencement of construction works on site, details of wheel washing equipment shall be submitted to and approved in writing by the planning authority. For the avoidance of doubt, the equipment shall be provided at all egress points of the site and kept in operation during all times when vehicles are leaving the site until construction works are concluded.
- Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.
04. Prior to the commencement of construction works on site, details of any temporary barricades required during the works shall be submitted to and approved in writing by the Planning Authority. The barricades shall be painted and/or maintained in good condition and kept free of advertisements.
- Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.
05. No development shall commence on site until a comprehensive contaminated land assessment has been submitted to and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site, including contamination that may have originated from elsewhere. The assessment shall be conducted and reported in accordance with current recognised codes of practice and guidance and shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 'Development of Contaminated Land'. Any potential risks to human health, property, the Water Environment and designated ecological sites shall be determined. The report shall be completed by a suitably qualified and experienced Competent Person and take account of review comments issued 10th February 2026 in relation to the submitted June 2025 Desk Study by GEA and also comments issued 4th June 2026 and 5th June 2026 on the GEA proposals for site investigations.
- Reason: To ensure the ground is suitable for the proposed development.
06. Where the contaminated land assessment has identified any unacceptable risk or risks (as defined by Part IIA of the Environmental Protection Act 1990), a remediation strategy shall be submitted to and approved in writing by the Planning Authority prior to development commencing on site, and shall thereafter be implemented as approved. The strategy shall set out all the measures necessary to bring the site to a condition suitable for the intended use by removing any unacceptable risks caused by contamination, including ground and mine gas. The remediation strategy shall also include a timetable and phasing plan where relevant.
- Reason: To ensure the ground is suitable for the proposed development.
07. Upon completion of the approved remediation strategy, and prior to any part of the development site being occupied, a remediation completion / validation report shall be submitted to and approved in writing by the Planning Authority. The report shall be completed by a suitably qualified Engineer and shall demonstrate the execution and effectiveness of the completed remediation works in accordance with the approved remediation strategy.
- Reason: To ensure the ground is suitable for the proposed development.
08. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease. Unless otherwise agreed in writing with the Planning Authority, no development shall recommence on the affected area of the site until a comprehensive contaminated land investigation and assessment to determine the revised contamination status of the site has been submitted to and approved in writing by the Planning Authority. Where required by the approved assessment, a remediation strategy shall be prepared and agreed in writing with the Planning Authority before work recommences on the affected area of the site. Upon completion of any approved remediation strategy and prior to the site being occupied, a remediation completion / validation report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.
- Reason: To ensure the ground is suitable for the proposed development.
09. No development shall commence on site until all boreholes, probeholes or monitoring wells completed across the subject site are decommissioned. Upon completion of site investigations and gas monitoring and following agreement on the findings of these with the

planning authority; the boreholes, probeholes or monitoring wells should be decommissioned (backfilled) and sealed in a manner that prevents them acting as a migration pathway and evidence of this provided to the Planning Authority. Works shall be completed in accordance with Scottish Environment Protection Agency 2014 good practice guidance and BS 8576: 2013.

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

10. Prior to the commencement of development on site, written confirmation to demonstrate permission to discharge to the Scottish Water Combined Sewer and confirm the adoption and maintenance arrangements for the drainage of the site shall be submitted to and approved in writing by the Planning Authority.

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

11. Prior to the commencement of development on site, the following additional information in support of Drainage Impact Assessment 'GRS-IBC-ZZ-ZZ-RP-C-0002' Dated 5 June 2026 shall be submitted to and approved in writing by the Planning Authority:

- a) Detailed cross-sections of all proposed rain gardens, bioretention areas (including green roofs), permeable paving systems and attenuation storage features. The cross-sections shall include details of sub-base depths, void ratios (where applicable) and construction materials. All areas of permeable paving shall be clearly identified on the main drainage layout drawing.
- b) A maintenance schedule for all drainage infrastructure forming part of the approved drainage strategy, including details of maintenance activities, inspection frequencies and the name of the party responsible for the ongoing management and maintenance of the drainage system.
- c) A revised drainage layout drawing incorporating the post-development levels, including finished floor levels (FFLs) for all structures and buildings.
- d) A Phase 2 Ground Investigation Report including groundwater information

The development shall be carried out in accordance with the approved information prior to occupation of the building(s) and the surface water drainage system shall be managed and maintained thereafter in accordance with the approved management and maintenance plan.

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

Reason: In the interest of managing surface water flood risk for the lifetime of the development.

12. Prior to the commencement of development on site, a phasing plan for the delivery of the two buildings, public realm, footways and open space, shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the proposed 'Arts Square' and north to south pedestrian route connecting Renfield Street and Cowcaddens Road shall be completed in their entirety in accordance with the approved phasing plan and details required by subsequent conditions below prior to occupation of the first building.

