

Event 2

Introduction

Gartloch Gardens

On behalf of Apsley (Gartloch) Limited and McColl Holdings Limited, thank you for taking the time to visit our second public consultation event.

About the Applicant

Apsley (Gartloch) Limited and McColl Holdings Limited is a joint venture proposing the delivery of up to 800 units on a 49-hectare site allocated for residential development in Glasgow City Council's adopted City Development Plan.

Purpose of this consultation

This public consultation is the second of two events in relation to the proposals for a residential-led mixed use development at Gartloch Gardens, Glasgow. This event allows us the opportunity to provide feedback regarding the views gathered to date during the pre-application consultation period including the first event which was held 22nd April 2026 within St Benedict's Catholic Church.

A Proposal of Application Notice was submitted to Glasgow City Council on 4th March 2026. An application for Planning Permission in Principle (PPP) for the proposed development is anticipated to be submitted to Glasgow City Council in Autumn 2026. This application will be accompanied by an Environmental Impact Assessment (EIA). Discussions with Glasgow City Council on the scope of this EIA are ongoing.

The exhibition boards on display summarise the feedback received at the first event and set out our responses to the themes raised by stakeholders. The exhibition boards go on to outline the latest design approach to the residential-led mixed use development proposals. Members of the project team are on hand to discuss the proposals and answer any questions you may have.

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What was said?

The first consultation event was well attended with over 70 people viewing the consultation material on the day.

We received many positive and constructive comments at the first consultation. We also registered several concerns and considered challenges on matters that are important to you. These are summarised below:

- Infrastructure capacity and necessary upgrades
- Impacts on greenspaces, ecology and wildlife
- Types of housing to be delivered
- Safety and active travel accessibility
- Construction impacts
- Heritage considerations incorporated into design



The Site and Planning Context

Site Location/ Description

The site is located to the north of the Provan Hall and Easterhouse areas in the north east of Glasgow. The site is bound to the north and east by open landscape, and to the south and west by existing residential areas and the Glasgow Fort shopping centre. Gartloch Road runs east-west through the northern portion of the site.

The site is located in an accessible location, in close proximity to Junction 10 of the M8, providing convenient connections into Glasgow City Centre as well as Edinburgh and the wider central belt. The site benefits from access to a number of existing services and amenities in the local area including a variety of shops, restaurants and other services.

The site covers approximately 49ha of scrub land, the majority of which is currently allocated as a Housing Land Supply site for 300 homes within the Glasgow City Development Plan (2017).

Planning Context

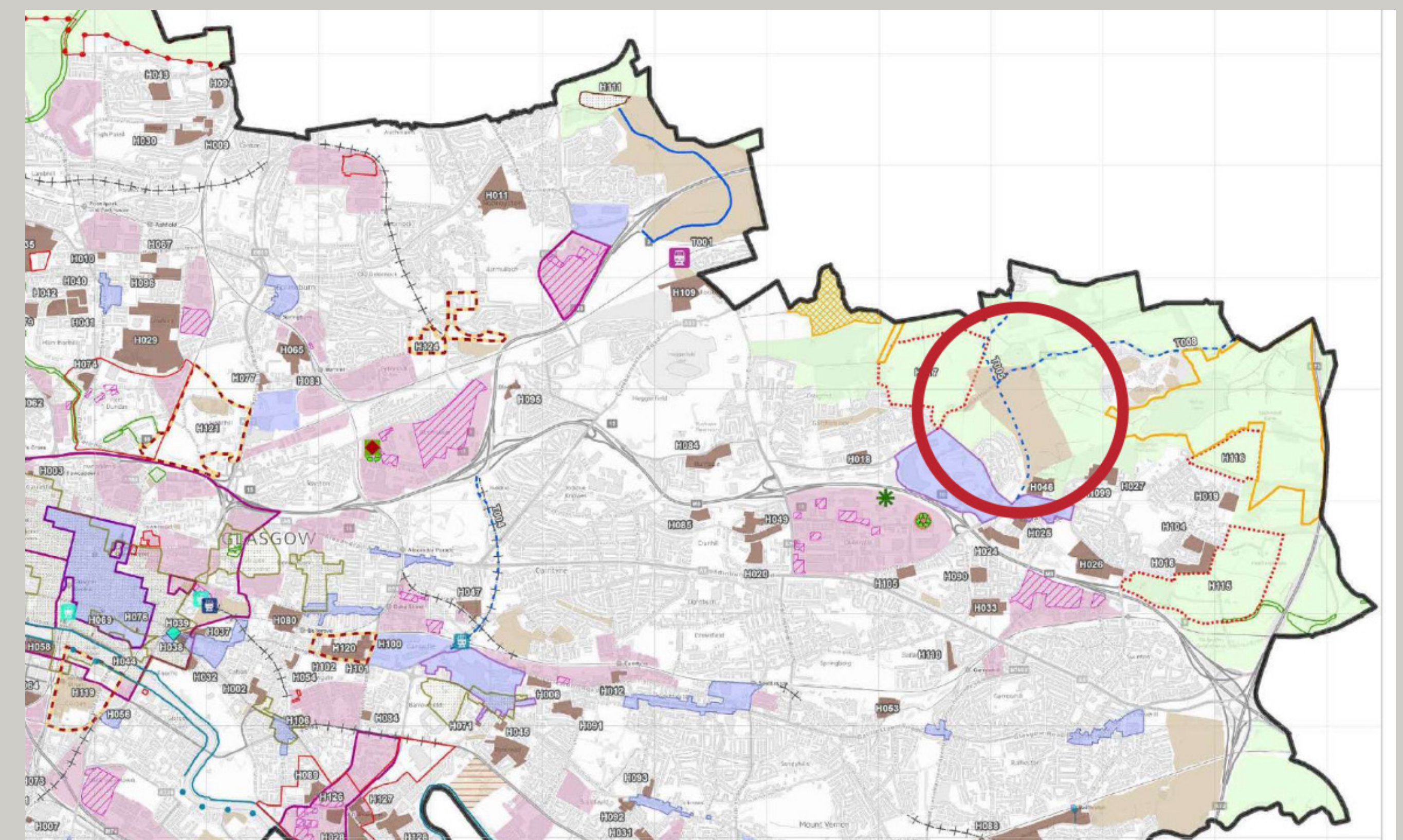
The proposals will be considered in the context of the current Development Plan which comprises National Planning Framework 4 (NPF4) & Glasgow City Development Plan (CDP).

