

Scotland Planning Projects 2025

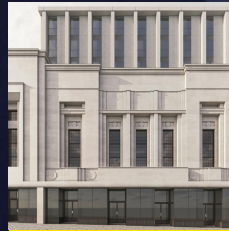
savills



BUCHANAN
GALLERIES



CROWN
BUILDING



SAUCHIEHALL
STREET



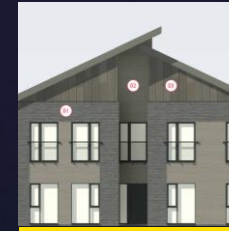
NELSON
MANDELA
PLACE



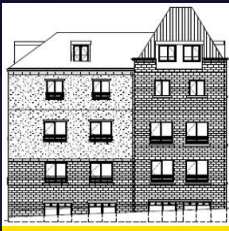
ALMOND
VALLEY



CASTLE ROAD



CHILDREN'S CARE
HOME GRANT
STREET ALLOA



HOPETOUN
STREET



CROMARTY,
HIGHLAND CALL
FOR SITES



WINDY
STANDARD
REPOWER



STRATH TILLY



MUIR MHÒR



REDSHAW
BESS



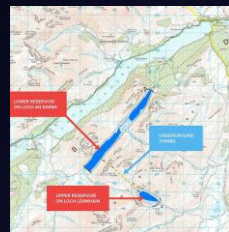
GLASGOW
DISTRICT HEATING
NETWORK



NEWTON AND
WELLINGTON
FARM



COYLTON



EARBA



SCONE
ESTATES



LIVE MUSIC
ARENA,
EDINBURGH



CORROIR
RESEARCH
CENTRE

CONTACT US →

SCOTLAND PLANNING PROJECTS

Urban & Commercial

BUCHANAN GALLERIES, GLASGOW

- Successfully achieved a range of planning permissions to redevelop Buchanan Galleries, including:
 - Digital facades to showcase creative content and branding
 - Large format retail units opening onto Buchanan Street
 - New flagship store above the low-level railway line
 - Marketplace food hall, restaurants and new leisure uses on upper levels
 - Reconfigured entrance on Buchanan Street
- Design concept rooted within transformation through sensitive retrofit and targeted interventions.



Alastair Wood
Director
awood@savills.com
+44 (0) 7807 999 047



CROWN BUILDING, GLASGOW

- Planning Permission obtained for a mixed-use development involving extensions to the existing Buchanan Galleries shopping centre and demolition of existing building.
- 1159 sqm of floorspace - including retail, commercial, leisure and food and drink.



Alastair Wood
Director
awood@savills.com
+44 (0) 7807 999 047



SAUCHIEHALL STREET, GLASGOW

- Planning permission and Conservation Area Consent obtained for a mixed-use development, including demolition and replacement of an existing building to provide purpose-built student accommodation (PBSA).
- The development will deliver 633 PBSA beds as well as c.11,000 sq ft of commercial floorspace.
- Application successfully granted at Planning Appeal.



Craig Gunderson
Associate Director
craig.gunderson@savills.com
+44 (0) 7807 999 711



FUSIONSTUDENTS

savills

SAUCHIEHALL STREET, GLASGOW

BACK →

NELSON MANDELA PLACE, GLASGOW

- Obtained planning permission and listed building consent.
- Internal and external alterations to merge two units into a single new restaurant space.
- Currently occupied by restaurant operator Dishoom.



Craig Gunderson
Associate Director
craig.gunderson@savills.com
+44 (0) 7807 999 711



savills

NELSON MANDELA PLACE, GLASGOW

BACK →

SCOTLAND PLANNING PROJECTS

Housing

ALMOND VALLEY, PERTH

- Ongoing planning consultancy support to Barratt Homes on the delivery of Phase 1 at Almond Valley.
- Following planning approval of Phase 1 in December 2024, this year has seen various condition discharge works and ancillary applications to support a site start.
- Also involved in the due diligence of Phase 2 with a detailed application scheduled for 2026 following the appointment of a developer.