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

Reason: In order to safeguard residential amenity.

Reason: In the interests of pedestrian safety.

13. Prior to the commencement of development on site, a method statement covering the removal, restoration and relocation of the C-listed William Annan Fountain shall be submitted to the Planning Authority and approved in writing.

Reason: To safeguard the character of the listed building.

14. Prior to the commencement of above ground construction works for each building on site, a Statement on Energy (SoE) in accordance with the associated Building Warrant for that building, shall be submitted to and approved in writing by the Planning Authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management

& accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

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

15. Prior to the commencement of above ground construction works for each building on site, specifications and samples of all materials to be used on the external areas of the building, including: the external elevations; windows, doors and other glazed areas; roof areas, roof surfaces and roof mounted plant enclosures, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each building shall be completed in accordance with the approved details prior to occupation.

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

16. Prior to the commencement of above ground construction works for each building on site, a sample panel of the materials to be used on the external elevations of the building shall be erected for the inspection by and written approval of the Planning Authority either on site or at another accessible location. Thereafter, each building shall be constructed in accordance with the approved sample panel(s) prior to occupation.

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

17. Prior to the commencement of above ground construction works for each building on site, elevational and sectional drawing(s) at 1:20 scale illustrating typical elevation bays, detailing the elevational treatments, the method of fixing of materials, the type of jointing and framing to be used and the incorporation of design measures to prevent premature weathering and staining, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each building shall be implemented in accordance with the approved details prior to occupation.

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

18. Prior to the commencement of above ground construction works for each building on site, drawings at 1:20 scale, illustrating the treatment of the interface between the base of the building with the street and/or public realm, shall be submitted to and approved in writing by the Planning Authority. Thereafter, each building shall be implemented in accordance with the approved details prior to occupation.

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

19. Prior to the commencement of above ground construction works for each building on site, ventilation proposals and a strategy for the positioning of discrete ventilation locations shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on external elevations. Thereafter, each building shall be implemented in accordance with the approved details prior to occupation.

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

20. Prior to the commencement of above ground construction works for each building on site, details of biodiversity improvement measures and their long-term maintenance and for the open spaces and public realm around the buildings shall be submitted to and approved in writing by the Planning Authority. Thereafter the biodiversity measures for each building and for the open spaces and public realm around the buildings shall be implemented in the approved manner prior to occupation of the respective buildings and shall be maintained for the lifetime of the approved development.

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

21. Prior to the commencement of above ground construction works for each building on site an assessment of the impact of emissions to air from or associated with the development shall be submitted, including associated road transport, construction and demolition, carried out by a method agreed by the Planning Authority. The assessment report shall make reference to the

standards and objectives of the National Air Quality Strategy. Where the development is assessed as having an adverse impact on local air quality, including that of any Air Quality Management Area, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed prior to the development being occupied or coming into use.

Reason: To ensure that local air quality is maintained.

22. Prior to the commencement of works for each building on site, an assessment of the impact of local air quality on residents of the proposed development within said phase, carried out by a method agreed by the Planning Authority, shall be submitted to and approved in writing by the Planning Authority. The assessment shall make reference to the standards and objectives of the National Air Quality Strategy. Where an adverse impact on residents is identified, mitigation measures shall be specified in the report. The approved mitigation measures shall be completed and verified prior to occupation of the development.

Reason: To protect residents in the development from air pollution.

23. Prior to the commencement of this aspect of the works on each building, details of an architectural lighting scheme for the crown of each building and for all lanes within the site, shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting schemes shall be implemented in the approved manner prior to occupation of the respective building.

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

24. Prior to commencement of this aspect of the works on each building, details of positions and types of external public realm and street lighting, and of maintenance and management arrangements, shall be submitted to and approved in writing by the Planning Authority. The approved lighting shall be installed prior to occupation of the respective building and thereafter maintained by the developer/operator of the buildings for the lifetime of the development.

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

25. Prior to commencement of this aspect of the works on each building, a scheme of landscaping for the entire subject site shall be submitted to and approved in writing by the Planning Authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme prior to occupation of each of the respective buildings in accordance with the agreed implementation programme.

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

26. Prior to commencement of this aspect of the works on each building, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the landscaping/open space shall be maintained in accordance with the approved maintenance schedule for the lifetime of the approved development.

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

27. Prior to the installation of any associated external apparatus and occupation of the development, a maintenance and cleaning strategy for the external glazed facades of the buildings shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner prior to occupation of the building.

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

28. Prior to occupation of the buildings, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the buildings shall be submitted to

and approved in writing by the Planning Authority. Thereafter, the servicing strategy shall be implemented in the approved manner for the lifetime of the approved development.