This provides the main planning policy framework for determining planning applications within the Glasgow City Council administrative area.

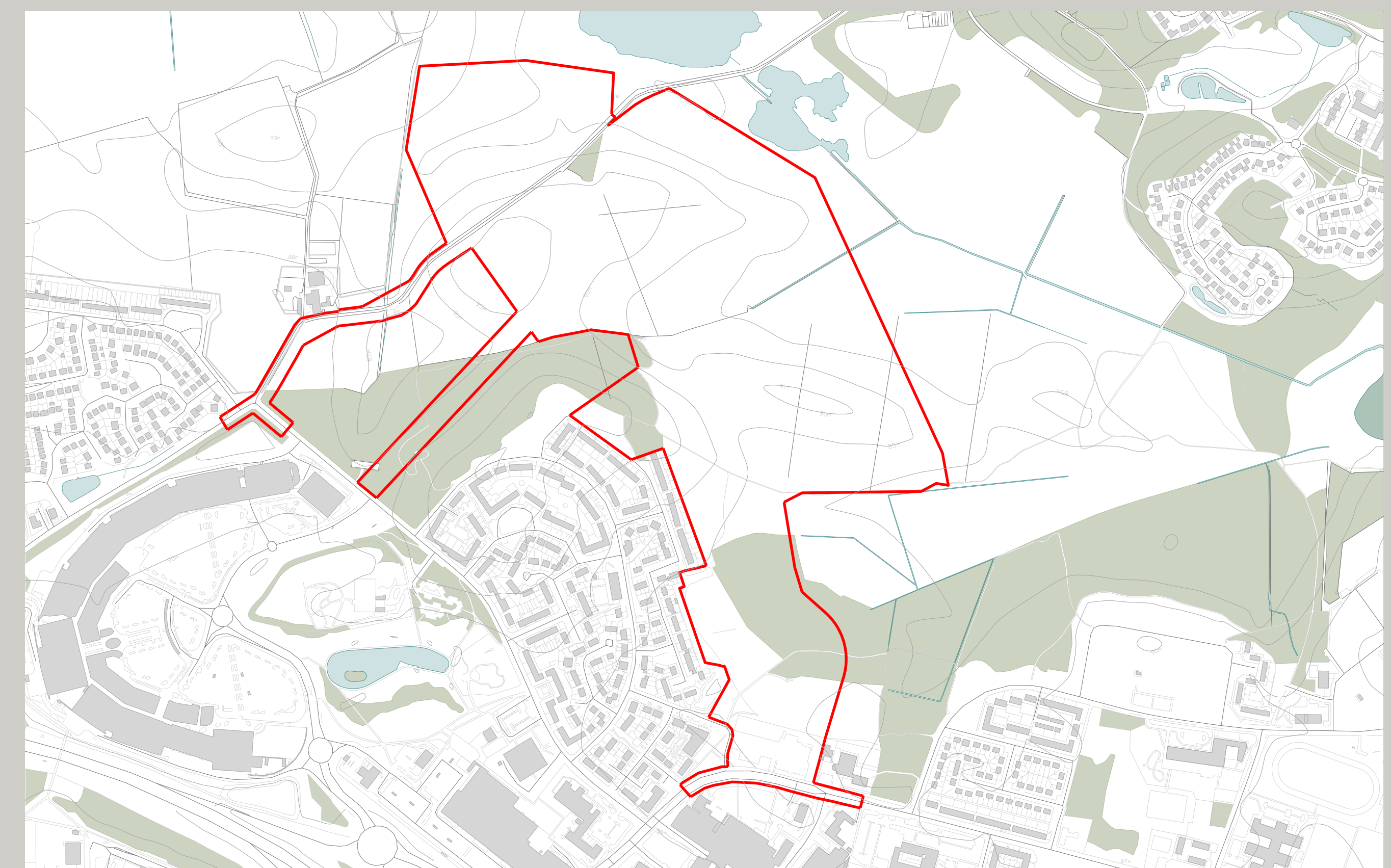
Within the context of the CDP, the site is subject to the following designations:

- Within a Housing Land Supply site;
- Within Gartloch Site of Special Landscape Importance;
- Partially located within Gartloch Pools Site of Importance for Nature Conservation (SINC);
- Partially located within Todd's Well Site of Importance for Nature Conservation (SINC);
- Partially located within Todd's Well Local Nature Reserve (LNR);
- Partially located within Craigend Moss Site of Importance for Nature Conservation (SINC);
- Partially located within Bishop Local (western extent) Local Nature Reserve (LNR); and
- Partially located within the Green Belt.

The CDP also identifies the site within the Greater Easterhouse Strategic Development Framework area, and the Seven Lochs Wetland Park.



Extract from CDP Proposals Map



Site Location

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Masterplan and Placemaking Principles

Design Pillars

These are the principles established at the outset of the project, used to ensure that all design proposals and decisions help deliver a new neighbourhood that is reflective of its place. The new neighbourhood will be integrated with the existing landscape and neighbouring communities, and will promote wellbeing, a sense of place, belonging, and connectedness with nature and community.