Debbie Mackay
Director
dmackay@savills.com
+44 (0) 7920 810 966



CASTLE ROAD, ROSYTH

- Planning Permission in Principle granted for residential development of 24 homes and associated works.
- Consists of 12 dwellinghouses and 12 flatted dwellings and associated works, with a mix of units comprising:
 - six two-bedroom terraced housing units,
 - six two-storey three-bedroom semi-detached housing units
 - two three-storey flatted blocks comprising of six two-bedroom flatted properties each.



Alastair Wood
Director
awood@savills.com
+44 (0) 7807 999 047



savills



CHILDREN'S CARE HOME, GRANT STREET ALLOA

- Delivery of two new children's residential care homes.
- Sensitive redevelopment involving demolition of a former nursery.
- Engaged with the Council's People Directorate to understand the proposal's importance and ensure alignment with operational requirements.
- The scheme allows care-experienced children and young people to have a brighter future post-care.



Alastair Wood
Director
awood@savills.com
+44 (0) 7807 999 047



savills

CHILDREN'S HOME, GRANT STREET ALLOA

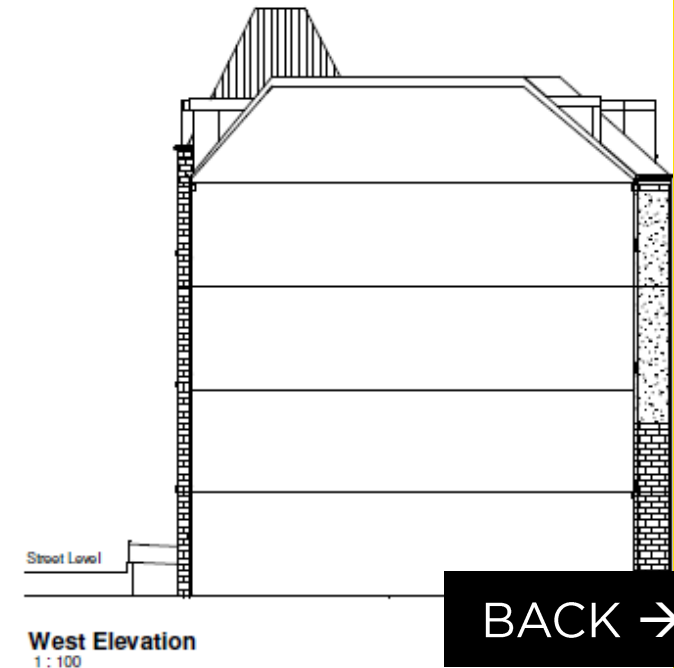
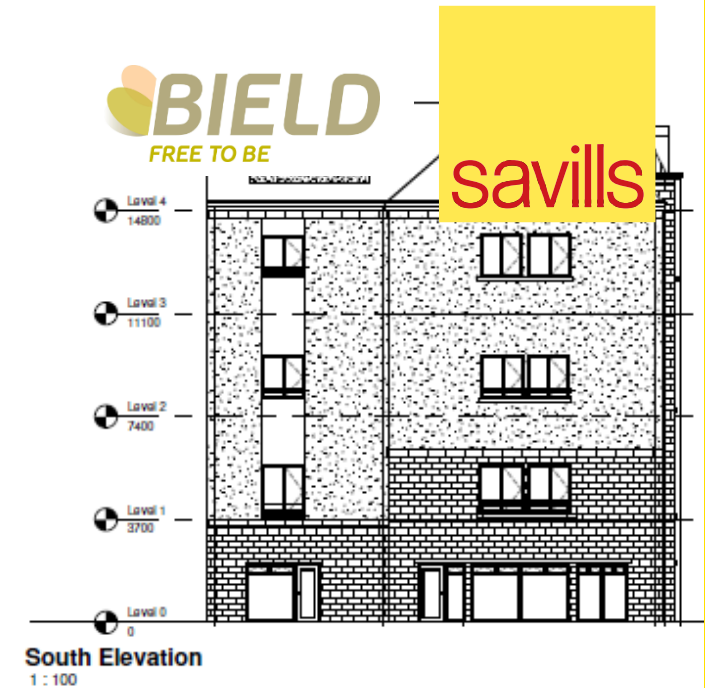
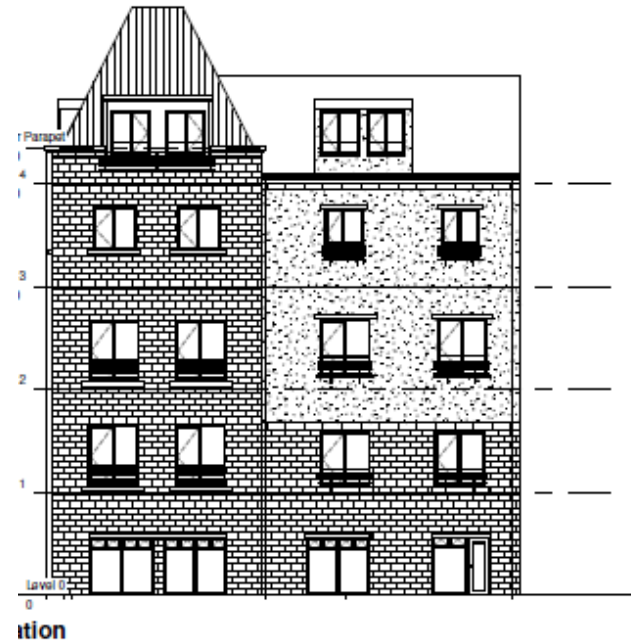
BACK →

