



## Planning Applications Committee

Report by  
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1 (a)

19th March 2024

Contact: Nicola Marr Phone: 0141 287 6057

**Application Type** Full Planning Permission  
**Recommendation** Grant Subject to Conditions and S75

<b>Application</b>	<a href="#">23/02287/FUL</a>	<b>Date Valid</b>	13.09.2023
<b>Site Address</b>	Buchanan House 58 Port Dundas Road Glasgow G4 0LQ		
<b>Proposal</b>	Demolition of vacant building, with erection of mixed use development consisting residential flats (Sui generis) including amenity and ancillary uses, community facility (Class 10), retail (Class 1A), food and drink/ cafe (Class 3) and assembly (Class 11), access, parking, landscaping and associated works.		
<b>Applicant</b>	Davidson Kempner C/o Global Mutual 43-45 Dorset Street London W1U 7NA	<b>Agent</b>	Keppie Design 160 West Regent Street Glasgow G2 4RL
<b>Ward No(s)</b>	10, Anderston/City/Yorkhill	<b>Community Council</b>	02_033, Dundasvale (Inactive)
<b>Conservation Area</b>	N/A	<b>Listed</b>	N/A
<b>Advert Type</b>	Bad Neighbour Development	<b>Published</b>	13 October 2023
<b>City Plan</b>	Mixed Development		

### Representations/Consultations

#### Representations

A total of 10 representations were received, all of which were objections.

The matters raised within the objections can be summarised as:

- Scale and height of the building is excessive;
- The impact upon heritage assets;
- Impact upon existing amenity levels;
- Impact of demolition/construction works;
- Increased vehicular traffic and footfall – lack of analysis of impact;
- The site would be better utilised by Glasgow Caledonian University; by the Council to deliver a public green space; or to provide Student Accommodation;
- Concern regarding impact upon existing trees, habitats and green spaces on the site;
- Building line of proposed development on Port Dundas Road should respect existing;
- Unsustainable to demolish the existing vacant building;
- Lack of on-site amenity;
- Concern regarding potential anti-social behaviour due to increased number of residents;

- Concern regarding proposed accommodation and tenures - Failure of 'build to rent' product to grow sustainable local communities; lack of access to owner occupied properties; and lack of affordable housing provision; lack of family accommodation;
- Impact of cumulative major developments within the Cowcaddens area;
- Lack of community benefit from the development;
- Concern regarding provision of additional commercial spaces where vacancies exist within the community;
- Impact upon existing community services including police and fire services

## **Consultations**

Scottish Water – No Objection.

Under the Terms of the Scheme of Delegation, the application requires to be determined by Planning Applications Committee.

## **Site and Description**

### **Site Description**

The application site, measuring approximately 1.2 hectares, lies within the Cowcaddens district to the east of Port Dundas Road and in close proximity to the junction of Cowcaddens Road to the south. With no active street frontage other than Port Dundas Road, the Passport Office sits to the north of the site, Glasgow Caledonian University Campus to the east and the Transport Police office and area of green space to the south. Directly opposite on the west of Port Dundas Road is the Matrix residential building.

The existing building on the site, known as Buchanan House, was originally constructed as the offices for British Rail in 1965. Around 2002, the building was redeveloped as commercial offices with façade refresh.

Following structural defect and failures of the installed cladding system, a remedial works exercise commenced in 2016 to remove the elevation cladding and replace it with an entirely new cladding system. Works completed in 2019, though there have been multiple failures of the glazing panels throughout the building which continue to materialise. Following laboratory analysis, it has been established that the failure results from nickel sulphide inclusions within the glazing. In addition to this, the weather tightness of the building has proved to be inadequate, with water ingress experienced via the elevations, resulting in internal damage. Following an independent water testing exercise commissioned by the building owner, failures have been identified to all elevations of the building.

Buchanan House is now entirely vacant, having lain vacant since December 2022. The site currently includes a significant level of surface carparking.

The building is unlisted and is located outwith any designated Conservation Areas. However, the 1967 category C Listed 'Locomotion' statue is located at the west of the site, within the existing area of public realm fronting Port Dundas Road. In close proximity to the site there are listed buildings including the A Listed building at 16 McPhater Street and B Listed Piping Centre.

The site is separated from the traditional grid-iron pattern of the inner city centre by Cowcaddens Road. The urban fabric in this location is fragmented, with no regular street pattern and the surrounding developments being a mix of built forms and uses.

The site is located within an area of High Accessibility, being within easy walking distance of Glasgow's public transport infrastructure including Buchanan Bus Station, the subway network, Queen Street Station and Central Station. It is in close proximity to a range of uses including retail, food and drink outlets, residential, leisure, social, cultural and health facilities, and educational institutions.

Cowcaddens Road is included within the 'Avenues Plus Project' which benefits from £21.3million of funding from Sustrans as part of the 'Places for Everyone' programme. This will see the existing Avenues programme extended to connect the city centre to surrounding neighbourhoods. The aims of the Avenues Plus project include the creation of a series of high-quality walking and cycling links with communities on the fringes of the city centre, bringing health, social and environmental benefits to Glasgow.

The works to Cowcaddens Road shall include the stretch from Cambridge Street to North Hanover Street and will incorporate integrated vehicle, cycle and pedestrian routes alongside pockets of rain gardens and urban trees to create a safe and sustainable urban landscape. These works include the junction with Port Dundas Road/West Nile Street, with the proposal restricting vehicular access north

on Port Dundas Road to emergency vehicles and cycles only. This shall facilitate the creation of a pocket park, whilst retaining vehicular access to the proposed development from the north. The proposal under consideration has been designed to respond to the Avenues project, and in discussion with the Avenues Team. The Avenues work is expected to commence at the end of 2024, completing mid-2026.

### **Planning History**

The now vacant building has operated as an office for a significant period. The building has lain vacant since around December 2022. There has been no previous significant planning proposals for the site, with the planning history reflecting various external refurbishments.

### **Pre-Application Process**

Commencing in May 2022, the applicant has engaged in formal pre-application discussion consisting of a number of meetings with the Planning Service and Design colleagues. Initial pre-application discussions focused solely on the consideration of re-use and retrofit of the existing building, and significant investigation into the structural limitations of the building; failures of the existing envelope; potential alternative uses that could be accommodated; potential placemaking and townscape opportunities; and indepth wholelife carbon costs of a number of scenarios.

Whilst the initial view of the Council was that re-use/re-development would be the appropriate route for this building, over the course of pre-application discussion, the thorough analysis and investigation undertaken indicated there was limited scope to provide a quality alternative use within the existing building, and that demolition would be appropriate, whilst ensuring that suitable measures are applied to deliver an energy efficient building.

As part of the pre-application process, and prior to detailed site design, the investigation strategy into reuse/redevelopment was presented to the Glasgow Urban Design Panel (GUDP). This panel provides constructive advice to support the provision of appropriate design solutions for the City. Panel members are drawn from a range of organisations to provide expertise to the Design Review process.

The GUDP made suggestions for the applicant to consider in the evolution of the site strategy, acknowledging that both the site and brief are challenging and recognising the valuable work that had been undertaken as part of the pre-application process. With regard to townscape, the Panel was generally comfortable with the scale of the development, subject to examination of additional views to understand the contribution to the wider townscape.

## **Proposal**

The proposal is for the demolition of the vacant office building to allow redevelopment, consisting of the erection of a mixed-use development incorporating residential flats (sui generis), amenity and ancillary uses, community facility (Class 10), retail (Class 1A), food and drink/café (Class 3), assembly (Class 11), access, parking, landscaping and associated works. Internal and external amenity spaces shall be provided throughout the development, with the commercial non-residential uses provided at ground floor level.

The development proposes 595 residential units on the site, comprising both private for sale units and build to rent accommodation. The provision consists of 76 private for sale units comprising 1, 2 and 3 bed apartments, and 519 build to rent units comprising 1 and 2 bed apartments. The development includes a number of apartments with projecting or recessed balconies, ground floor units with private external space, and a variety of internal and external residential spaces.

The private for sale block would be a maximum of 12 storeys. The BTR building has been developed as a series of 3 blocks of increasing height - 12, 16 and 21 storeys. These 3 blocks are connected by linking elements at 7 storeys.

The private for sale units would be located to the south-west corner of the site, fronting Port Dundas Road and being designed to address the junction with Cowcaddens Road. The remaining site will deliver build to rent accommodation. Tenants will have access to a range of internal amenity spaces including gym, multimedia room, private dining space, co-working lounge, library and meeting rooms, lounge and games room, and sky bar.

The proposal includes the provision of ground floor commercial spaces appropriately located to activate Port Dundas Road. Within the build to rent block there are two commercial spaces proposed, and two further commercial units within the private for sale block.

The proposal includes the provision of a dedicated community space, following an identified need during stakeholder engagement. The space is intended to be multi-purpose, non-commercially focussed community space capable of supporting a number of activities such as meetings, workshops, classes, outreach events, childcare and private events/parties.

An area of public realm will be maintained at Port Dundas Road. The wider landscaping of the site has been designed to deliver a number of different character areas. At ground level, play areas and an outdoor gym will be incorporated into the landscape strategy, incorporating multifunctional seating and informal play elements, outdoor training equipment and table tennis. Rain gardens will deliver multifunctional low maintenance areas with perennials and grasses to enhance wildlife habitats and receive surface water run-off.

A number of roof terraces have been incorporated which have been designed to deliver different uses and purposes including a wellness terrace, working terrace, garden terrace, sky terrace and amenity terrace. These spaces offer both informal and passive recreation, as well as visual amenity and wildlife/biodiversity enhancements throughout the scheme. At ground level, outdoor sport uses are incorporated including a jogging/trim-track.

The level of car parking provision on site will be reduced from the current level, providing 29 vehicle parking spaces to the northern boundary, and creating a new vehicular access from Port Dundas Road to provide 9 parking spaces associated with the private for sale block. This new vehicular access will also provide 3 accessible spaces.