The new neighbourhood will embody the following principles:

Led by the Landscape

Respectful of the existing natural heritage, catalytic to environmental enhancements and nature recovery, and creating a beautiful, resilient and green neighbourhood.

Connected Future

Integrated into the existing townscape, creating new connections across the landscape, and strengthening existing ones, to promote a safe, convenient, walkable neighbourhood with nature on the doorstep.

A Gartloch Neighbourhood

Ensuring that urban design and proposed landscape references uphold the rich local heritage of nature, industry and community.



SENSE OF COMMUNITY

Connecting communities across generations



LIVEABLE STREETS

People-friendly green streets



LED BY THE LANDSCAPE

People-friendly housing density target



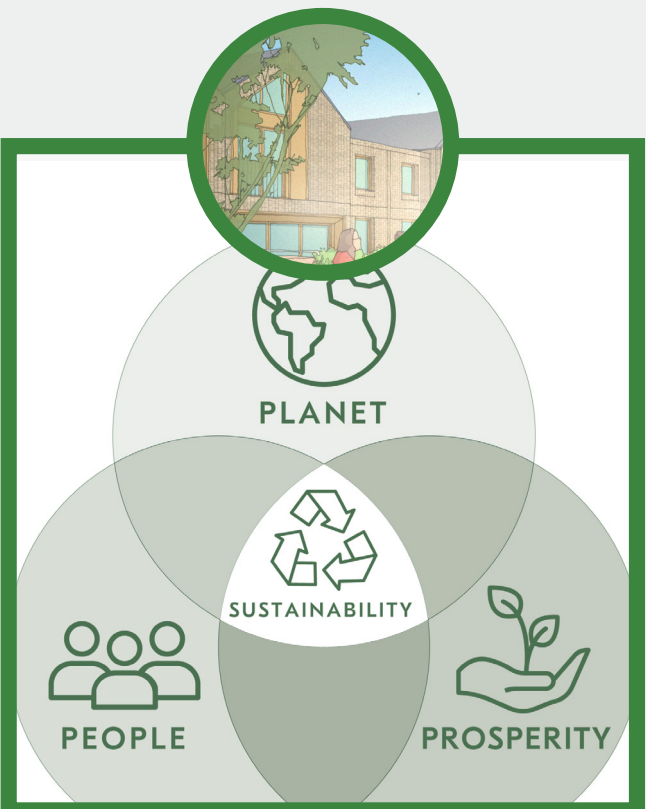
ACTIVE TRAVEL

Safe wheeling and walking in nature



CONNECTIONS TO LOCHS

A sense of belonging
Inspiring well-being



SUSTAINABLE LIVING

Utilising natural resources throughout



HOMES FOR EVERYONE

Designed for wellness



CONNECTED PLACE

Live / Work / Learn / Play / Eat

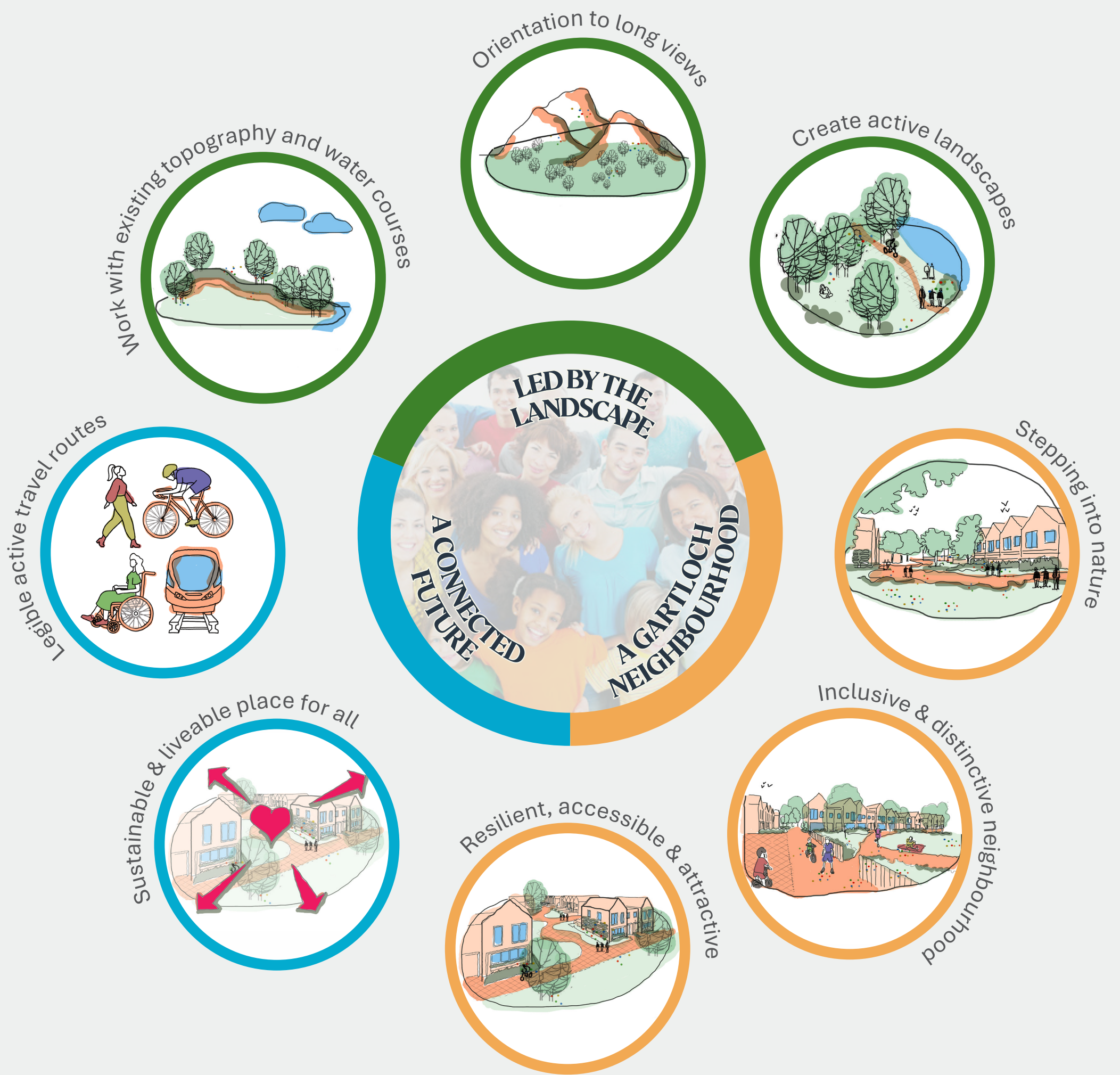
The masterplan creates the opportunity for a green, resilient neighbourhood, that will feel like living within a garden community.