HOPETOUN STREET, EDINBURGH

- Planning permission secured for internal and external alterations to facilitate a change of use from offices to residential.
- The development provides 10 residential flats which range from one to three bedrooms.



Craig Gunderson
Associate Director
craig.gunderson@savills.com
+44 (0) 7807 999 711



BACK →

CROMARTY, HIGHLAND

- Promotion of land to the south of Cromarty, Highland for a new residential development of c. 125 units. The submission was made on a tight schedule to meet Highland Council's Call for Sites deadline.
- Project-managed a multi-disciplinary team, including Savills Natural Capital and Architecture, to produce the development framework and present a strong case for the site's allocation. This resulted in a competitive bid. Now awaiting Highland Council's Proposed Local Development Plan in late 2026.



Philip Graham
Associate
PNGraham@savills.com
+44 (0) 781 412 4910



SCOTLAND PLANNING PROJECTS

Energy

WINDY STANDARD REPOWER

- Windy Standard 1 Wind Farm was one of the first to be built in Scotland in the 1990s.
- Plans would see the removal of 36 turbines and eight wind turbines up to 200m to tip erected in their place
- The consented development would more than double the generating capacity of the existing Windy Standard I Wind Farm (49.6MW versus 21.6MW).



Simon Herriot
Director
sherriott@savills.com
+44 (0) 7964 915 808



 Fred. Olsen Renewables

savills

WINDY STANDARD REPOWER, CARSPHAIRN - DUMFRIES AND GALLOWAY

BACK →

STRATH TIRRY

- The Strath Tirry Wind Farm Project consists of four turbines with a tip height of up to 135m.
- Also includes an energy storage system with a combined generating capacity over 20MW in associated infrastructure.



Simon Herriot
Director
sherriott@savills.com
+44 (0) 7964 915 808



savills



STRATH TIRRY, DALMICHIE LAIRG, HIGHLAND

BACK →

MUIR MHÒR

- Onshore Transmission Infrastructure for Muir Mhòr Offshore Wind Farm, including underground cabling and a substation to connect the offshore turbines to the National Grid.
- Once operational, the wind farm will generate up to 1GW of clean electricity – enough to power the equivalent of 1.2 million homes every year.



Simon Herriot
Director
sherriott@savills.com
+44 (0) 7964 915 808



Fred. Olsen Renewables VATTENFALL

savills

REDSHAW

- Battery Energy Storage System (BESS) with a generation capacity of up to 500 megawatts (MW).
- Plans include up to 400 containerised battery units, each approximately 6m long, 2.4m wide, and 3m high, along with associated control units and electrical infrastructure.