The detailed design and material palette has been informed by an analysis of the existing surrounding context. The development adopts a coherent grid across the buildings to form a unified scheme, whilst differing colour tones inspired by the surrounding context assist in providing identity and distinction between the blocks. High quality materials have been selected and include concrete piers, ceramic and metal banding, glass balustrades.

Servicing access shall be from Port Dundas Road, as shall waste and recycling collection.

The proposal will provide secure cycle parking for 648 cycles for the build to rent block, and 95 spaces for the private for sale block. Cycle storage is internal to the buildings, and also within a secure external bicycle store.

## **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**

Not applicable

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

Not applicable

#### **iii. a design statement or a design and access statement**

A design and access statement has been provided.

#### **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)**

Landscape Design and Access Statement; ESG Planning Report; Whole Life Carbon Summary; Townscape and Visual Impact Assessment; Geo-Environmental Desk Study; Transport Statement; Daylight and Sunlight Amenity Report; Wind Microclimate Assessment; Energy and Sustainability Statement; Flood Risk Assessment; Drainage Strategy; Air Quality Assessment; Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment

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

The applicant has agreed to enter into a Section 75 legal agreement for a financial contribution of £331,040 to meet the terms of IPG12.

## **C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32**

These Regulations enable Scottish Ministers to give directions.

### **i. with regard to Environmental Impact Assessment Regulations (Regulation 30)**

Not applicable

#### **ii.**

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

Not applicable

##### **2. restricting the grant of planning permission**

Not applicable

#### **iii.**

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

Not applicable

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

Not applicable

## **Policies**

National Planning Framework 4 (NPF4) was adopted on 13<sup>th</sup> 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:

<b>Policy 1</b>	Tackling the Climate and Nature Crises
<b>Policy 2</b>	Climate Mitigation and Adaptation
<b>Policy 3</b>	Biodiversity
<b>Policy 6</b>	Forestry, Woodland and Trees
<b>Policy 7</b>	Historic Assets and Places
<b>Policy 9</b>	Brownfield, Vacant and Derelict Land and Empty Buildings
<b>Policy 12</b>	Zero Waste
<b>Policy 13</b>	Sustainable transport
<b>Policy 14</b>	Design, Quality and Place
<b>Policy 15</b>	Local Living and 20 Minute Neighbourhoods
<b>Policy 16</b>	Quality homes
<b>Policy 19</b>	Heating and Cooling
<b>Policy 20</b>	Blue and Green Infrastructure
<b>Policy 21</b>	Play, Recreation and Sport
<b>Policy 22</b>	Flood Risk and Water Management
<b>Policy 23</b>	Health and Safety
<b>Policy 25</b>	Community Wealth Building
<b>Policy 27</b>	City, Town, Local and Commercial Centres
<b>Policy 31</b>	Culture and Creativity

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 11** Sustainable Transport  
**CDP 12** Delivering Development

**SG 1** Placemaking  
**SG 2** Sustainable Spatial Strategy  
**IPG 3** Economic Development  
**SG 5** Resource Management  
**IPG 6** Green Belt and Green Network  
**SG 7** Natural Environment  
**SG 8** Water Environment  
**SG 9** Historic Environment  
**SG 11** Sustainable Transport  
**IPG 12** Delivering Development

## 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.

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

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

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.

### National Planning Framework 4

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 also an 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:**

As evidenced within various documents submitted with the application, the proposal has been developed to acknowledge the global climate crises and the need to minimise lifecycle greenhouse gases. Initially, options for re-use of the existing building were thoroughly analysed and tested in terms of the carbon cost. As part of the pre-application process, various retrofit and extension proposals were considered which would allow the retention of the existing building. Though no formal assessment method has yet been adopted by the Council, thorough analysis was undertaken to consider the whole life carbon cost of the varying options on the site.

#### Building Strategy

A Whole Life Carbon Summary accompanies the application, and significant analysis of carbon cost was undertaken at pre-application discussion stage. Three options were considered during pre-application stage to understand the sustainability/carbon cost of each. There were:

- An adaption of the existing building retaining 100% of the existing concrete frame while extending

- horizontally and vertically;
- A hybrid approach involving partial demolition (of the rear of the building) to allow an element of newbuild development, along with refurbishment and adaptation of the remains of the original building;
- An entirely newbuild approach, requiring full demolition of the existing building.

There has been a prolonged lack of interest in the office use due to the location outwith the principle office area, cladding/glazing failures of the building, poor energy performance, and inflexible internal layout.

The building suffers from a number of failings which would severely constrain adaption – including core masonry stability making the structure unsuitable for additional loading; enhanced fire protection measures being required throughout; limitations due to floor to ceiling voids that would be restrictive for certain alternative uses; dated utilities and poor energy performance, as well as a defective cladding system resulting in water ingress.

Given the age and condition of the existing building, the level of adaptation and alteration required would be significant and therefore contribute towards embodied carbon associated with the retention of the existing building. Following extensive discussion on the matter over a number of months, the new build option was considered to deliver the most efficient carbon use, considering the expected future life-span of a modern building and the energy efficiency measures that can be adopted to surpass those of the existing building. Of all the scenarios tested, the new build strategy was found to produce the lowest carbon and environmental impact.

As demolition emerged as the approach on this site, all efforts have been undertaken to ensure the replacement building will minimise carbon emissions. The pre-demolition audit undertaken by the applicant has estimated that 94.7% of key demolition products have the potential to be diverted from landfill by either its reuse on and/or off-site, or by recycling.

The new build strategy allows for a more durable and energy-efficient structure and higher density that results in the lowest embodied and operational emissions per bed, and therefore the lowest Whole Life Carbon emissions per bedroom of all the options considered.

#### Energy Strategy

The submitted Energy and Sustainability Statement identifies that the building design will seek to improve U-values and air permeability requirements, with solar gain requirements balanced for winter/summer conditions. Mechanical Vent Heat Recovery (MVHR) systems will be used in all dwellings in accordance with relevant guidance, and low power useable lighting (LEDs) will be utilised throughout the development.

**Policy 3 Biodiversity** intends to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks. Development proposals should 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 will only be supported where it can be demonstrated that the proposal will conserve, restore and enhance biodiversity. 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.

Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment should be minimised through careful planning and design. This should take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature

networks and maximising the potential for restoration.

**Comment:** The existing vacant building and areas of hardstanding have little ecological value and it is not considered that their loss would impact negatively upon biodiversity.

The application is supported by a Preliminary Ecological Assessment which identifies that the site is dominated by hardstanding, with the majority of the site being of low ecological value. The habitat within the site is considered to be of negligible suitability for foraging and commuting bats, with the building being of negligible suitability for roosting bats. The assessment concludes that the majority of the site is of low ecological value with there being no connecting habitat to the wider area.

The Preliminary Ecological Assessment was used to inform a Biodiversity Net Gain Assessment. No biodiversity net gain assessment methodology is currently adopted in Scotland, therefore this was undertaken in accordance with relevant Natural England Biodiversity Metric 4.0 and following guidance set out within Biodiversity Net Gain: Good Practice Principles for Development.

The proposal includes various external landscaped areas at ground level and on a number of terraces which will incorporate a range of planting to enhance biodiversity of the development. The Biodiversity Net Gain Assessment notes the intention to retain the majority of existing trees on site and trees adjacent to the boundary. Given the level of existing on-site biodiversity, and the intended scheme of landscaping, the proposal will conserve, restore and significantly enhance biodiversity at this location.

**Policy 6 Forestry, Woodland and Trees** aims to protect and expand forests, woodland and trees. Development proposals that enhance, expand and improve woodland and tree cover will be supported. Development proposals will not be supported where they will result in adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value.

**Comment:** There are no protected trees on the site or within the immediate vicinity. The site is largely hard landscaped, though does feature existing trees and shrubs within the site boundary. These trees have been identified as being of low ecological value. The proposal will require the removal of 4 trees from the site, though the works will deliver the benefit of approximately 90 trees being planted on site, including a mix of native species of benefit to wildlife, and in addition to the retention of the majority of the existing trees.

The proposal is not considered to be detrimental to the general level of tree cover within the site, and the gains of the proposed scheme of landscaping and associated tree planting are encouraged.

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

**Comment:** The existing building is not located within a Conservation Area nor listed. To the front of Buchanan House, within the area of public realm fronting Port Dundas Road, sits the 1967 category C Listed 'Locomotion' statue. Though there are no listed buildings immediately adjacent to the site, in close proximity are the A Listed building at 16 McPhater Street and B Listed Piping Centre.

The 'locomotion' statue will be retained in a similar location within an area of public realm fronting Port Dundas Road therefore this statue is not considered to be negatively impacted. Rather, the improved quality of public realm will benefit its setting.

The submitted Townscape and Visual Impact Assessment considers the impact of the development upon the setting of the area, which is considered fully within the report below. With regard to potential impact upon heritage assets, it is not considered that the modern development will adversely impact upon heritage assets nor views from the City Centre Conservation Area.

**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, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

**Comment:** As part of the pre-application process, various options for redevelopment and reuse of the



site were considered. The exercise considered the condition of the existing building including structural, fire safety, and energy performance; possible market uses and the adaptability of the building to these uses; options for facilitating the use of the building and site including adapting the existing building, a hybrid of adaptation and new build, and a complete new build option; and analysis of various options considering whole life carbon impact, qualities of placemaking and operational feasibility.

The project team presented embodied carbon figures for 3 options. The resultant whole life carbon analysis identified:

- Adapted – this option has Whole Life Carbon emissions that are lower than hybrid, but higher than New Build per bedroom;
- Hybrid – this option has the highest Whole Life Carbon emissions per bedroom of all the options;
- New Build - this option has the lowest Whole Life Carbon emissions per bedroom of all the options.

Of the options considered, the new build strategy was found to produce the lowest carbon and environmental impact. Whilst demolition is the least preferred option within NPF4, in consideration of the comprehensive assessment undertaken, it is accepted that an energy efficient building with lower whole life carbon cost can be delivered on a redeveloped site.