Homes, streets and spaces will be orientated to capture views and feel connected to the surrounding landscape.

Drainage proposals and placement of homes will avoid areas at risk from flooding and effectively manage surface water across the site.

Nature networks and habitat corridors will repair and promote biodiversity.

Local opportunities for community growing spaces, and orchards will return the landscape to a productive and healthy community asset.



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Landscape Concepts

The development will be carefully integrated into the natural landscape of grassy tussocks, rising hummocks, and seasonal hollows. These existing features will shape the character of the neighbourhood, ensuring it sits comfortably within the wider landscape.

New green spaces and sustainable drainage features will connect existing habitats, watercourses, and open spaces to the broader Seven Lochs nature network. This continuous system of blue-green infrastructure will support habitat creation, deliver measurable biodiversity gains, and establish uninterrupted wildlife corridors alongside active travel routes that function as essential health infrastructure.

The resulting landscape will form the primary structuring framework for the development: a coherent, legible, and distinctive setting that defines the site's identity. It will drive ecological enhancement, climate adaptation, public access, and long-term stewardship.

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Tussocks, Hummocks, and Hollows

Landscape analysis of site photography

Hummocks

Topographical Interest

Landform is used to introduce gentle variation across the site, echoing surrounding topography. Small hills and play mounds create visual interest, support informal use, and help define spaces without compromising accessibility. Necessary level changes will be carefully integrated to feel natural and cohesive within the overall landscape design.



Space Definition
Informal Seating
Level Change



Playmounds
Focal Points
Sculptural elements



Natural playground
Inviting Movement
Dynamic Spaces

Hollows

Landscape Integration of Water Management

Water management draws on natural drainage patterns, using hollows, swales, and wetlands to manage surface water. These features integrate SuDS with landscape character, adding ecological value and visual interest.

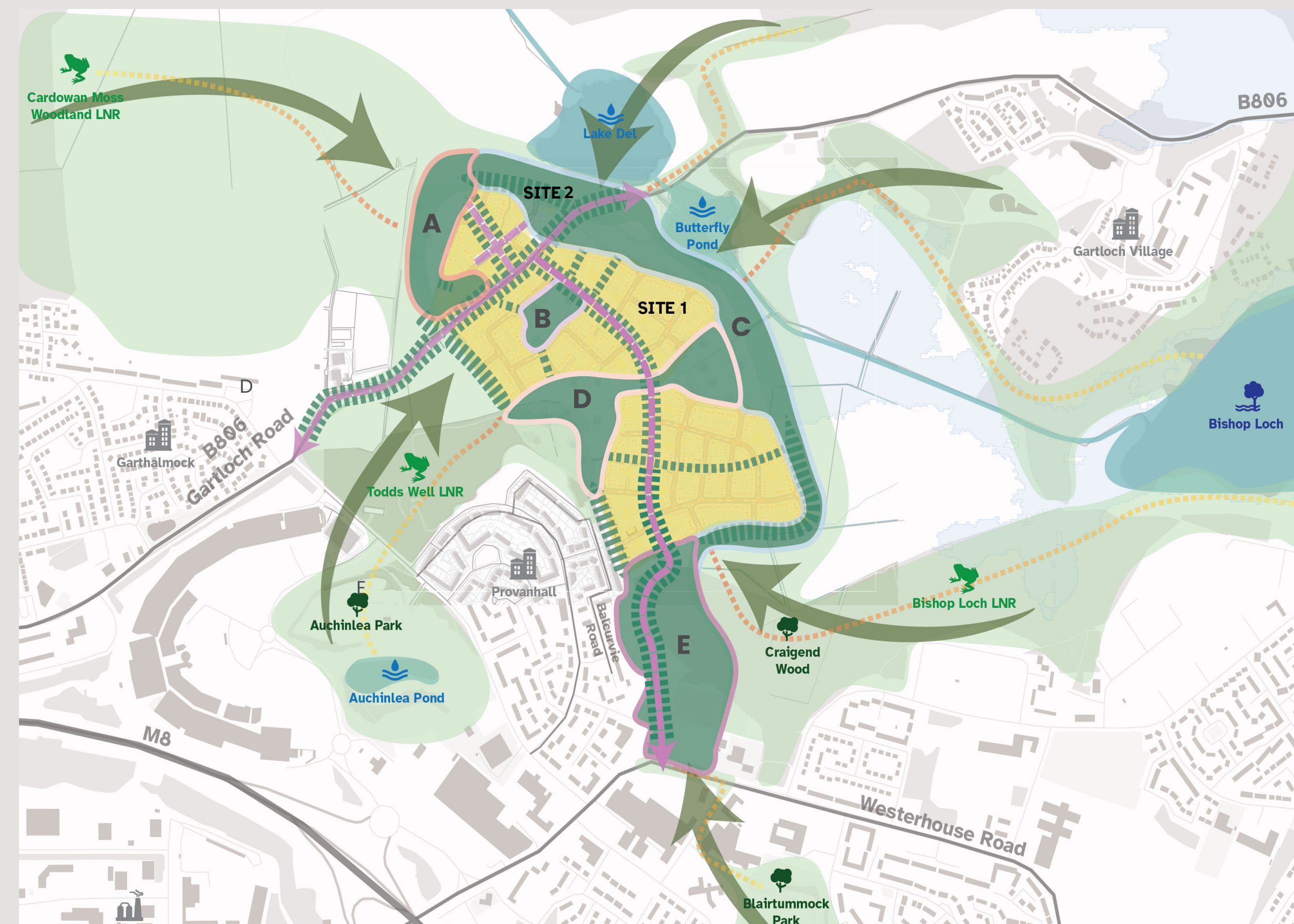
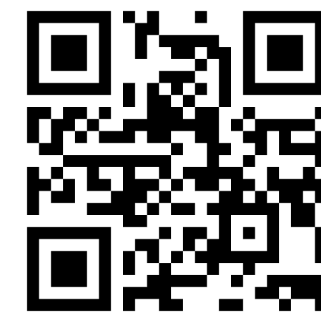