Simon Herriot
Director
sherriott@savills.com
+44 (0) 7964 915 808

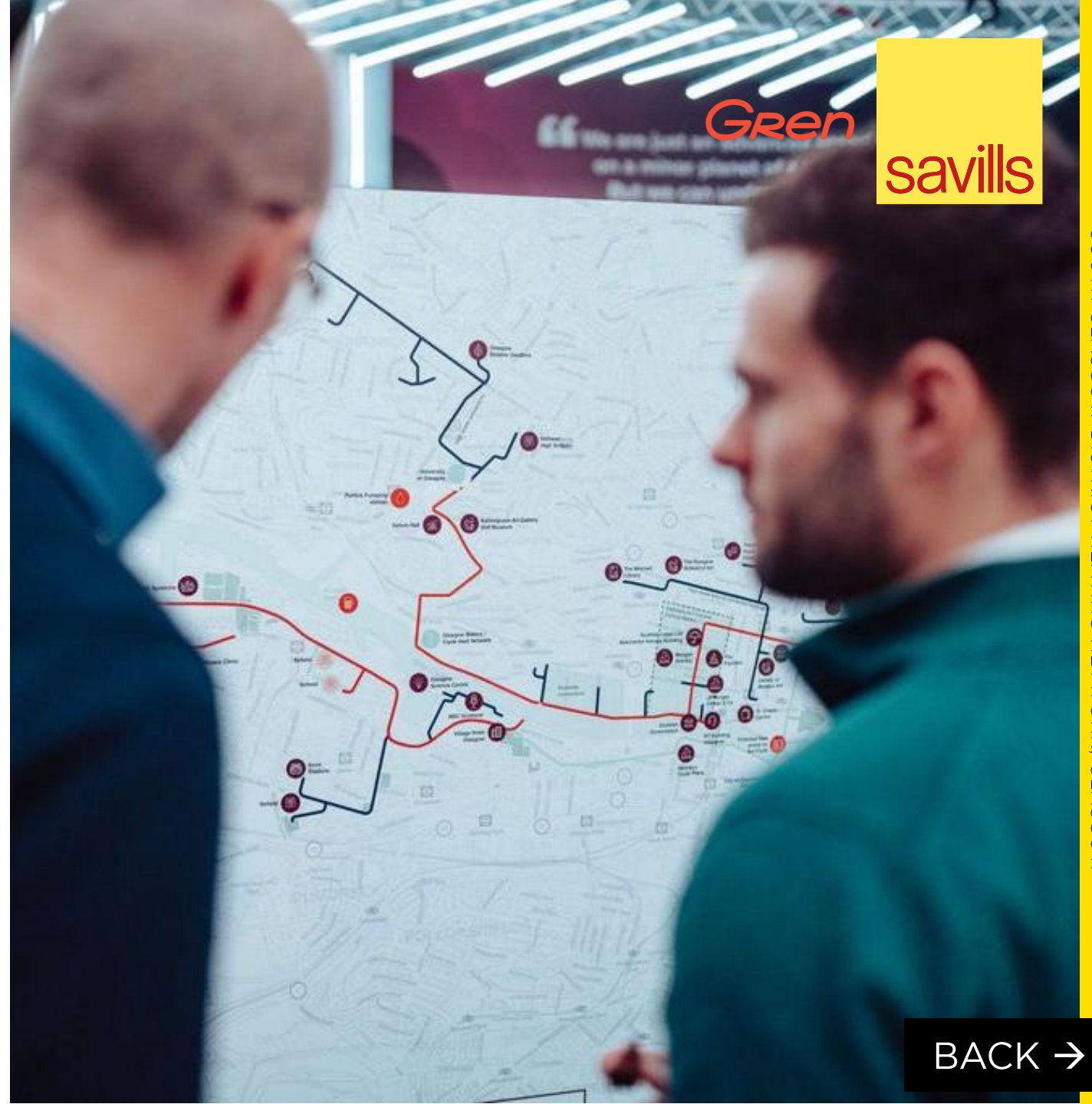


ENERGY ON CLYDE DISTRICT HEAT NETWORK, GLASGOW

- Planning permission secured for the first phase of the 'Energy on Clyde' district energy network, distributing low-carbon heat and power in South Glasgow.
- Consent secured within 2 months of submission.
- Future network phases are now being advanced of what is planned to be one of the largest heat networks in the UK.



