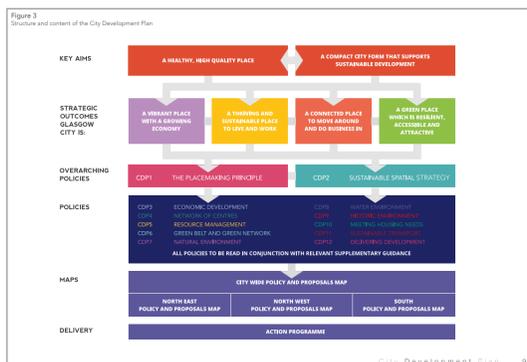
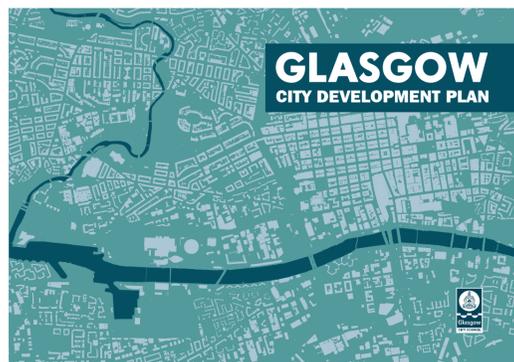


# Planning Overview



The council's Glasgow City Development Plan and the Scottish Government's National Planning Framework 4

## River Clyde Development Corridor

The brownfield land around the Clyde River waterfront is in severe need of regeneration and investment. The site falls within the designated Clyde Mission area and the River Clyde Development Corridor Strategic Development Framework which seeks regeneration around the waterfront. The proposal would therefore be part of what is recognised by the Scottish Government as a national place based mission.

The proposal would promote redevelopment of an underutilised urban site, improve quality of place, generate employment, and increase local spending, meeting the provisions of the National Planning Framework 4 (2023).

## Proposed Land Use

Glasgow has five universities and 7 further education colleges. The Glasgow City Development Plan 2017 ('GDGP') notes that there are 133,000 students from 135 countries coming to study in Glasgow, and there is the need to grow the economy and benefit from the potential of available employment pool. Glasgow City Council ('GCC') also wishes to attract more students from out with Scotland. This, coupled with GCC's City Centre Recovery Plan 2022-24, which seeks to maximise activity, footfall and employment opportunities, suggests a need for good quality and managed student accommodation to meet the strategic needs of the City.

Local Plan policy is supportive of purpose built student accommodation which has good quality amenity, an appropriate range of accommodation and in locations with good access to university and college locations by

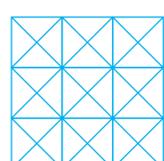
public transport and active travel routes, which the site benefits from.

The proposed development would also provide high quality social space and external amenity within the development and enhance biodiversity through landscape design. Furthermore, it would encourage local living and compact urban growth, given the site's proximity to local amenities and services.

## Summary of Planning Benefits

- Bring an underutilised brownfield site, back into a viable use in a designated regeneration area.
- Support Glasgow's economy through introduction of new student accommodation which brings construction jobs, increased local spending and job creation through the operational phase.
- Optimise a sustainable and accessible location with very good public transport and active travel links to central Glasgow.
- Provide net greening and enhanced biodiversity on site.
- An accessible development with wheelchair units.
- A high quality and sympathetic building design which sits comfortably alongside the existing characteristics of the urban area and new emerging development in the locality.
- A sustainable proposal which is car free and includes measures to reduce carbon emissions.

## Project Team



COOPER CROMAR



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