Led By Landscape Places and Spaces

LD Æ DESIGN

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Map Key

- A. Fells Park**
- B. Garden Hill Park**
- C. Gartloch Plains**
- D. Gartloch Greenway**
- E. Gartloch Way**



A. Fells Park

Key features:

- Overhead powerlines and associated offset (50m)
- Landscape connection to edge of residential parcels
- Informal leisure & recreation
- Community gardens / growing spaces
- Provision of Local equipped area of play (LEAP) for northern parcels of development



B. Garden Hill Park

Key features:

- Key formal civic heart for development to host community events, gatherings
- Allocated space for Neighbourhood Equipped Area for Play (NEAP)
- Connection to development's potential amenity units



C. Gartloch Plains

Key features:

- Interface edge with wetland, pools and wider landscape
- Connection routes to Gartloch Village and wider Seven Lochs Wetland Park aspirational routes
- Informal recreation is embedded within a landscape that changes seasonally between wet and dry states
- Considered connections to adjacent landscape assets in order to mitigate impact on wildlife corridors and habitats



D. Gartloch Greenway

Key features:

- Key east-west green corridor
- Integrated SuDS with wider landscape including footpaths, informal leisure/recreation/play along the way
- Connections to Core Path networks
- Echoing native species and character of wider landscape connections
- Appropriate buffer and screening for development without compromising passive surveillance and safety



E. Gartloch Way

Key features:

- Enhanced edge to Bishops Loch Local Nature Reserve (LNR)
- Screening/supplementary planting/enhancement of edges to Bishop Loch LNR and adjacent Provanhall housing
- Safe, clear and legible pedestrian/cycle route along local access road to Westerhouse Road connection
- Provision of Local equipped area of play (LEAP) for southern parcels of development

A Gartloch Neighbourhood

What Makes A Gartloch Neighbourhood?

A Landscape for the People

The land between hamlets and villages rises and falls in a pattern that has shaped movement and settlement for centuries. These are productive landscapes, but also historic ones – marked by generations of activity.

From many points, there are long views to significant hills and ridge lines, including sites of former monastic estates, which highlight the area's rural, industrial and historic character.

The landscape around Gartloch has continually evolved to support the needs of its communities – from farmland and productive landscapes, to brickworks and mining, and later the planned expansion of neighbouring Easterhouse.

The masterplan builds on this legacy by placing landscape at the forefront of the development, ensuring green corridors, open spaces, and streets are designed as functional and social environments that support everyday life, movement, recreation, and biodiversity.



Gartloch Hospital



The Historic Language of the Built Form. A neighbourhood with a distinct vernacular.

Housing in the Gartloch area has evolved in response to changing industries, infrastructure, and patterns of growth across east Glasgow.

Early development was closely tied to agriculture and industries such as mining and brick making, with housing often built to accommodate workers.

As the area urbanised through the 20th century, particularly with the expansion of nearby Easterhouse, housing adopted more planned suburban forms while still retaining elements of traditional Glasgow typologies.

The short runs of terraced housing seen along Gartloch Road are a reflection of this historic development pattern of a more semi-rural edge condition.

These terraces also provided an efficient and robust housing form associated with working communities – using simple repeated built forms, strong enclosure to streets, and durable materials such as red and buff brick and stone.

This pattern contributes to the distinct character of the area today, where urban form and open landscape exist closely alongside one another.



A place rich with heritage of community and nature.

Historic landmarks and prominent structures play an important role in defining identity and orientation within the wider landscape.

Features such as the historic building of Gartloch Hospital, infrastructure corridors, and surviving industrial remnants provide visual reference points and reinforce a strong sense of place.

The masterplan recognises these landmarks through street alignment, and carefully framed vistas that strengthen legibility and wayfinding throughout the development.