Adam Richardson
Director
arichardson@savills.com
+44 (0) 7812 088 855



SHAWFAIR DHN: NEWTON & WELLINGTON FARM

- Appointed in June 2023 to advise on planning and land consents for expanding the Shawfair District Heating Network (DHN) to serve the Newton & Wellington Farm housing development.
- The developer, Midlothian Energy Limited (a joint venture between Midlothian Council and Vattenfall) identified four potential pipeline routes. After technical and environmental assessment, the preferred route was selected.
- Coordinated the Matters Specified in Conditions application, approved in August 2025. Construction is now underway.



Jo Plant
Associate Director
joanne.plant@savills.com
+44 (0) 7807 999 942



COYLTON

- Concerns a Battery Energy Storage System (BESS) with a maximum generating capacity of 29.9 megawatts (MW).
- The Coylton BESS project will comprise 18 battery units and cover 2.67 ha of land south of the Coylton electricity substation.



Jo Plant
Associate Director
joanne.plant@savills.com
+44 (0) 7807 999 942



BALANCEPOWER

savills



EARBA

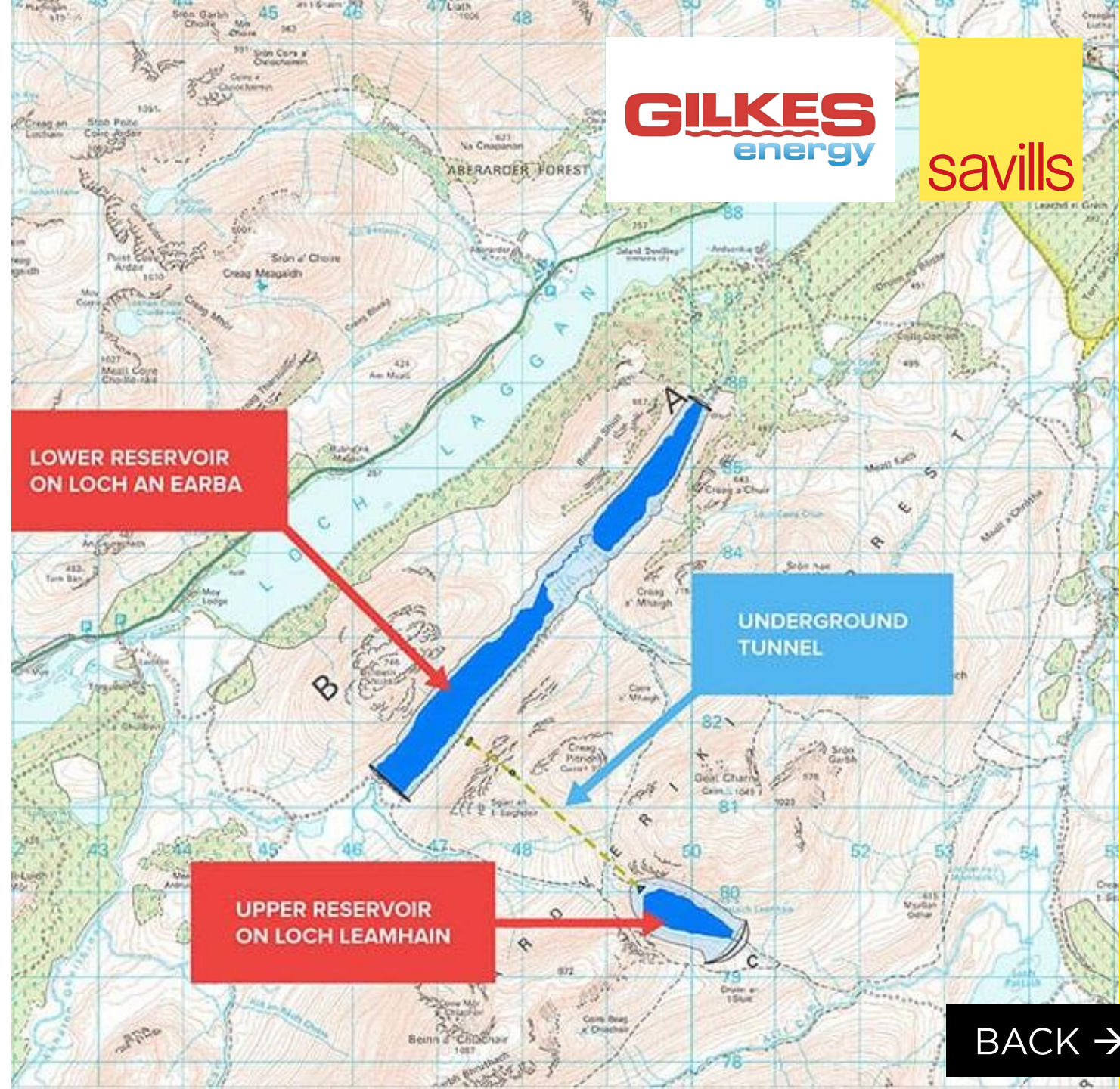
- Construction and operation of an up to 1,800 MW, 40GWhr Pumped Storage Hydro Electric Scheme.
- The Earba project will be the largest scheme of its kind in the UK (in terms of energy stored).



