Scotland Planning Projects 2025

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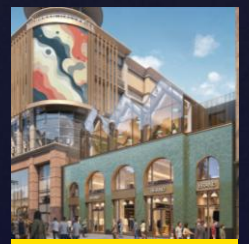
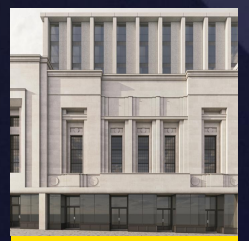
BUCHANAN GALLERIES



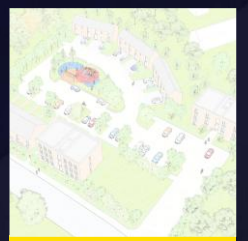
CROWN BUILDING



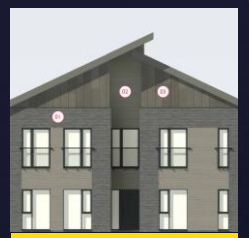
SAUCHIEHALL STREET

NELSON MANDELA PLACE

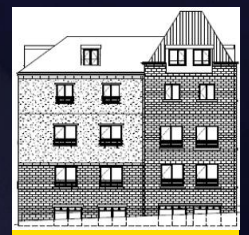
ALMOND VALLEY



CASTLE ROAD



CHILDREN'S CARE HOME GRANT STREET ALLOA



HOPETOUN STREET

SPITTALRIGG FARMHOUSE

WINDY STANDARD REPOWER

STRATH TIRRY

MUIR MHÒR

REDSHAW BESS

GLASGOW DISTRICT HEATING NETWORK

NEWTON AND WELLINGTON FARM

COYLTON

EARBA

SCONE ESTATES

LIVE MUSIC ARENA, EDINBURGH

CORROUR RESEARCH CENTRE

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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.

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BACK →

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.

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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.

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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.

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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.

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SPITTALRIGG FARM HOUSE, HADDINGTON

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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.

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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.

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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.

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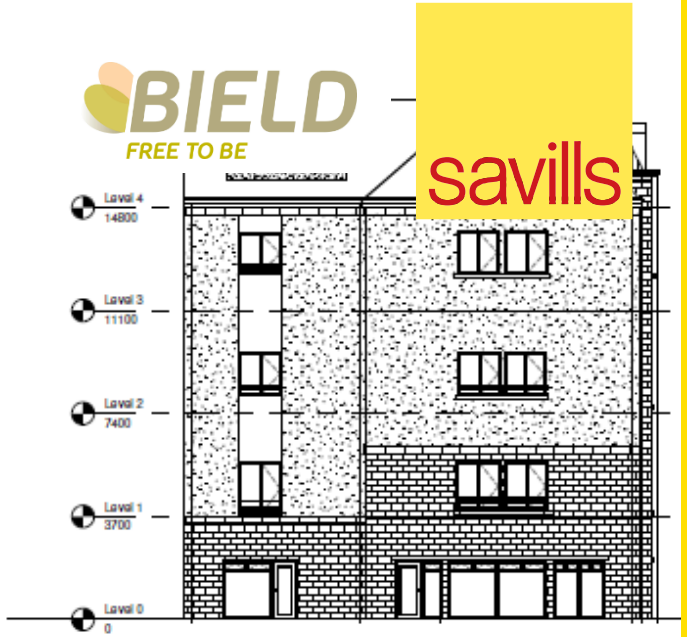

South Elevation
1 : 100

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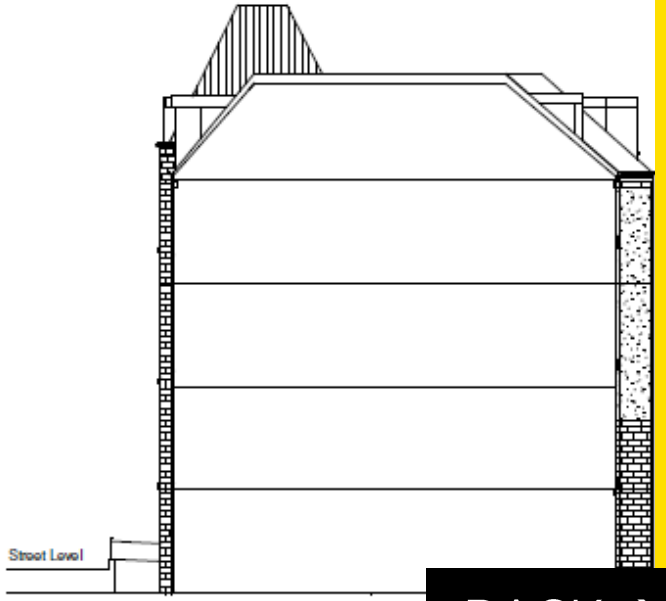

West Elevation
1 : 100

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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.