Reason: In the interest of pedestrian and traffic safety.

29. Prior to occupation of the student accommodation and co-living buildings a swept path analysis of the largest refuse vehicle, emergency vehicle and delivery vehicle, demonstrating that such vehicles are able to access and exit the site in forward gear, shall be submitted to the planning authority and approved in writing.

Reason: In the interests if pedestrian and traffic safety.

30. Prior to the occupation of the development, full details of safe and convenient cycle connections between the proposed development and the existing cycle infrastructure shall be submitted to and approved in writing by the Planning Authority. The approved details shall include suitable entry and exit connections linking the development to the existing cycle lanes on Port Dundas Road and the recently completed Avenues cycle route at the north-east corner of the site on Cowcaddens Road. The approved connections shall be implemented in full prior to the occupation of the development and thereafter retained and maintained.

Reason: In the interests of the safety of pedestrians and cyclists.

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

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

32. Prior to occupation of each of the buildings, details of facilities providing electric bicycle charging, shall be submitted to and approved in writing by the Planning Authority. The charging facilities shall be completed and operational prior to first occupation of the relevant phase of the development.

Reason: To ensure that sustainable transport outcomes are achieved.

33. Prior to occupation of the first phase of the student accommodation and co-living buildings, details of the cycle hire scheme for residents shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved cycle hire scheme shall be implemented and operational for each building prior to occupation of that building.

Reason: To ensure that sustainable transport outcomes are achieved.

34. Prior to occupation of the student accommodation and co-living buildings, a statement outlining the access and management strategy for the external terraces, including hours of access, shall be submitted for the written approval of the Planning Authority. Thereafter, the access and management strategy shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

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

35. Prior to occupation of the Co-living building, final details of the layout and specification of cluster bedrooms, inclusive of space allocated for food preparation and heating, shall be submitted to the planning authority and approved in writing.

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

Reason: To meet the requirements of Glasgow's Large-Scale Co-Living Planning Guidance.

36. Prior to occupation of the Co-Living building, a building management plan to include:

- a) security and fire safety procedures, including crime prevention and anti-social behaviour measures;

- b) moving in and move out arrangements;
- c) How all internal and external areas of the development will be maintained including:
 - procedures for how cooking and dining facilities will be managed to ensure all residents can comfortably cook and eat when they desire;
 - ensuring that the standards for communal space for the use of residents, will be met in perpetuity regardless of the change in ownership or management;
 - cycle storage provision, servicing, maintenance and upkeep;
 - personal storage management; and
 - an out of hours management strategy.
- d) how communal spaces and private units will be cleaned and how linen changing services will operate.
- e) how deliveries for servicing the development and residents' deliveries will be managed, including:
 - management of food and online deliveries to individual residents to avoid unacceptable impact on public realm and the highway;
 - security and concierge facilities;
 - storage facilities for packages when not immediately picked up by residents.
- f) key responsibilities of the site staff which could include the organisation of social activities and a system of communication for residents to foster a sense of community;
- g) The details of how the LCL development will be managed by a single management company and if any future management changes are anticipated, how the single management will be transferred, and including an annual monitoring and review framework to ensure the effectiveness of the management plan;
- h) all services and facilities must be included in the rent, except utility bills for individual units (although rents may be inclusive of bills).

shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved measures shall be implemented in full for opening and full duration of operation of the building.

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

Reason: To meet the requirements of Glasgow's Large-Scale Co-Living Planning Guidance.

37. Prior to the commencement of use of the ground floor commercial/flexible use premises, the applicant shall confirm the use class of the premises in writing to the planning authority. Upon commencement of operations, that use will become the established planning use of the premises.

Reason: To enable the planning authority to monitor the implementation of the development.

38. The hours of operation of the ground floor commercial unit shall not exceed 0800 - 2200 hours daily, unless otherwise agreed in writing by the Planning Authority.

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

39. Servicing of the commercial premises shall be restricted to the following days and hours of operation: 0700 hours until 2000 hours, 7 days a week.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

40. No acoustic/amplified music shall be played on the external upper level terraces of the buildings.

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

41. Acoustic/amplified music from the commercial premises shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect local residents from exposure to noise and disturbance at unsocial hours.

42. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.
- Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.
43. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.
- Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.
44. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.
- Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.
45. All doors / gates shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.
- Reason: In the interests of pedestrian safety.
46. For the avoidance of doubt, provision for connection to future heat networks shall be embedded into the building's infrastructure.
- Reason: Reason: To ensure that the development is in accordance with the aims of National Planning Framework 4 Policy 19 Heating and Cooling.

Advisory Notes to Applicant

01. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/ALS/19/02/2026