**Policy 12 Zero Waste** aims to ensure that development is consistent with the waste hierarchy. Development proposals should seek to reduce, reuse, or recycle materials in line with the waste hierarchy. 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.

Development proposals that are likely to generate waste when operational, including residential and commercial properties, should set out how much waste the proposal is expected to generate and how it will be managed including provision to maximise waste reduction and waste separation at source, and measures to minimise cross-contamination of materials through appropriate segregation and storage of waste; convenient access for the collection of waste, and recycling and localised waste management facilities.

**Comment:** The proposal seeks to salvage a range of material from the demolished building to enable re-use or recycling. The Pre-Demolition Audit undertaken by the applicant estimates that 94.7% of key demolition products have the potential to be diverted from landfill by either its reuse and/or off-site or by recycling. This helps to contribute towards a lifecycle strategy for the development which will follow the principles of a circular economy and reduce embodied carbon emissions. A suitable condition has been suggested to ensure that, where possible, materials will be salvaged for reuse or recycling.

With regard to operational waste, locations for storage and separation of waste are provided at ground level for residents. These stores will include recycling and general waste bins which will also feature bin chutes within for residents of the BTR buildings which will allow residents to dispose of waste directly to the base of the building.

Arrangements for commercial waste remain to be finalised though this is not considered to raise issue, and an appropriate condition has been suggested.

**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
- viii) Adequately mitigate any impact on local public access routes.

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

**Comment:** The proposal is well situated within a high accessibility area of the city centre for walking, wheeling and cycling and is well served by sustainable transport modes. Being within the city centre, significant car parking is not warranted on site with the majority of trips being anticipated to utilise sustainable travel methods. The development provides an appropriate level of safe, secure cycle parking to meet the needs of occupants and staff.

The site will benefit from planned improvements via the Avenues Programme which will provide a more user friendly and safer experience for pedestrians and cyclists.

**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 should be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six quality of successful places will not be supported.

**Comment:** The detailed design of the building is considered later 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 deliver an active use on the site and a high quality building in terms of 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:** Due to the site location within an area of high accessibility of the city centre, the mixed-use development will benefit from being interconnected within the existing neighbourhood and assists in delivering Council objectives of increasing the city centre population. This includes local access to sustainable modes of transport and safe, high-quality walking, wheeling and cycling networks. The site is located in close proximity to various uses including employment, shopping, food and drink, health, education, and green space.

**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 that include 50 or more homes should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i) Meeting local housing requirements, including affordable homes;
- ii) Providing or enhancing local infrastructure, facilities and services; and
- iii) Improving the residential amenity of the surrounding area.

Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include

- i) Self-provided homes;
- ii) Accessible, adaptable and wheelchair accessible homes;
- iii) Build to rent;
- iv) Affordable homes;
- v) A range of size of homes such as those for larger families;
- vi) Homes for older people, including supported accommodation, care homes and sheltered housing;
- vii) Homes for people undertaking further and higher education; and
- viii) Homes for other specialist groups such as service personnel.

Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the

contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i) A higher contribution is justified by evidence of need, or
- ii) A lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

The contribution is to be provided in accordance with local policy or guidance.

**Comment:** A Statement of Community benefit has been provided, within which it is evident that the proposal represents high quality development which has been designed to deliver a carbon efficient product. The development is in a high accessibility location and would support the Council aspirations to increase the population of the city centre whilst strengthening existing communities. This is a sustainable location for development and it offers a mix of tenure options – being for private sale and build to rent.

This policy introduces a requirement for market housing developments to include 25% affordable housing, based upon need in the local area informed by the local development plan. The current local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. Therefore, for the time being, it is not appropriate for the Council to apply the 25% requirement.

**Policy 19 Heating and Cooling** aims to encourage, promote and facilitate development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures. Development proposals within or adjacent to a Heat Network Zone identified in a LDP will only be supported where they are designed and constructed to connect to the existing heat network. Where a heat network is planned but not yet in place, development proposals will only be supported where they are designed and constructed to allow for cost-effective connection at a later date.

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

**Comment:** The Energy and Sustainability Statement that accompanies the submission explains that investigations were undertaken to determine the feasibility of connecting into a district heat network. There is an existing network at Glasgow Caledonian University however there is not considered to be sufficient capacity to connect the proposed development. The investigation identified no other suitable district heat networks nearby the development site. The proposal will therefore adopt alternative sustainable measures for heating and cooling and will seek to improve U-values and air permeability requirements. Mechanical Vent Heat Recovery systems will be used in all dwellings, and a centralised Air Source Heat Pump system will provide efficient heating and hot water to each dwelling. Additionally, photovoltaic panels will be installed to complement the energy strategy and provide further carbon reductions.

**Policy 20 Blue and Green Infrastructure** aims to protect and enhance blue and green infrastructure and their networks. Development proposals for or incorporating new or enhanced blue and/or green infrastructure will be supported. Where appropriate, this will be an integral element of the design that responds to local circumstances. Design will take account of existing provision, new requirements and network connections (identified in relevant strategies such as the Open Space Strategies) to ensure the proposed blue and/or green infrastructure is of an appropriate type, quantity, quality and accessibility and is designed to be multi-functional and well integrated into the overall proposal.

Development proposals that include new or enhanced blue and/or green infrastructure will provide effective management and maintenance plans covering the funding arrangements for their long-term delivery and upkeep, and the party or parties responsible for these.

**Comment:** There is limited blue/green infrastructure existing on site, with the proposal delivering significant gains in this regard. It is the intention to introduce a significant number of additional trees to the site and the landscaping will include rain gardens and sustainable water management measures including runoff and drainage of walkways and hard surfaced areas. The new blue green infrastructure will be managed by the on-site BTR operator.

**Policy 21 Play, Recreation and Sport** intends on encouraging, promoting and facilitating spaces and opportunities for play, recreation and sport. Development proposals likely to be occupied or used by children and young people will be supported where they incorporate well-designed, good quality provision for play, recreation, and relaxation that is proportionate to the scale and nature of the

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

New, replacement or improved play provision should, as far as possible and as appropriate:

- i) Provide stimulating environments;
- ii) Provide a range of play experiences including opportunities to connect with nature;
- iii) Be inclusive;
- iv) Be suitable for different ages of children and young people;
- v) Be easily and safely accessible by children and young people independently, including those with a disability
- vi) Incorporate trees and/or other forms of greenery;
- vii) Form an integral part of the surrounding neighbourhood;
- viii) Be well overlooked for passive surveillance;
- ix) Be linked directly to other open spaces and play areas.

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

**Comment:** The proposal includes provision of formal and informal play spaces integrated within the site, comprising a total of approx. 800sqm of children's play and over 600sqm of informal outdoor sports area. These various areas have been designed into the wider landscaping strategy, and feature a mix of formal and informal play opportunities which will be accessible via level access routes.

**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.

All proposals should presume no surface water connection to the combined sewer. They should also seek to minimise the area of impermeable surface. Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported.

**Comment:** The flood risk and water management strategy are considered within the report below. The application is considered to have been adequately screened for flood risk. The site was found to be at potential risk of groundwater flooding, however the scheme of hard and soft landscaping which will include rain gardens and sustainable water management measures including runoff and drainage of walkways and hard surfaced activity spaces is considered to provide appropriate mitigation.

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

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.

**Comment:** The proposal is not considered to raise health and safety issues. Benefit will be gained from the development due to the improved quality of place, external and internal amenity areas, communal growing space and community event space.

The proposal is accompanied by an Air Quality Assessment which concludes that appropriate mitigation methods can be employed during demolition and construction works, detailed within an Air Quality Management Plan. The development is not expected to give rise to noise impact during the operational phase and is expected to achieve suitable indoor ambient noise levels.

**Policy 25 Community Wealth Building** aims to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels. Development proposals which contribute to local or regional community wealth building strategies and are consistent with local economic priorities will be

supported. This could, for example, include improving community resilience and reducing inequalities. Increasing spending within communities; ensuring the use of local supply chains and services; local job creation; and supporting community led proposals.

**Comment:** The proposal will deliver an active use on the site and therefore will bring residents, activity and increased footfall to the area whilst delivering investment and employment opportunity to the community.

The submitted Environmental Social Governance (ESG) Planning Report highlights the socio-economic benefits that could be delivered by this proposal, including:

- Capital expenditure circa £130.5m;
- Generation of 634 person years of temporary employment;
- Generation of 63 full time equivalent jobs during construction;
- Generation of approx. 43 full time equivalent jobs during operational phase;
- Additional resident spend of approx £2.8m per annum.

**Policy 27 City, Town, Local and Commercial Centres** encourages development in our city and town centres, recognising they are a national asset. 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, town and local centres will be supported.

**Comment:** The proposal will deliver economic development benefits within the city centre and Cowcaddens district through investment in the built fabric, increased population, and the creation of employment opportunities. The proposal directly supports strategic priorities to ensure the vitality of the city centre. The proposal is appropriate within the city centre environment and will encourage increased density, footfall and activity within the neighbourhood.

Having assessed the development against the aims of NPF4, the proposal is 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 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.

**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.

### Sustainable Development

SG 1 Part 2, Section 1 '*Sustainable Development – Energy Efficient Buildings*' states 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:** The proposal has been developed to deliver energy efficiency through design. The site layout has been designed to optimise natural daylight and sunlight received to the amenity areas and accommodation, and in consideration of any potential impact on adjacent sites (considered further within the report below).

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

### Residential Development

Section 2 'Residential Development' notes that 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.

Residential 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 sites, unless removal is necessary, e.g. for good arboricultural reasons;
- Have roads designed to the 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.

Additional standards for flatted developments include:

- Providing usable communal private garden space as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents;
- Where a site's configuration or particular characteristics limits the ability to provide private garden space, the developers will be expected to provide creative alternative solutions (e.g. shared roof garden, usable balconies); bring forward mitigation measures to improve internal amenity; and make provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

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.