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SPITTALRIGG FARM HOUSE, HADDINGTON

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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).

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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.

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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.

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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.

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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.

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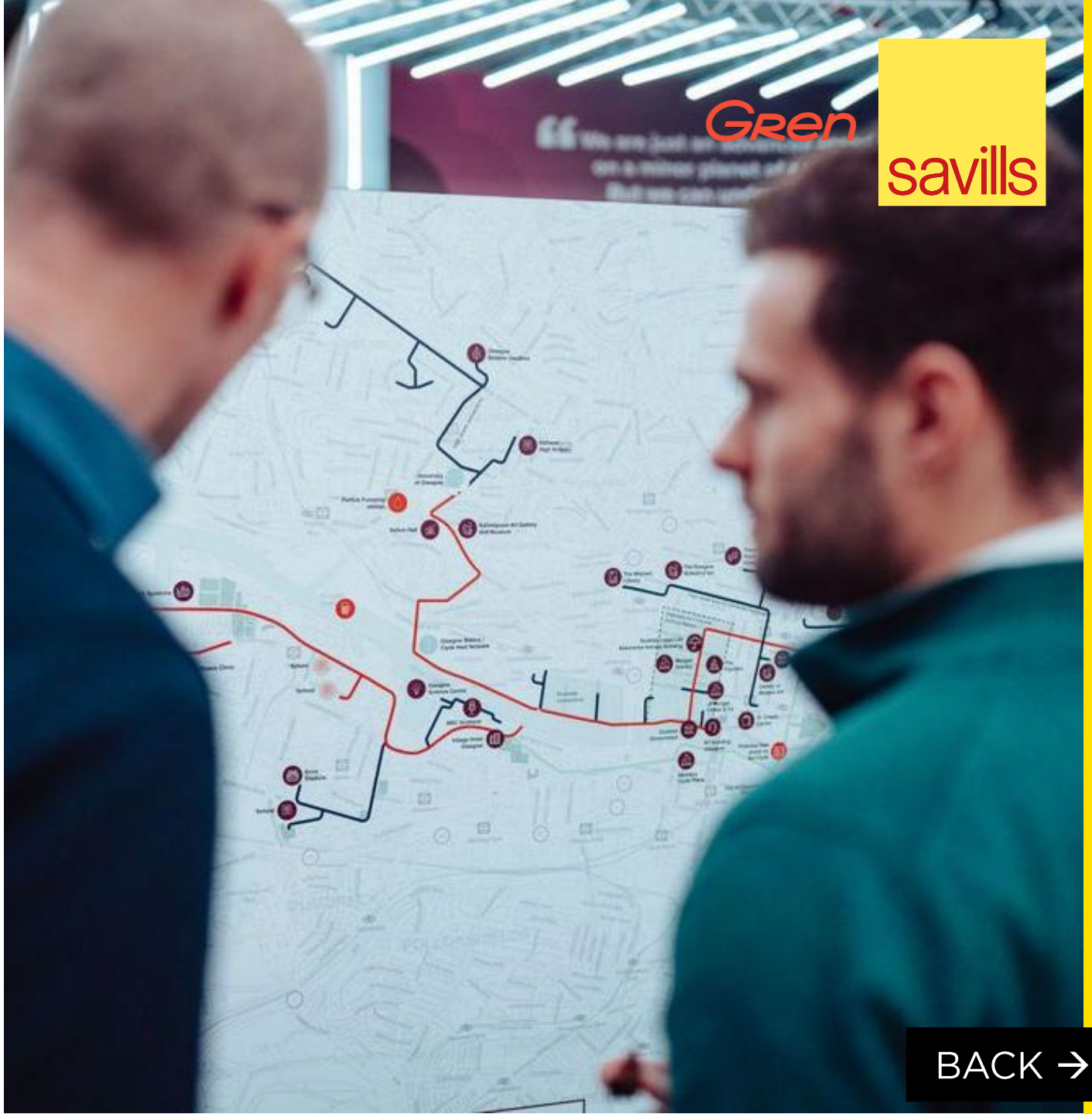

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SHAWFAIR DHN: NEWTON & WELLINGTON FARM

- 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.