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A Gartloch Neighbourhood



**CARDOWAN
BRICKWORKS**



**CORN & FLAX
FARMING**



**GARTHAMLOCK AND CRAIGEND
WATER TOWERS**



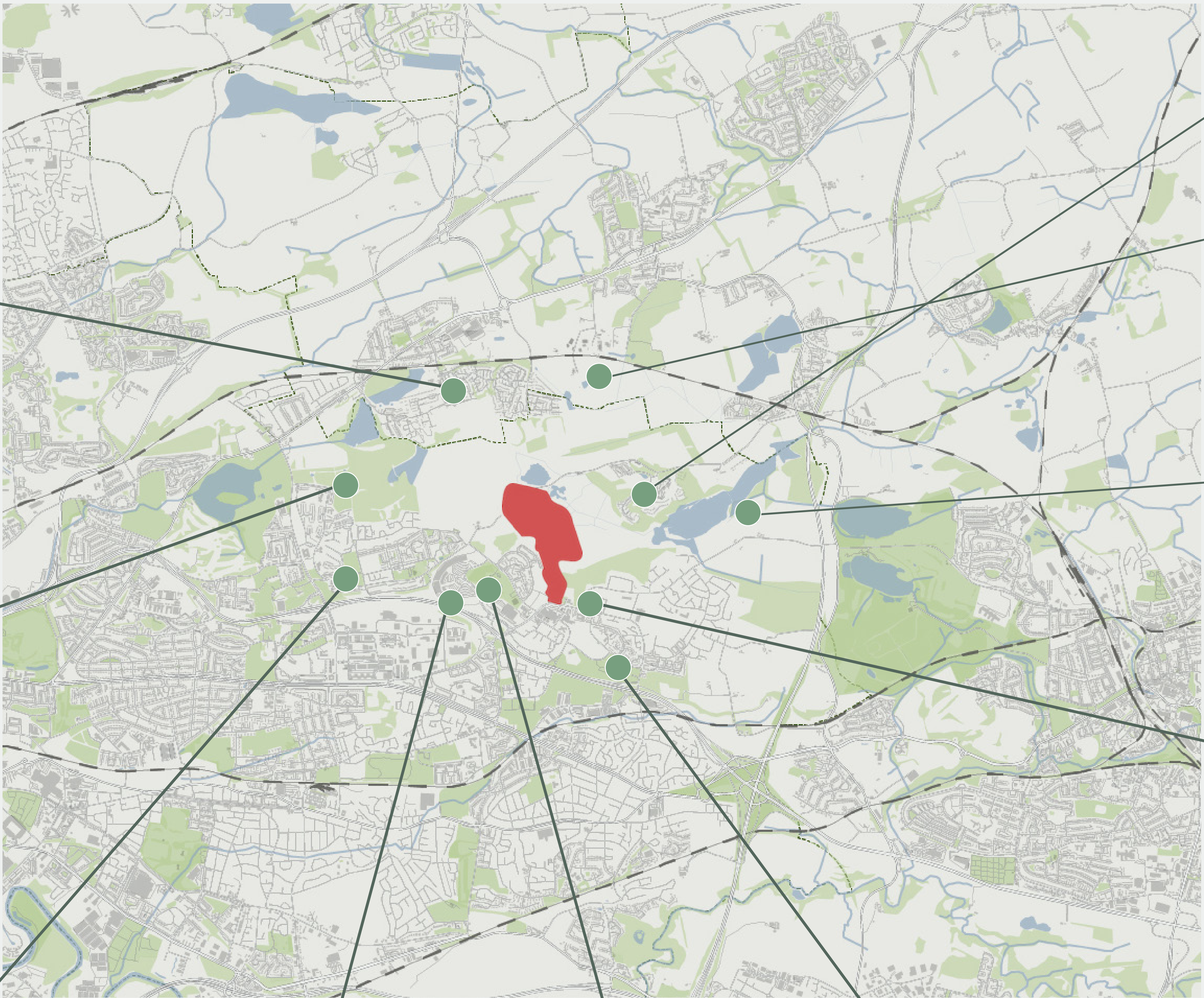
**EASTERHOUSE MINING
COMMUNITIES**



PROVAN HALL



**BLAIRTUMMOCK
HOUSE**



GARTLOCH HOSPITAL



**GARTLOCH
DISTILLERY**



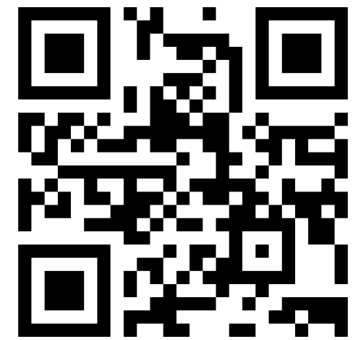
**IRON AGE
CRANNOGS IN
BISHOP LOCH**