With regard to residential density, guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments. The appropriate density of residential development will vary according to:

- a) Location;
- b) Context and setting;

- c) The scale and massing of adjacent buildings; and
- d) Public transport accessibility and active travel opportunities.

Higher densities will, generally, be appropriate in the City Centre where density will be determined by design, heritage and townscape considerations along with the City Centre Strategic Development Framework and associated Local Development Framework Guidance.

Relating specifically to residential development in the City Centre, Section 2 of SG 1 generally encourages new residential development in the City Centre. Guidance seeks to ensure that the amenity of new residential development in the City Centre is of good quality in relation to its location and surrounding uses.

General criteria for residential development in the City Centre include:

- a) Townscape considerations will demand developments of medium to high density which should be reflected in a suitable urban scale. Family accommodation is encouraged in appropriate locations;
- b) Good outlooks or views should be provided wherever possible from habitable rooms. Design solutions should ideally provide dual aspect accommodation. Proposals will be assessed in relation to individual circumstances, taking account of the adaptability of the building (if a conversion), the size of the flats and the general amenity;
- c) 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 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;
- d) The level of parking should not prejudice the design or integrity of housing development in the City Centre. If parking is required, the preferred location is off-street within the curtilage of the development and if possible, within basement parking areas;
- e) Reduction in noise can be attained by means of locating habitable rooms away from street frontages, although care should be taken to ensure that developments do not present a 'blank' frontage. Developments should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms;
- f) Taking into account the privacy and prospect of the development. Care should be taken in relation to ground floor accommodation and the avoidance of overlooking of habitable rooms;
- g) To improve the convenience and attractiveness of the development, the provision of common drying, storage and refuse/recycling facilities will be required. Although kitchens are usually fitted with tumble dryers, if the development is large enough consideration should also be given to other facilities such as a communal laundry/drying room. Common storage facilities, at ground floor level, will be required for cycles; and
- h) The City Centre has been designated an Air Quality Management Area in response to high levels of nitrogen dioxide from vehicle emissions. For developments within the declared City Centre Air Quality Management Area, the Council will look for clear evidence that the development has taken account of air quality issues.

**Comment:** The development is considered to respond appropriately to wider place making principles and relevant design guidance within SG 1 Part 2. The layout has been informed by a design led approach to the site context and is considered to successfully balance the competing demands of the site to provide appropriate residential amenity levels. The proposed density and scale of development shall support wider Council objectives to increase the population of the City Centre.

#### 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 demolition/construction therefore an Air Quality Assessment was undertaken in order to consider potential effects as a result of the scheme.

The qualitative assessment was undertaken based on the Institute of Air Quality Management construction assessment procedure which considered there to be a risk with respect to dust soiling impacts for demolition and construction activities. However, following good site practice and the implementation of suitable mitigation measures presented within the report, the risk from dust emissions is downgraded. Following the implementation of these measures, the development is concluded to be compliant with National and European air quality legislation.

The operational phase of the development is considered to have negligible impact upon existing air quality. In addition, as the site is located within Glasgow's Low Emission Zone, residents of the development will not be expected to be exposed to poor air quality.

With regard to noise, the development is not expected to have a significant impact upon existing surrounding amenity levels and the habitation of accommodation in this city centre location is not anticipated to raise significant issues that cannot be addressed by standard planning conditions. The modern development is expected to achieve suitable indoor ambient noise levels by utilising appropriate design features – suitable safeguarding conditions have been recommended to ensure suitable internal noise levels are achieved for residents.

In relation to community safety, it is considered that the proposed development provides the opportunity to enhance safety at this location by creating commercial activation at street level and providing a more active public realm and supervision. Within the site, the scheme has been designed to provide passive surveillance from accommodation and amenity spaces.

#### 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.

Depending on the scale and size of a proposal, the reasoning behind the selection of materials should be set out in a design statement.

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 proposal has been developed to respond appropriately to the site context, which has a variety of building heights, ages, architectural approach and material palettes. The proposed materials are high quality and durable, the colour of which have been selected to complement the surrounding built environment. Variation between blocks has been included to allow distinction and visual interest, whilst retaining a cohesive design approach across the site.

Final specifications and samples will be assessed on site prior to approval for use, as suggested within the recommended conditions.

#### 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 development of taller buildings, a Tall Building Design Guide is currently being produced to assist in directing tall buildings to appropriate locations of the city centre. Public consultation on the document will begin later this year and therefore this has not yet been



adopted, though the area of Cowcaddens is theoretically considered an appropriate location for tall buildings due to the topography of the 'Cowcaddens Dip', the fragmented development pattern, lack of historical designation/sensitivities, and high accessibility.

In the meantime, 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;

**Comment:** The city centre application site is a highly sustainable area – being of high accessibility and having excellent public transport connections available.

- (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;

In establishing whether an area is of Sensitive Urban Character, consideration will be given to local characteristics such as topography, location in or relative to a conservation area and/or proximity to listed building(s).

**Comment:** The application site is outwith any Conservation Areas and is not considered to be within an area of Sensitive Urban Character. The development is considered to provide placemaking improvements within the urban context.

- (c) To avoid interruption of strategic views or competition with views of established landmarks and other significant or prominent listed buildings;

**Comment:** The applicant has submitted a Townscape and Visual Impact Assessment to consider any potential impact upon established views and buildings of character. The modern development is not considered to be detrimental to the character of listed buildings within the locale. The development has been designed to respond to the scale of the street elevations, whilst raising in height to the tallest element on the east of the site. There is no doubt that the tallest elements of the scheme will be visible from various viewpoints - this is in part due to the existing low density development within the surrounding area. The tallest elements are not considered to have a negative impact upon the urban skyline due to the high quality design approach taken, and forming a landmark building within the city centre.

- (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;

**Comment:** As noted above, the proposed scheme has been designed to respond to the immediate street context and scale. To the east, there is greater capacity to successfully deliver a landmark building which responds to the existing street hierarchy.

- (e) In a manner that is not detrimental to local microclimate, public realm and local views;

**Comment:** The application is accompanied by a number of microclimate assessments.

A number of sensitive buildings on Port Dundas Road were assessed for potential daylight impact using BRE guidance. BRE guidance states that the guide is not mandatory and should not be seen as an instrument of planning policy. The numerical guidelines should be interpreted flexibly since natural lighting is only one of many factors in site layout design. It notes that within, for example, a city centre, a higher degree of obstruction may be unavoidable.

The submitted report deduces that the majority of neighbouring windows and rooms tested will meet the BRE criteria. The Vertical Sky Component assessment indicates that 63% of neighbouring windows tested will be BRE compliant. Therefore, a number of properties would be expected to experience minor impacts. The most impacted windows are all located at 33 Port Dundas Road immediately to the west, for which the report notes that these windows have

existing limited ability to admit light due to the architectural design of the property with very deep window heads and reveals created by recessed windows and balconies.

In addition to the VSC assessment, a Daylight Distribution assessment of sensitive neighbouring properties was undertaken which measures the area within a room that can see the sky at the 'working plane' above floor level (table-top height). This assessment takes into account daylight visible from all windows serving a room, whereas the VSC test looks at light received to each window only. The results of the daylight distribution analysis shows that 93% of the rooms tested achieve BRE compliance.

The commissioned report has excluded a detailed technical assessment of the HM Passport Office to the north, Glasgow Caledonian University to the east and British Transport Police premises to the south of the site as they are non-residential therefore do not have identified target daylight figures. However, commenting on the HM Passport Office, the report notes that were the site to be redeveloped to residential use in future, minor daylight and sunlight impacts could be expected as a result of the proposed development, though this would be limited and not uncommon for a city centre where full compliance with BRE guidance thresholds can be difficult to meet. Any future redevelopment is expected to be able to respond to the site context to maximise opportunity for good daylight and sunlight conditions.

On the relationship with the HM Passport Office, it is also relevant to consider the existing heights and extents of the Buchanan House building compared to the proposed scheme. In comparing key spot heights on both existing and proposed buildings, it is evident that the height of the front BTR block is similar to that of the existing Buchanan House front block, and the BTR link blocks are in fact shorter than that the existing north block of Buchanan House. The applicant also notes that much of the northern boundary is dominated by leylandii hedges (sitting within the HM Passport Office site) which impact upon existing daylight/sunlight achieved by parts of these offices.

Given the above, it is not anticipated that the proposal will have significant impact upon the daylight achieved in the HM Passport Office, beyond impacts that are currently experienced from the existing Buchanan House scale and form.

With regard to the maintenance of sunlight amenity to surrounding sensitive buildings, there is found to be a high level of compliance with BRE standards.

The submitted report also considers the daylight and sunlight received to the proposed development. Of the 1,367 rooms tested for illuminance, 70% meet the BRE criteria. Of those rooms which do not meet the target value, over half were found to be marginally below BRE guidelines. These levels are generally typical of a city centre environment. The performance of these rooms are also influenced by their relatively deep floor plans and whilst reducing depth would likely assist in the test results, this would impact upon residential amenity with regard to apartment size. The development is considered to achieve a reasonable level of compliance with BRE guidance.

The proposed external amenity areas were tested for sunlight received. The results demonstrate that all of the amenity areas assessed meet or exceed the BRE target criteria for sunlight (meaning at least 50% of their area received at least two hours of direct sunlight on 21 March). The external amenity spaces therefore demonstrate full compliance with BRE standards.

A Wind Assessment has also been submitted with the application which concludes that the proposed development is not expected to generate any unpleasant wind conditions around the Site or on nearby roads or public or private realm areas and the wind distress criteria are not expected to be exceeded. On site, ground level public realm areas are expected to be suitable for expected activity and are not expected to have a significant adverse impact. Generally, the amenity terraces were found to be comfortable/suitable for sitting in the summer and strolling the rest of the year.

- (f) In areas which are financially viable for long term adaptability of alternative uses.

**Comment:** The City Centre is the appropriate location for a tall building and will support the desire to increase the density of the city centre and provide a mix of tenures of accommodation.

