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Our ref: NOD/GLW/001  
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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
PROPOSED ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED  
PARKING, LANDSCAPING AND VEHICULAR ACCESS AND DEMOLITION OF  
EXISTING STRUCTURES AT KELBOURNE STREET/SANDA STREET/CLOUSTON  
STREET, GLASGOW**

1. This letter contains Scottish Ministers' decision on the above planning application. The application was called in for Ministers' determination on 9 March 2016.
2. The application was considered by means of written submissions, hearing sessions and site inspections by Mr Michael Cunliffe, BSc(Hons) MSc MCIWEM, a reporter appointed by Ministers for that purpose. A copy of his report is attached. The contents of the report are set out on page 1 and his overall conclusions and recommendations are set out in Chapter 7 of the report.

**Ministers' Decision**

3. Ministers have carefully considered the report. They accept and agree with the reporter's overall conclusions and recommendations and adopt them for the purpose of their own decision.
4. Accordingly, Ministers hereby dismiss the application and refuse planning permission for the erection of residential development with associated parking, landscaping and vehicular access and demolition of existing structures at Kelbourne Street/Sanda Street/Clouston Street, Glasgow.
5. The foregoing decision of Ministers is final, subject to the right conferred by Sections 237 and 239 of the Town and Country Planning (Scotland) Act 1997 of any person aggrieved by the decision to apply to the Court of Session within 6 weeks of the date hereof. On any such application the Court may quash the decision if satisfied that it is not within the powers of the Act, or that the appellant's interests have been substantially prejudiced by a failure to comply with any requirements of the Act, or of the Tribunals and Inquiries Act 1992, or any orders, regulations or rules made under these Acts.

6. For the avoidance of doubt, the date Ministers issued a Direction, under Section 46 of the Town and Country Planning (Scotland) Act 1997, requiring Glasgow City Council to refer the application to them for determination, was 9 March 2016 and not 24 May 2013 as referred to in the report.

7. A copy of this letter and the reporter's report has been sent to Glasgow City Council, Douglas Peacock and Ian Black representing the North Kelvin Meadow Group, North Kelvin Community Council, Emily Cutts, Chair of The Children's Wood Group, Councillor Wardrop and Baillie Baker. All other parties who lodged representations have received a letter advising of access to this decision.

Yours sincerely

**IAIN McLEOD**