**ST BENEDICT'S,
EASTERHOUSE**

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FELLS VIEW

Character Area



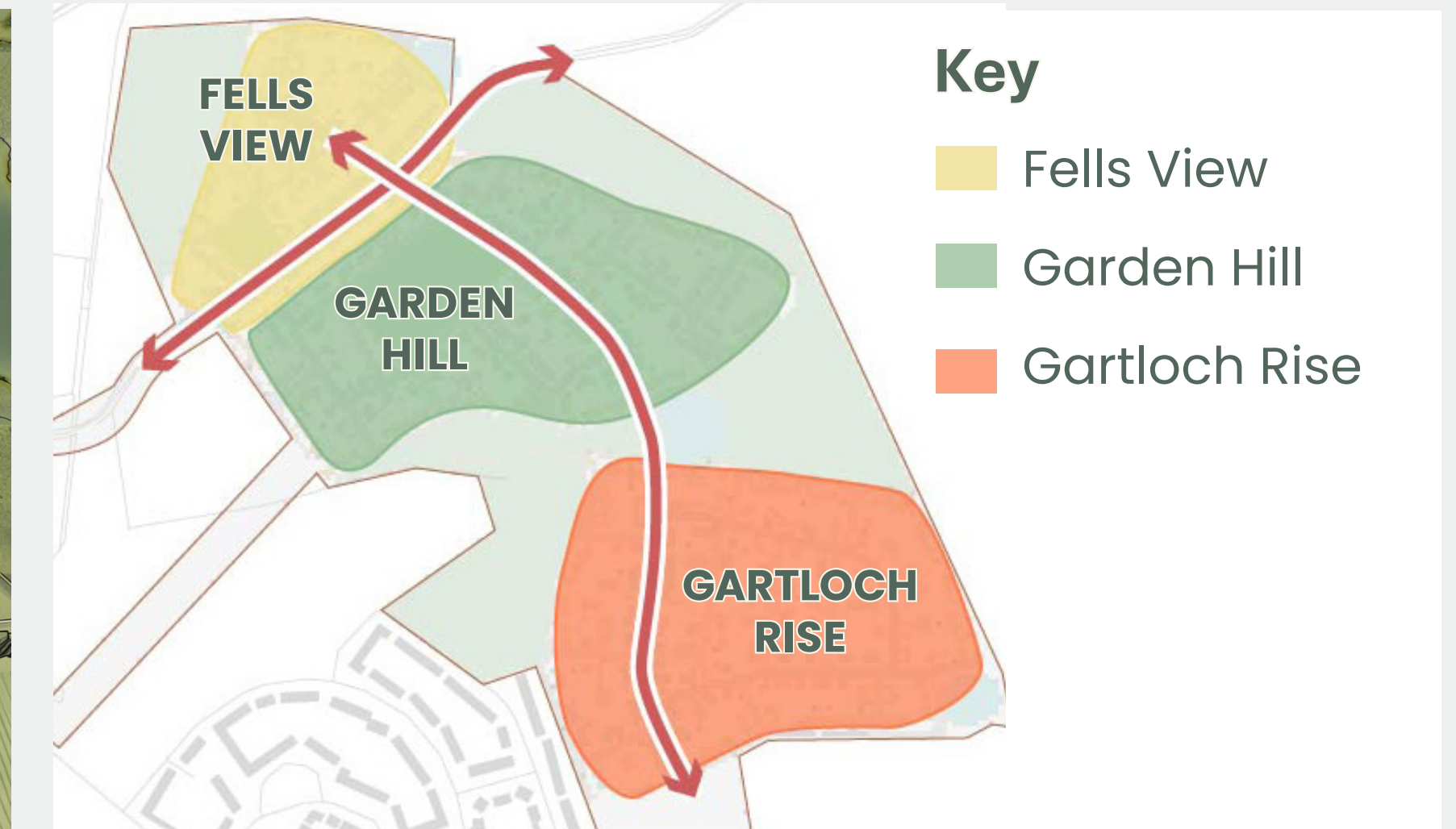
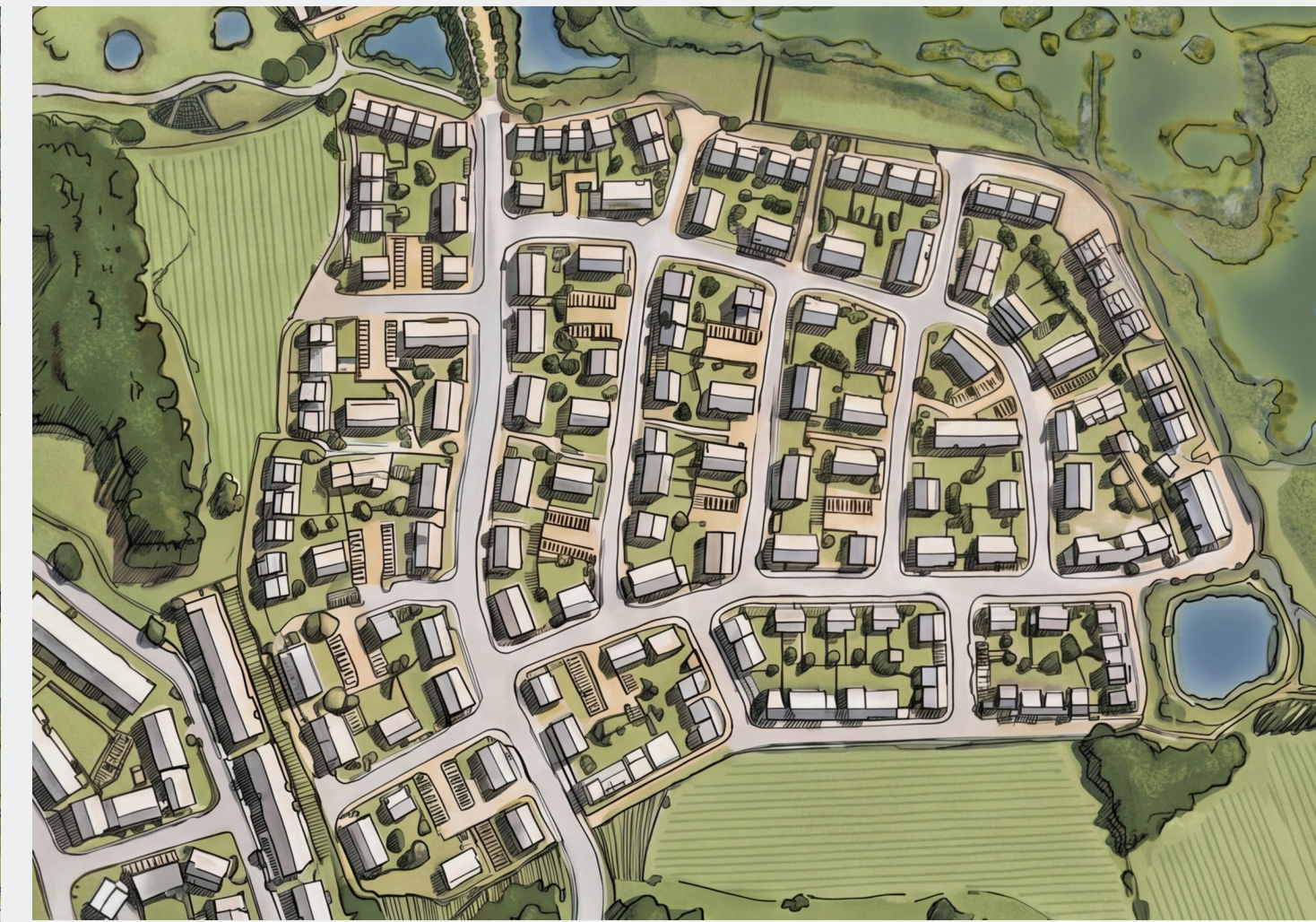
GARDEN HILL

Character Area



GARTLOCH RISE

Character Area



Key

- Fells View
- Garden Hill
- Gartloch Rise

These drawings are illustrative only



Fells View

View of Gartloch Road looking West, with landscaped verge on the northern edge.