#### 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:** A number of ground floor bin storage areas are provided within the development. Within the BTR block, there are three storage areas at ground floor. Each floor of the apartments would have a waste disposal chute for convenience. This is anticipated to require management by the operator, i.e. for bin rotation at the chute outlet, though details of this have been recommended by condition to ensure an appropriate management strategy is in place.

The Private for Sale block shall rely entirely upon Council waste collection services.

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 aims to deliver:

- A vibrant city centre;
- A sustainable City Centre;
- A connected City Centre;
- A green and resilient City Centre

It supports a vibrant, attractive centre driving a growing economy and sustainable environments. This includes repopulating the centre and doubling its population by promoting city centre living within sustainable 20-minute communities. Improving the quality of the urban environment will assist in attracting more residents, businesses and visitors.

The Cowcaddens District Regeneration Framework (DRF) sets out a future plan to deliver transformational change in Cowcaddens. The DRF should be considered a "shared action plan" for all stakeholders with an interest or responsibility within Cowcaddens. Among the ambitions of the DRF are goals to provide quality and diverse housing options; create a compact, mixed-use 20 minute district; form vibrant, healthy streets and spaces and form integrated and efficient mobility networks.

**Comment:** The proposed development, providing both build for sale and build for rent tenures on the site, and will provide an active use within a highly accessible area. The scheme would assist in developing a 'compact city' form to support sustainable development. The increased population of the city centre will contribute to its vibrancy, sustainability and resiliency. It is therefore commensurate with the aims and objectives of the Council.

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 Locations (SEILs). The policy promotes integrating other compatible employment supporting land uses to Economic Development Areas.

The application site is within the City Centre SEIL. 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 located in neither of these specific areas.

The site is located within the Townhead Economic Development Area (EDA) which is identified as having potential for accommodating ancillary and complementary uses. The Council welcomes development in areas identified with potential for managed change, where it can be demonstrated that the nature of the proposed use would not have an adverse effect on the integrity of any existing uses and/or the character and amenity of the area and its surroundings.

The Townhead Economic Development Area has been identified as a site with potential for alternative uses, with student housing developments in the area indicating trends that the inclusion of alternative uses has already begun.

For individual proposals for developing in EDAs identified with potential for accommodating alternative uses as part of a process of managed change, the Council will assess:

- (i) the impact upon wider environment and land uses;
- (ii) whether the proposal will prejudice the operation of adjoining and neighbouring businesses; and
- (iii) whether the development is of an appropriate design, scale and accessibility.

**Comment:** The principle of residential accommodation with commercial ground floor uses is considered to be appropriate in this location, with the increased population assisting the sustainable economic growth of the city centre. The provision of accommodation shall not raise adverse impact on existing uses nor the amenity of the area.

The proposal is in accordance with 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 adopting renewable energy sources such as Air Source Heat Pumps and roof top PV panels. The community heat network would provide space heating as well as domestic hot water for each apartment. The use of low and zero carbon generating technologies will result in a 72.3% reduction in emissions when compared to the use of a gas boiler system.

The submitted Energy and Sustainability Statement notes that whilst the use of a district heat network is advocated, there are no viable heat networks available. Though there is an existing network at Glasgow Caledonian University, there is not considered to be sufficient capacity to connect the proposed development, with no other suitable district heat networks nearby the development site.

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.

#### **Policy CDP 6 Green Belt and Green Network and IPG 6 Green Belt and Green Network**

CDP 6 aims to ensure the development and enhancement of Glasgow's Green Network by protecting and extending that Green Network and linking habitat networks. It seeks to provide for the delivery of multifunctional open space to support new development and supports development proposals that safeguard and enhance the Green Network and Green Belt.

The Green Network is a multi-functional network of open spaces, green infrastructure and linking paths and corridors that allow people and species to move easily in the urban environment. IPG 6 provides a common structure within which a number of City Development Plan policy aims can be delivered. In designing new development, cognisance should be taken of the need to:

- Provide a setting and an enhanced sense of place for urban environments;
- Provide public open spaces and on-site green infrastructure/amenity space;
- Protect and enhance landscape setting, geodiversity and nature conservation interests, including wider biodiversity and ecosystem services;
- Incorporate sustainable drainage solutions; and

- Deliver opportunities for movement on foot and by bike, both within a site and to destinations outwith it.

The Council expects that development proposals will not have an adverse effect on the Green Network, including fragmentation. New development should, as a minimum, deliver green infrastructure enhancements (eg landscaping, private amenity space (in residential developments), green roofs, green walls or SUDS solutions) as an integral part of their design. Otherwise, new development should contribute to the delivery of green infrastructure off-site where appropriate.

There is a strong presumption in favour of the retention of various categories of open space, including amenity space. However, there may be some circumstances in which the Council will permit development on open space, including where:

- a) The open space has little open space value when considered against open space values within IPG3. In such circumstances, the Council will expect a contribution towards mitigating the loss of this open space;
- b) The proposal would be directly related to the current use(s) of the open space and would not adversely impact on its functions; or
- c) The proposal would be brought forward in conjunction with a proposal for an equivalent, or higher quality, new open space to replace that being lost. The replacement space should be in an acceptable location which would better serve local needs; or
- d) It is to be developed in accordance with an approved masterplan that provides for a redistribution of open space to be delivered in line with IPG6 and that provides equivalent or enhanced functionality.

**Comment:** The application site includes an existing designated strip of “amenity greenspace” identified to the front of the existing building – consisting of two small soft landscaped areas fronting Port Dundas Road. As part of the proposal, one of these areas (measuring approx. 210sqm) of landscaping will be lost due to the positioning of the PFS block to the south-west of the site. However, on considering the wider landscaping and habitat gains across the wider site, it is considered that the development represents an enhanced urban environment with an appropriate level of on-site amenity space and therefore will not have an adverse effect on the Green Network.

The required level of on-site amenity provision is addressed below within CDP 12.

The development is considered to generally enhance the Green Network and therefore the proposal is in accordance with CDP 6 and IPG 6.

#### **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 Development Plan takes a broad approach to conserving and enhancing nature. SG 7 notes that wherever possible, development should enhance biodiversity. There is a presumption against development which would have an adverse effect on a protected species and biodiversity, either directly, indirectly or cumulatively. Development shall not result in a loss of biodiversity or habitat connectivity, rather new developments shall aim to enhance and/or help create new habitats. Within the city centre, opportunities for enhancing habitat and wildlife interests include naturalising existing open spaces and delivering new, multi-functional areas; green roofs; green/living walls; planting of street trees; and incorporation of bat and bird boxes in the design.

**Comment:** The application site is not subject to any specific designation within SG 7. As detailed under the assessment of NPF4 Policy 3, the existing vacant building and areas of hardstanding have little ecological value and it is not considered that their loss would impact negatively upon biodiversity.

The application is supported by a Preliminary Ecological Assessment which identifies that the site is dominated by hardstanding and the existing building, with the majority of the site being of low ecological value. The habitat within the site is considered to be of negligible suitability for foraging and commuting bats, and the building is of negligible suitability for roosting bats. The Assessment concludes that the majority of the site is of low ecological value with there being no connecting habitat to the wider area.

The Preliminary Ecological Assessment was used to inform a Biodiversity Net Gain Assessment. No biodiversity net gain assessment methodology is currently adopted in Scotland, therefore this was undertaken in accordance with relevant Natural England Biodiversity Metric 4.0 and following guidance set out within the Biodiversity Net Gain: Good Practice Principles for Development.

The proposal includes various external landscaped areas at ground level, and a number of terraces which will incorporate a range of planting to enhance biodiversity of the development. The Biodiversity Net Gain Assessment notes the intention to retain the majority of existing trees on site and trees adjacent to the boundary. Given the level of existing on-site biodiversity, and the intended scheme of landscaping, the proposal will conserve, restore and significantly enhance biodiversity at this location.

An appropriate condition has been suggested to ensure biodiversity gains are implemented. 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 development is outside areas of Fluvial, Pluvial and Coastal flood risk. The site was considered to potentially be at risk of groundwater flooding, though the proposed landscaping strategy and SUDs proposals have been suitably designed to mitigate the risk.

The applicant has provided a Flood Risk Assessment and details of the proposed Surface Water Drainage Strategy which have been self-certified, independently checked and have met the requirements of NRS Flood Risk Management, subject to recommended 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 the proposal is in accordance with the surface water drainage strategy of 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.

SG 9 supports CDP 9 by providing detailed design guidance. The desirability of preserving and enhancing the setting of existing Listed Buildings and the character of the Conservation Area will always be primary considerations when considering new development. This includes how new development may affect townscape and streetscape. The Council will assess the impact of proposed developments that affect historic environment features and/or their settings according to the principles

set out in relevant SG.

**Comment:** Whilst the existing building is unlisted and the site is outwith the Central Conservation Area, the building will be visible from selected vantage points of the Central Conservation Area and is in close proximity to a number of listed buildings/assets including:

- Category C listed sculpture 'locomotion' in front of existing building on site;
- Category A listed building at 16 McPhater Street;
- Category B listed Piping Centre.

The submitted Townscape and Visual Impact Assessment (TVIA) considers both the immediate and wider context of the site. The Assessment finds that no significant effects are predicted on townscape character areas including Blythswood, Townhead, and Garnethill. From Glasgow Necropolis, visibility is found to be restricted by the intervening built form within the Merchant City.

The TVIA concludes that whilst the proposed development will have a substantial magnitude of change and significant visual effect, the impact of the development on the wider urban townscape will be moderate. In the context of the existing vacant building, the proposal is considered to represent a positive change to the existing townscape.

Whilst the development will affect the existing townscape and have an impact upon the skyline, there are not considered to be any unacceptable impacts upon the historic environment. The proposal is not considered to damage nor diminish the character of existing listed buildings within the locale, nor the setting of the nearby Central Conservation Area. Furthermore, the listed statue will benefit from improved public realm and increased footfall. The materials and palette of the contemporary building have been informed and selected in consideration of the variety of buildings within the location, thereby seeking to deliver a high quality modern addition that seeks to compliment the streetscape.