Simon Herriot
Director
sherriott@savills.com
+44 (0) 7964 915 808

GILKES
energy

savills



BACK →

SCOTLAND PLANNING PROJECTS

Leisure

SCONE ESTATES, PERTH

- Long-standing client relationship with Scone Estates, advising on an ambitious redevelopment proposal.
- Application involved the conversion of a B-listed stable block into a visitor centre featuring a café, ticket office and gift shop, alongside an adventure playground and office/events space.
- All development is supported by electricity from an on-site solar meadow.



Debbie Mackay
Director
dmackay@savills.com
+44 (0) 7920 810 966



LIVE MUSIC ARENA, EDINBURGH PARK

- Achieved full planning permission within 4 months of submission for the high-profile 8,500 capacity arena proposal, which was subject to significant stakeholder scrutiny.
- Key site challenges included land use principle (departing from the City Plan 2030 and that approved under the prior Parabola masterplan), neighbouring amenity impacts, public safety and crowd movement in proximity to the tram infrastructure.
- Continuing to be heavily involved in the discharge of conditions/potential variations ahead of start on site in 2026 and opening in late 2027.



Alastair Wood
Director
awood@savills.com
+44 (0) 7807 999 047



SCOTLAND PLANNING PROJECTS

Education

CORROUR & ST ANDREWS UNIVERSITY RESEARCH CENTRE

- Includes a research hub with accommodation and field facilities to support Just Transition research.
- Overcame negative pre-application response regarding the sustainability of the location by drawing up a detailed site selection study, demonstrating why it was the most appropriate location.
- Planning consent was secured within 6 weeks of the submission, with only one condition attached.



Debbie Mackay
Director
dmackay@savills.com
+44 (0) 7920 810 966



University of
St Andrews

savills



Contact us



ALASTAIR WOOD

HEAD OF PLANNING

SAVILLS

+44 (0) 7807 999 047

AWOOD@SAVILLS.COM



SIMON HERRIOT

DIRECTOR

SAVILLS

+44 (0) 7964 915 808

SHERRIOT@SAVILLS.COM



DEBBIE MACKAY

DIRECTOR

SAVILLS

+44 (0) 7920 810 966

DMACKAY@SAVILLS.COM



ADAM RICHARDSON

DIRECTOR

SAVILLS

+44 (0) 7812 088 855

ARICHARDSON@SAVILLS.COM

[savills.com](https://www.savills.com)

Disclaimer: The material in this presentation has been prepared solely for informational purposes and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Savills prior written consent. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer or transaction, or act as an inducement to enter into any contract or commitment whatsoever. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS GIVEN AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAVILLS IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS. Savills shall not be held responsible for any liability whatsoever or for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this document or any errors therein or omissions therefrom.

BACK →