A self contained cluster of new homes, streets and social spaces on the northern side of Gartloch Road. Connected to Gartloch Pools and the wetland landscape. Fells View Park is suited to growing spaces, as part of a productive, edible landscape, making it the kitchen garden for the neighbourhood.



Garden Hill

View through a mews street toward the Gartloch plains and Gartloch Hospital

The civic heart of the new neighbourhood, with a public open space, and the primary route of the Avenue, providing movement and structure. Feathered edges of homes and streets provide a more organic grain that responds to and intersects with the surrounding landscape.



Gartloch Rise

View of the Greenway SUDS basin and green public space.

The most southerly part of the new neighbourhood where the primary route of the Avenue reaches beyond the boundaries of the site to connect to the townscape of Easterhouse. The housing and streets responds to this transition with a tightening of the urban grain to reflect the existing neighbourhoods of Easterhouse and Provanhall. Key SUDS features, liveable streets and a green southerly edge provide visual amenity and character for the new homes.

A Connected Future

The proposal could include non-residential uses helping to create and support a sustainable, vibrant, walkable neighbourhood.

The nature of any new community facilities and amenities are subject to consultation with residents, stakeholders and local service providers.

Such uses that could be considered might include:

1. Healthcare
2. Local shop
3. Flexible community space
4. A mobility hub and cycle repair workshop
5. Pavilion Café in the park
6. Outdoor pursuits and equipment hire

Possible Locations

A **Gartloch Road Gateway.** On the local bus route, highly visible to passing traffic and footfall. Adjacent to SUDS area as public open space, connected to nature.

1. Healthcare facilities, 2. Shop, 3. Community facilities, 4. Mobility Hub

B **Fells View.** Visible from Gartloch Road, connected to public open space and growing areas. A quiet and tranquil area.

5. Pavillion Cafe

C **Gartloch Greenway.** At the heart of the new neighbourhood, remote from Gartloch Road, connected nature and leisure routes.

6. Outdoor Pursuits and Equipment Hire

Possible Non residential uses on Gartloch Road



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A Connected Future

Social, Economic and Environmental Benefits

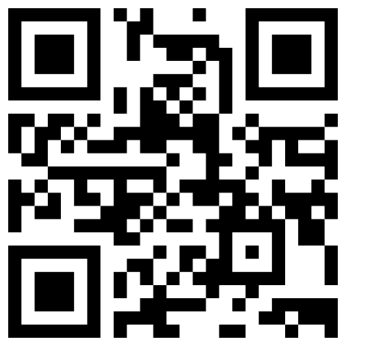
The proposals will deliver the development of much needed housing which will actively deliver on key national ambitions while also delivering an increased pipeline of housing to address the ongoing challenges faced through the national and locally declared housing emergency.

- The proposed housing will provide choice for prospective home owners and contribute to reducing pressure on housing affordability by bringing demand and supply into better balance.
- The proposals will result in additional population which will benefit local businesses through the increase in footfall and new expenditures into Easterhouse Town Centre and surrounding area.
- The proposals will create construction employment during the construction period.
- The proposals will create operational jobs for local residents through the delivery of flexible commercial space.
- The proposals will raise revenue through both council tax and business rates receipts.
- The variety of new public and open spaces will be delivered enhancing access to the site and wider landscape it sits within. This will undoubtedly strengthen accessibility to the Seven Lochs Wetland Park.



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Key Benefits

- Up to 800 new homes for local people
- Integrated, connected, walkable neighbourhood
- Substantial Improvements to Gartloch Road
- Comprehensive Drainage and Flood Management Strategy
- New Amenities and Facilities for Existing and new Residents
- Active, safe and overlooked play and public space for all
- Celebrating and Enhancing the Existing landscape
- Neighbourhood integrated with landscape, promoting health and wellbeing
- Repairing and managing the local landscape and ecology
- New active transport connections with Easterhouse and wider community

- There is significant scope to enhance the biodiversity value of the wider site while ensuring existing habitats are protected. The proposals involve extensive landscaping which will involve native planting and open spaces to enhance the existing biodiversity.



Next steps

What happens next

This is our final consultation event for this stage of the project.

Feedback received will be considered as part of the formal planning application. The feedback period will be open until **Friday 10 July 2026.**

How to comment

It is important that we gather as much feedback as possible following this consultation event. All of the feedback received will be used in shaping the design for the proposals.

With this in mind, please do take the time to speak to the team today. You can also provide feedback via our questionnaire or by contacting the team via the addresses shown below by **10th July 2026.**

Online at:
www.gartlochgardens.com

By post to:
ORBIT COMMUNICATIONS, 42 CHARLOTTE SQUARE,
EDINBURGH EH2 4HQ



Please note that any comments made are not representations to the planning authority. There will be an opportunity to make formal representations regarding the proposed development when a formal planning application is submitted to Glasgow City Council.



Development Timeline

- **April – June 2026**
Consultation Events
- **Autumn 2026**
PPP Application Submission
- **Early 2027**
PPP Application Determination
- **Winter 2027**
Residential Detailed Design Applications
- **Summer 2028**
Phase 1 Start Onsite