The proposal is considered to be in accordance with CDP 9 and SG 9

### **Policy CDP 11 Sustainable Transport and SG 11 Sustainable Transport**

Policy CDP 11 Sustainable Transport aims to ensure that Glasgow is a connected City, characterised by sustainable active travel by supporting better connectivity by public transport; discouraging non-essential car journeys; and encouraging opportunities for active travel.

Parking provision for residential accommodation requires to be assessed against the standards set out within SG 11. New build mainstream housing for sale/rent typically has a minimum vehicle parking requirement of 1 allocated (unallocated if on-street) space per dwelling unit for residents, and an additional 0.25 unallocated spaces per dwelling unit for visitors. However, variation of these basic standards can be justified in areas of high public transport accessibility. Additionally, redevelopment within the City Centre has no minimum requirement for vehicular parking. With regard to Electric Vehicle parking provision, guidance requires that all residential off-street parking provision shall be passive – meaning ensuring capacity in the electricity network, providing individual fuse boxes for each space and designing in cabling during the development stage to ensure easy installation of electric charging points at a future date.

The minimum required level of cycle parking for mainstream residential is 1 space per unit (unless a dedicated garage, or other storage facility/option of sufficient size is provided). Visitor parking should be provided at a rate of 0.25 spaces per unit in new residential developments where residents' cycle parking provision is provided communally. Cycle parking should always be safe, sheltered and secure.

With regard to the proposed ground floor ancillary uses, within the City Centre the provision of these shall be considered in the context of public supply.

**Comment:** The application site is highly accessible. To support the use of sustainable transport modes, there is minimal parking provision proposed on site, though 29 vehicle spaces will be retained to the north of the Build to Rent block where there is an existing vehicle access/parking area, and 9 spaces will be provided in association with the Private for Sale block. Additionally, there shall be 3 accessible spaces within close range of all accommodation and commercial spaces. All vehicle parking spaces will have passive EV charging provision, with the intention to install EV chargers within the development (though the final number has yet to be determined). The vehicle parking provision is considered to be acceptable within the city centre context and shall encourage use of sustainable transport modes.

The built to rent block has a minimum cycle parking requirement of 648 spaces and the proposals meets this expectation. These would be available within a perforated secure metal external cycle store to the north east of the site and an internal cycle store adjacent to the entrance of the building at

ground floor. The Private for Rent block has a minimum cycle storage requirement of 89 spaces, with 95 spaces located within a ground floor internal cycle store. The cycle provision is met on site and is considered to be generally acceptable, though details of safety measures for the external bike store have been suggested as a condition.

The proposed ground floor ancillary uses are not expected to raise significant vehicle journeys, though a condition has been recommended to ensure appropriate servicing arrangements.

The proposal is in accordance with CDP 11 and SG 11.

### **Policy CDP 12 Delivering Development and IPG 12 Delivering Development**

Policy CDP 12 aims to ensure that development contributes to a sustainable, economically successful City, through the provision of reasonable infrastructure and facilities that are necessary to mitigate the impact of change on Glasgow's resources, and that are appropriate to both the nature of the development and its location. Through an approach which is informed by a full understanding of the site, and of the potential impact that the development will have, the Council aims to meet The Plan's objectives of: re-shaping Glasgow's employment locations for a changing economy; providing high quality, accessible, residential environments and town centres; connecting to the green network; improving transport provision; finding climate change and drainage solutions for the City; as well as meeting our aspirations for enhanced nature and biodiversity.

IPG 12 provides the minimum open space and public realm standards for residential developments. Development comprising 10 flats or more within the city centre is required to provide 1.25 hectares of recreational open space per 1,000 population, comprising 0.35 hectares for children's play, 0.35 hectares for outdoor sport, and 0.55 hectares for amenity open space/parkland (including 0.05 hectares for allotments or community gardens).

Under IPG 12, where developers are unable to make full provision for the open space requirements for the development on land within their control, in accordance with the open space standards, they will be required to enter into a legal agreement with the Council to make a financial contribution towards the enhancement of existing Council open spaces or towards the provision and maintenance of such facilities on Council land.

#### **Comment:**

The external amenity space associated with the proposal, including policy requirement and any shortfall has been detailed within the tables below.

#### Built To Rent

	<b>IPG12 Requirement (ha)</b>	<b>On-Site provision (ha)</b>	<b>Shortfall (ha)</b>
<b>Children's Play</b>	0.1778	0.0305	0.1473
<b>Outdoor Sport – Formal</b>	0.1270	0	0.1270
<b>Outdoor Sport – Informal</b>	0.0508	0.0494	0.0014
<b>Allotments or Community Gardens</b>	0.0254	0.0254	0
<b>Amenity Greenspace</b>	0.2540	0.2540	0
<b>Total Equivalent Financial Obligation</b>	-	-	£275,700

#### Private for Sale

	<b>IPG12 Requirement (ha)</b>	<b>On-Site provision (ha)</b>	<b>Shortfall (ha)</b>
<b>Children's Play</b>	0.0375	0.0090	0.0285
<b>Outdoor Sport - Formal</b>	0.0268	0	0.0268
<b>Outdoor Sport - Informal</b>	0.0107	0.0107	0
<b>Allotments or Community Gardens</b>	0.0054	0.0054	0
<b>Amenity Greenspace</b>	0.0536	0.0536	0
<b>Total Equivalent Financial Obligation</b>	-	-	£55,340

As above, the development will provide a range of external amenity spaces. Whilst the site will not have a physical boundary between the Built to Rent and Private for Sale plots, a redline boundary has



been included to demark these plots for ownership purposes which has been used to inform the amenity space calculations. Both plots result in a shortfall in provision of children's play and formal outdoor sport. In circumstances where a developer cannot meet the full requirement but has attempted to provide some acceptable amenity provision, a shortfall calculation can be carried out. The total required financial contribution required for the proposal is £331,040.

The applicant has agreed to pay the aforementioned figure via a legal agreement under the terms of Section 75 of the Town and Country Planning (Scotland) Act 1997.

The proposal is in accordance with CDP 12 and IPG 12.

In conclusion, the proposal is considered to comply with the relevant NPF4 and Glasgow City Development Plan policies. In terms of a) therefore, the proposal is considered to accord with the relevant provisions of the Development Plan. With regard to b), as assessed within the report above, the proposal is considered to be appropriate with respect to its impact on the character and appearance of the Central Conservation Area.

### **Material Considerations**

In respect of c), with regard to material considerations, 10 objections have been received. These representations can be summarised and addressed as follows:

- The scale and height of the development is excessive

**Comment:** The visual impact of the proposal has been addressed within the report above. The scale and height of the buildings have been subject to extensive pre-application discussion and design evolution. The proposed heights, of varying forms, are considered to respond appropriately to the context and whilst forming urban landmark features, shall not have a detrimental impact upon the urban context of the site.

- Concern regarding the impact upon existing heritage assets – including nearby Listed Buildings and Central Conservation Area

**Comment:** The submitted Townscape and Visual Impact Assessment (TVIA) considers both the immediate and wider context of the site. The Assessment finds that no significant effects are predicted on townscape character areas including Blythswood, Townhead, and Garnethill. From Glasgow Necropolis, visibility is found to be restricted by the intervening built form within the Merchant City.

Whilst the development will affect the existing townscape and have an impact upon the skyline, there are not considered to be any unacceptable impacts upon the historic environment. The proposal is not considered to damage nor diminish the character of existing listed buildings within the locale, nor the setting of the nearby Central Conservation Area. Furthermore, the listed statue will benefit from improved public realm and increased footfall. The materials and palette of the contemporary building have been informed and selected in consideration of the variety of buildings within the location, thereby seeking to deliver a high quality modern addition that seeks to compliment the streetscape.

- Concern regarding potential impact upon existing residential amenity levels within the area.

**Comment:** The impact of the development on existing residential amenity levels has been considered within the report. The proposal is generally considered to meet policy requirements and will not have an unacceptable additional impact upon existing residential amenity. Daylight to residential properties has been assessed within a daylight impact assessment, which finds that the majority of windows tested will meet the BRE criteria. The most impacted windows are all located at 33 Port Dundas Road immediately to the west, for which the report notes that these windows have existing limited ability to admit light due to the architectural design of the property with very deep window heads and reveals created by recessed windows and balconies. In addition, sunlight, air quality and wind impacts have been considered and are not found to raise significant impact upon existing residential amenity.

- Concern regarding impact of demolition/construction works

**Comment:** Demolition/construction works are temporary in nature and are not a material planning consideration. As detailed within the report above, suitable mitigation measures are proposed to reduce the impact experienced.

- Increased vehicular traffic and footfall – lack of analysis of impact

**Comment:** As appropriate for the scale of this development, a Transport Statement has been submitted with the application which provides an appropriate level of analysis. The proposal represents a reduction in vehicular parking and an increased focus on sustainable transport modes which is encouraged by policy. Increased footfall is also encouraged to assist in creating vibrant city centre communities.

- The site would be better utilised by Glasgow Caledonian University; by the Council to deliver a public green space; or to provide Student Accommodation

**Comment:** The site is in private ownership. It is the statutory duty of the Council to assess the application for the proposed use as submitted.

- Concern regarding impact upon existing trees, habitats and green spaces on the site

**Comment:** Submitted plans indicate the removal of 5 trees from the site, being located within the existing amenity greenspace fronting Port Dundas Road. However, the proposal represents overall green network and bio-diversity improvements on the site which currently has limited contribution due to significant levels of hard landscaping. These improvements are wholly encouraged by policy. Appropriate landscape and biodiversity conditions have been recommended to ensure the intended gains are delivered. Furthermore, protection measures for existing mature trees adjacent to the site boundary have been recommended.

- Building line of proposed development on Port Dundas Road should be as existing

**Comment:** The building line of the proposal has been developed during pre-application discussion and design to deliver placemaking improvements. The private for sale block has been drawn towards Port Dundas Road to provide a visual marker at the junction and interact with the proposed Avenues Plus works. The existing building on the site fails to meaningfully interact with the streetscene due to being significantly set back, which the proposal aims to address via building siting, and delivery of commercial uses at ground floor.