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BACK →

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.

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BACK →

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).

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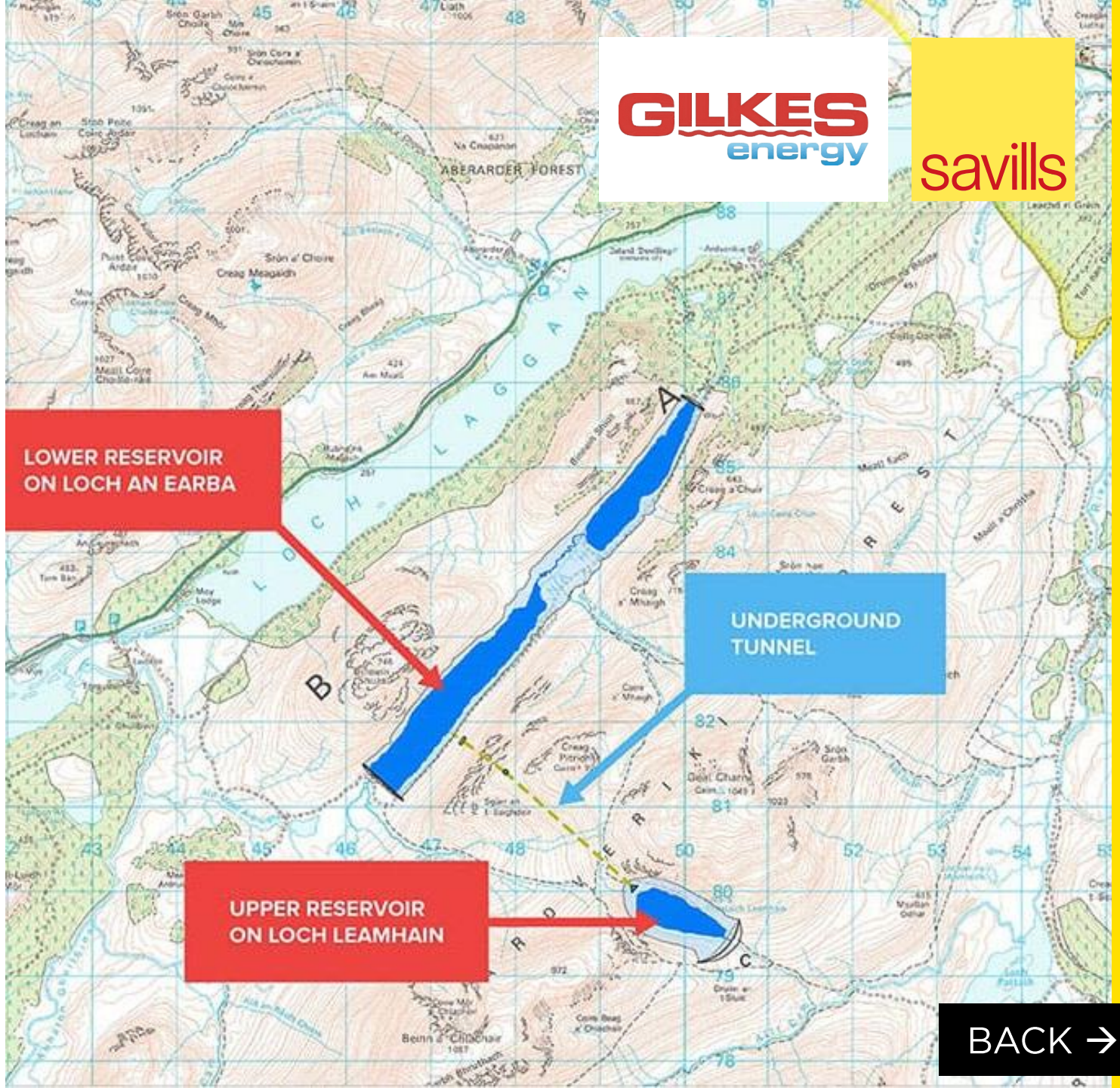

EARBA, LOCHAN NA H-EARBA- HIGHLAND

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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.

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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.

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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.

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