- It is unsustainable to demolish the existing vacant building

**Comment:** As detailed within the report, the appropriate site response has been thoroughly considered and was the subject of numerous meetings with the applicant, with a number of scenarios tested for whole life carbon impact. The demolition of the existing building, and delivery of an energy efficient building was ultimately found to be the best response in terms of whole life carbon cost and the lowest carbon footprint per resident.

- Lack of on-site amenity to support a development of the proposed scale

**Comment:** The proposal has been considered against the amenity requirements of the City Development Plan. The accommodation has been designed to maximise resident amenity levels whilst responding to the context of the site. The amenity provided within the site is considered to be acceptable, with the residents being within close proximity to many city centre amenities. With regard to IPG12 requirements, it is considered that an acceptable level has been provided on site. The shortfall in amenity space will be subject to a financial contribution under a Section 75 legal agreement.

- Concern regarding potential anti-social behaviour due to increased number of residents

**Comment:** An increased population within the city centre is a strategic objective of the Council, to support the sustainability and economy of Glasgow. There are not considered to be any aspects of the scheme which would particularly attract anti-social behaviour, with any issues arising being a matter for the relevant Authorities.

- Concern regarding proposed accommodation and tenures - Failure of 'build to rent' product to grow sustainable local communities; lack of access to owner occupied properties; lack of affordable housing provision; and lack of family accommodation.

**Comment:** The proposal delivers flatted accommodation, and whilst the delivery of mixed tenure housing is encouraged to support the varying needs of the community, the tenure does not affect the policy requirements nor assessment of the accommodation. The proposal shall deliver a mixed tenure scheme, with 519 build to rent units (87%) and 76 units for sale (13%) therefore both rented and owner-occupied units are being provided. The build to rent accommodation consists of 1 and 2 bed flats, whilst the private for sale provides a mix of 1, 2 and 3 bed apartments therefore the scheme

caters to a wide range of community requirements, including families wishing to live within the city centre.

As detailed within the report above, whilst NPF4 introduces a requirement for market housing developments to include 25% affordable housing, the current local development plan has established a position that affordable housing should be met through the Strategic Housing Investment Programme and that viability implications have meant that it would not be appropriate to introduce an affordable housing policy. Therefore, for the time being, it is not appropriate for the Council to apply the 25% requirement.

- Impact of cumulative major developments within the Cowcaddens area

**Comment:** Whilst there are a number of redevelopment proposals within the pipeline within the Cowcaddens area, this is considered to be a positive change and shall enhance the strength of community within the locale. The proposal has been assessed against the City Development Plan to ensure it is delivering the sought benefits of investment and is in line with wider strategic objectives for the Cowcaddens area.

- Lack of community benefit gained from the development – including failure to provide increased food and leisure provision on the site, and charging for use of the community space

**Comment:** A Statement of Community benefit has been provided, within which it is evident that the proposal represents high quality development which has been designed to deliver a carbon efficient product. The development is in a high accessibility location with access to the full range of services and facilities within Glasgow City Centre. The development would support the Council aspirations to increase the population of the city centre whilst strengthening existing communities and economies. This is a sustainable location for development and it offers a mix of tenure options – being for private sale and build to rent. The application has also been accompanied by an ESG Planning Report which highlights the socio-economic benefit that could be delivered by the proposal, as detailed within the report above.

- Concern regarding provision of additional commercial spaces where vacancies exist within the community

**Comment:** It is considered to be beneficial to the wider community to deliver active uses at the ground floor, and the community space. However, the ground floor spaces, particularly within the managed build to rent building, are considered to be flexible should there be no market demand.

- Impact upon existing community services including police and fire services

**Comment:** Such community infrastructure should be responsive to the evolving dynamics of changing population. There is a clear corporate aspiration towards increasing city centre population to deliver on various sustainability and placemaking goals. It would be disproportionate to suppress these ambitions based upon the capacity of public services, however it is important that there is knowledge of changing population context and this is clearly signalled by the Council.

- Concern regarding the insurability of the tall buildings within the development

**Comment:** This is not a material planning consideration.

## Conclusion

The above assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including the consultation responses, have been considered however these do not outweigh the proposal's general accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to a Section 75 Agreement.

## Drawings

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

Location Plan P21031-KEP-BR-XX-DR-A-502001 P02 13.09.23

Proposed Site Plan P21031-KEP-XX-XX-DR-A-502003 P05 29.02.24

GA Elevations Build to Rent Sheet 1 P21031-KEP-BR-EL-DR-A-703001 P07 29.02.24

GA Elevations Build to Rent Sheet 2 P21031-KEP-BR-EL-DR-A-703002 P03 29.02.24  
GA Elevations Build to Rent Sheet 3 P21031-KEP-BR-EL-DR-A-703003 P03 29.02.24  
GA Elevations Build to Rent Sheet 4 P21031-KEP-BR-EL-DR-A-703004 P03 29.02.24  
GA Elevations Build to Rent Sheet 5 P21031-KEP-BR-EL-DR-A-703005 P03 29.02.24  
GA Elevations Build to Rent Sheet 6 P21031-KEP-BR-EL-DR-A-703006 P03 29.02.24  
GA Elevations Private For Sale Sheet 1 P21031-KEP-PS-EL-DR-A-703001 P07 29.02.24  
GA Elevations Private For Sale Sheet 2 P21031-KEP-PS-EL-DR-A-703002 P03 29.02.24  
Contextual Elevations North and West P21031-KEP-XX-XX-DR-A-703100 P02 29.02.24  
Contextual Elevations South and East P21031-KEP-XX-XX-DR-A-703101 P02 29.02.24  
General Arrangement Plan - Level 00 P21031-KEP-BR-00-DR-A-706001 P13 29.02.24  
General Arrangement Plan - Level 01 P21031-KEP-BR-01-DR-A-706001 P13 29.02.24  
General Arrangement Plan - Level 02 P21031-KEP-BR-02-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 03 P21031-KEP-BR-03-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 04 P21031-KEP-BR-04-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 05 P21031-KEP-BR-05-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 06 P21031-KEP-BR-06-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 07 P21031-KEP-BR-07-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 08 P21031-KEP-BR-08-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 09 P21031-KEP-BR-09-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 10 P21031-KEP-BR-10-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 11 P21031-KEP-BR-11-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 12 P21031-KEP-BR-12-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 13 P21031-KEP-BR-13-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 14 P21031-KEP-BR-14-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 15 P21031-KEP-BR-15-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 16 P21031-KEP-BR-16-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 17 P21031-KEP-BR-17-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 18 P21031-KEP-BR-18-DR-A-706001 P12 29.02.24  
General Arrangement Plan - Level 19 P21031-KEP-BR-19-DR-A-706001 P12 29.02.24  
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General Arrangement Plan - Level 05 P21031-KEP-PS-05-DR-A-706001 P12 29.02.24  
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## 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 demolition of the building, the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building. All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building being completed for record keeping purposes.

**Reason** To encourage, promote and facilitate development that is consistent with the waste hierarchy.

03. Prior to the commencement of demolition and construction works on site, a method statement detailing the anticipated programming and agreed methodology for demolition of the existing building and erection of the new building and including information relating to:
- (a) measures for the control of noise dust and vibration;
  - (b) areas for the delivery and storage of equipment and materials;
  - (c) management of site traffic;
  - (d) method statement and programme for demolition works, and;
  - (e) proposals for contractors storage, 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 demolition and construction and in the interests of vehicular and road safety.

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

04. Prior to the commencement of 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.

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

05. Prior to the commencement of demolition and 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.

06. Prior to the commencement of demolition and construction works on site, detail of proposed preservation/protection measures for the listed Locomotion Statue during site works shall be submitted to and approved in writing by the planning authority and thereafter shall be implemented in accordance with the agreed statement.

**Reason** To safeguard this listed statue.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

07. Before any work on the site is begun full details of any tree works shall be submitted for the written approval of the Planning Authority, including the submission of an Arboricultural Impact Assessment, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees at and adjacent to the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place

until completion of the development.

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

08. Before any work on the site is begun, a detailed plan to comply with BS 5837:2012 Trees in relation to design, demolition and construction, which shows the exact location of all existing trees on and adjacent to the site, including their root protection area (RPA), shall be submitted to and approved in writing by the planning authority. An accompanying schedule shall include information on species, height, canopy spread, base level and condition. The plan and schedule, ie the tree survey, shall also indicate those trees which it is intended to retain and those which it is intended to remove and details of any tree works to retained trees.

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

09. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

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

10. Prior to the commencement of works on site, a meeting shall be held on site for the inspection by the Planning Authority of all tree protection measures, in order to ensure they have been installed in accordance with the approved tree protection plan. The development shall thereafter be carried out in accordance with the approved details or as otherwise agreed in writing by the Planning Authority.

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

11. During the period of the works on site, monthly inspection reports, prepared by a suitably qualified professional on Arboricultural matters, shall be submitted to the Planning Authority for written approval.

These reports shall deal with the integrity of tree protection measures, any planned and agreed works within the root protection areas (RPA), service works, and any other site access issues that may impact on the trees to be retained.

No further tree removals shall be carried out without the submission of a tree replacement plan submitted to the Planning Authority for prior written approval.

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

12. On the completion of demolition works and prior to development works commencing on site, a comprehensive contaminated land assessment shall be 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.

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

13. 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.

14. 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.

15. 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.

16. Unless otherwise agreed in writing with the Planning Authority, no development (other than demolition) 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.

17. Prior to the commencement of construction works on site, final construction drawings of all drainage and SUDS for the development shall be submitted to and approved in writing by the Planning Authority. Thereafter, the drainage and SUDS shall be implemented in the approved manner, prior to occupation of the building.

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

18. Prior to the commencement of above ground construction works for the new 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 rooms, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the 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.

19. Prior to the commencement of above ground construction works for the new 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. The approved sample panel shall remain in place throughout construction, where practicable, unless otherwise agreed in writing with the Planning Authority. Thereafter, the 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.

20. Prior to the commencement of above ground construction works for the new building on site, detailed construction drawings including elevational and sectional at 1:20 scale illustrating

each typical elevation bay, at base, middle and crown of the building, shall be submitted to and approved in writing by the Planning Authority and thereafter 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.

21. Prior to the commencement of above ground construction works for the new building on site, drawings at 1:20 scale, illustrating the treatment of the connection of the base of the building with the street, shall be submitted to and approved in writing by the Planning Authority and thereafter 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.

22. Prior to commencement of above ground construction works for the new building on site, a marked up elevational study at 1:20 detailing profile, makeup and detailing of each typical elevation shall be submitted to and approved in writing by the Planning Authority. Thereafter, the building shall be constructed in accordance with the approved drawings prior to occupation.

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

23. Prior to commencement of above ground construction works for the new building on site, drawings at 1:20 scale illustrating the safety guarding treatment on the external terraces shall be submitted to and approved in writing by the Planning Authority and thereafter 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.

24. Prior to commencement of above ground construction works for the new building on site, scale drawings and further detail of the ground level/amenity terrace privacy buffers adjacent to private accommodation shall be submitted to and approved in writing by the Planning Authority. Thereafter, the ground level/amenity terrace privacy buffers shall be constructed in accordance with the approved drawings prior to occupation of the building.

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

25. Prior the commencement of above ground construction works on site, details of all roof-mounted plant, apparatus and screening 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.

26. Prior to the commencement of above ground construction works for the new building on site, details of an architectural lighting scheme for all elevations shall be submitted to and approved in writing by the Planning Authority. Thereafter the architectural lighting scheme 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.

27. Prior to commencement of above ground construction works for the new building on site, details of positions and types of external public realm 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 building and thereafter maintained by the developer/operator of the building.

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

28. Prior to above ground construction works for the new 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 and thereafter shall be implemented in the approved manner. For the avoidance of doubt, no vents, flues, aerials or other such external fittings are approved on the external elevations without the prior written agreement of the planning authority.

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

29. Prior to commencement of above ground construction works, details of mitigation measures to



prevent an adverse impact of local environmental noise on future occupiers of the buildings shall be submitted for the written approval of the planning authority. The approved mitigation measures shall be completed before the use of the development commences.

**Reason** To protect the occupiers of the development from excessive noise.

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

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

31. Prior to the commencement of above ground construction works for the new building on site, detail of biodiversity improvement measures shall be submitted for the written approval of the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

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

32. Prior to above ground construction works commencing on site, a scheme of landscaping for the ground level and on-building amenity spaces 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 landscaping, shall be completed in accordance with the approved scheme.

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

33. Prior to above ground construction works commencing for the new building on site, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

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

34. Prior to the commencement of above ground construction works for the new building on site, specifications of the proposed hard landscaping materials shall be submitted to and approved in writing by the Planning Authority. Thereafter, the landscaping shall be completed in accordance with the approved details prior to occupation of the building.

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

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

35. Prior to above ground construction works commencing on site, details of the proposed external cycle store shall be submitted to and approved in writing by the Planning Authority. This shall include scale drawings, materials, lighting, and safety and security measures. Thereafter, the store shall be completed in accordance with the approved details prior to occupation of the building.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

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

36. Prior to above ground construction works commencing on site, details of the proposed portico

and pergola structures, including associated planting, shall be submitted to and approved in writing by the Planning Authority. Thereafter, these features shall be completed in accordance with the approved details prior to occupation of the building.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

37. Prior to commencement of this aspect of the works, a signage strategy for the building will be submitted to and approved in writing by the Planning Authority and shall thereafter be implemented in the approved manner.

**Reason** To ensure a consistent approach to the display of signage on the building.

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

38. Prior to the commencement of this aspect of the works for the new buildings on site, detailed proposals for the footway / public realm works around the development site shall be submitted to and approved in writing by the Planning Authority and thereafter shall be implemented in the approved manner prior to occupation of the building.

**Reason** In the interests of pedestrian safety.

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

39. Prior to installation, details of external security features proposed for use on the premises, in respect of design, colour and location, shall be submitted to and approved in writing by the Planning Authority and thereafter shall be installed in the approved manner prior to occupation of the building.

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

40. Prior to the commencement of this aspect of the works for the new buildings on site, details of refuse and recycling storage areas and bins for all approved uses shall be submitted to and approved in writing by the Planning Authority. The approved facilities shall be completed prior to occupation of the building.

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

41. 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 building shall be submitted to and approved in writing by the Planning Authority. Thereafter the strategy shall be implemented in the approved manner.

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

42. Prior to the use commencing, a statement outlining a servicing strategy, clarifying arrangements for refuse collection and general servicing for the buildings shall be submitted for the written approval of the Planning Authority. Thereafter, the servicing strategy shall be implemented in the approved manner, unless otherwise approved in writing by the Planning Authority.

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

**Reason** In the interests of pedestrian safety.

43. 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.

44. Prior to occupation of the 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.

45. Prior to the commencement of use of any of the ground floor commercial 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 and any subsequent changes of use will require separate applications for planning permission.

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

46. Prior to landscaping works commencing, detail of all formal and informal children's play equipment and features shall be submitted for the written approval of the Planning Authority. Thereafter, the measures shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

47. Prior to landscaping works commencing, detail of measures to provide demarcation between the children's play area and parking court of the 'private for sale' block to the south-west of the site shall be submitted for the written approval of the Planning Authority. Thereafter, the measures shall be implemented in the approved manner unless otherwise approved in writing by the Planning Authority.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

48. There shall be no projecting balconies situated on the southern gable of the 12 storey "build to rent" block which fronts Port Dundas Road. Should balconies require to be located on an alternative elevation, amended scale plans and elevations shall be submitted for the written approval of the Planning Authority prior to the commencement of this aspect of the works, which shall be in accordance with the approved details.

**Reason** To maintain a minimum residential privacy buffer between the subject building and the northern gable of the adjacent "private for sale" building.

**Reason** To enable the planning authority to consider this/these aspect(s) in detail.

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

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

50. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

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

51. 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 maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

52. No surface water runoff from the development will be permitted to discharge to any watercourse without the prior written approval of the Planning Authority.

**Reason** In the interest of sustainable on-site drainage services.

53. Disposal of Cooking Odours/Fumes from Commercial Equipment

(a) All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up internally and terminating at a point 1 metre above eaves level. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.

(b) A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences. The elements to be included are:

- (i) Canopies - A canopy (or canopies) shall be located above all cooking appliances.
- (ii) Air Flow - The canopy face velocity shall be not less than 0.5 m/s.
- (iii) Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
- (iv) Air Input - An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.

(c) A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.

(d) Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

**Reason** To protect local residents from nuisance resulting from the disposal of cooking odours.

54. The external rooftop terraces shall be used only between 0800 hours and 2200 hours daily.

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

55. The hours of operation of the ground floor commercial units and community facility 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.

56. Servicing of the commercial premises within the development 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.

57. No acoustic/amplified music shall be played on the external terraces.

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

58. Safe, sheltered and secure cycle parking shall be provided in accordance with Policy CDP 11: Sustainable Transport and supplementary guidance SG 11: Sustainable Transport of the Glasgow City Development Plan 2017, or any subsequent replacement development plan guidance.

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

59. Vehicular access to the private car parking court shall be taken via dropped kerb footway crossings designed in accordance with Figure 5.6 of the Design Guide for New Residential Areas.

**Reason** To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

60. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb, with any steps / ramps located in private (non-adopted) areas.

**Reason** In the interests of pedestrian safety.

61. All pedestrian and vehicular access levels shall be compatible with existing footway levels, with appropriate footway gradients and crossfalls provided. 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.

62. All servicing will be subject to the existing waiting and loading restrictions and to any future amendments.

**Reason** In the interests of pedestrian and vehicular safety.

63. Public street lighting shall be maintained during all phases of the development.

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

64. Existing street furniture (including signs, lighting columns, electrical control boxes etc) shall be maintained / relocated to suit the new footway / access arrangements as appropriate and to the approval of GCC Neighbourhoods, Regeneration & Sustainability.

**Reason** To enable the Planning Authority to monitor the implementation of the development.

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

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

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

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

67. 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.

68. 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.

69. External security shutters shall not be permitted in the development hereby approved.

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

70. Clear glass shall be used for all windows on the ground floor of the development which shall be kept free of advertisements, fixed furniture or large pieces of equipment such as refrigeration units or shelving. Where 'modesty' screening or obscure glass is required, the details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to installation and thereafter shall be installed in the approved manner.

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

### **Reason(s) for Granting This Application**

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

### **Advisory Notes to Applicant**

01. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
02. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
03. Before the lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.
04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.
05. 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.
06. The applicant is advised that a S56 order is required for any works encroaching on the footway.
07. The applicant should consult with Environmental Health concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.
08. Prior to implementation of this permission, the applicant should contact the Transport Planning Team at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
09. The Glasgow City Council "Avenues" Team should be consulted regarding the approved works.
10. It should be noted that presently or in the near future servicing of the proposed development could be subject to traffic regulations and possible changes to existing waiting and loading restrictions.
11. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.
12. Commercial waste from the premises requires to be disposed of in accordance with the Duty of Care requirement under section 34 of the Environmental Protection Act 1990. Waste transfer notes require to be obtained for the disposal of such waste and retained for a period of two years.
13. The applicant shall submit confirmation of Technical Approval from Scottish water to confirm that a surface water connection to their system has been granted.
14. The applicant should receive written approval from Scottish Environment Protection Agency prior to construction works commencing on site.

15. The developer should advise each prospective tenant that residents will not be eligible to purchase a resident's on-road parking permit in line with Glasgow City Council policy.

for Executive Director of Neighbourhoods, Regeneration and Sustainability

DC/ NMR/13/03/2024

## BACKGROUND PAPERS

**PLEASE NOTE THE FOLLOWING:**

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