

# GRAHAM + SIBBALD



## Weekly Planning Applications List w/c 15th December 2025 to 4th January 2026

Welcome to Graham + Sibbald's Weekly Planning Application List of significant applications validated the week commencing the 15th December 2025 until the 4th January 2026. Our list covers all local authorities in Scotland and a select few local authorities in England, based on our current geographical office locations across the UK, to identify applications of interest. If you require further information please contact a member of our planning team at [planning@g-s.co.uk](mailto:planning@g-s.co.uk).

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Key:  Residential  Energy  Commercial  Mixed Use  Other

### SCOTLAND

Authority Reference Date	Description	Address	Applicant Agent
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Aberdeenshire Council <a href="#">APP/2025/1991</a> Thu 18 Dec 2025	Erection of Café (Class 3) with Drive Thru Takeaway (Sui Generis) and Associated Works.	Site At North Castle Road (A920) At Its Junction With Balmacassie Brae Ellon Aberdeenshire	Ellon West LLP And EGOTM Ryden LLP
Aberdeenshire Council <a href="#">APP/2025/2088</a> Mon 22 Dec 2025	Erection of Buildings for Retail Use (Class 1A), Drive-Thru Restaurant (Class 3), Hot Foot Takeaway (Sui Generis) and Associated Infrastructure.	Site At South Harbour Road Fraserburgh Aberdeenshire	Colaren Homes Ltd Mackie Ramsay Taylor Architects
Aberdeenshire Council <a href="#">APP/2025/1971</a> Mon 15 Dec 2025	Erection 23 Affordable Dwellinghouses, 26 Affordable Flats and Associated Infrastructure.	Former Blythewood House Site School Road Port Elphinstone Inverurie AB51 3XD	Places For People Developments Ltd Turnberry
Angus Council <a href="#">25/00669/FULL</a> Mon 15 Dec 2025	Affordable residential development of 47 dwellings and associated roads, garden ground, landscaping and infrastructure.	Breachin Infirmary Infirmary Street Breachin DD9 7AN	CHAP Group Limited Mackie Ramsay Taylor
Dumfries & Galloway Council <a href="#">25/2177/FUL</a> Mon 22 Dec 2025	Erection Of 16 Semi-Detached Houses, 3 Terraced Houses And Boundary Fences, Formation Of Access, 43 Parking Spaces, Footpaths, Internal Roads, Landscaping, Installation Of Air Source Heat Pumps And Associated Works.	Former Commercial Yard Terregles Road Dumfries	Building Craftsmen (Dumfries) Ltd Robert Chalmers
Edinburgh Council <a href="#">25/06023/PAN</a> Fri 21 Nov 2025	Proposal of Application Notice for Development of a Sui Generis hotel use encompassing short and extended stay hotel accommodation, student accommodation, co-working	Site 60 Metres South Of 199 Fountainbridge Tollcross Edinburgh	The Social Hub And Buccleuch Property And Cruden Group Montagu Evans LLP

	facilities, meeting and events space, communal kitchen and clubhouse, gym, restaurant and café, and rooftop bar, with associated access and servicing.		
Edinburgh Council <a href="#">25/06167/PAN</a> Fri 21 Nov 2025	Full Planning Permission (FUL) for mixed use development potentially comprising retail, commercial, residential, student accommodation, later living accommodation, hotel, office space, sports/leisure and community uses and public realm, along with associated landscaping and infrastructure.	Cameron Toll Shopping Centre 6 Lady Road Edinburgh	Lady Road Investment SARL CBRE
Fife Council <a href="#">25/02986/FULL</a> Mon 29 Dec 2025	Erection of 18 dwellinghouses and associated infrastructure (Demolition of office).	26 Victoria Road Kirkcaldy Fife KY1 1EA	Penman Igloo Habitat Limited
Fife Council <a href="#">25/03400/SCO</a> Tue 16 Dec 2025	Scoping opinion for erection of Wind Farm comprising of 4 wind turbines (200m to tip), and associated infrastructure including BESS, with a total site capacity of 48MW (28MW of wind, and 20MW of BESS).	Land to the East of Hilton Farm Kelty KY4 0HF	Wind Estates Ltd Green Cat Renewables Ltd
Highland Council <a href="#">25/04846/SCOP</a> Tue 16 Dec 2025	Scoping request for a wind farm comprising 27 turbines, up to 200m to blade tip, plus associated ancillary infrastructure and a potential energy storage.	Creag Dhubh Wind Farm, Land 7.5KM East Of Dalchork Lairg	Invenergy Development UK Ltd SLR Consulting
North Lanarkshire Council	Demolition of Existing Dwelling and Erection of 14 Dwellings	159 Torbothie Road Stane Shotts North	JWR Holdings Ltd

<a href="#">25/00777/PPP</a> Mon 22 Dec 2025		Lanarkshire ML7 5NE	Planning Services UK
Orkney Council <a href="#">25/390/PP</a> Tue 16 Dec 2025	Erect a 92-bed, four-storey hotel including bar and restaurant, and staff accommodation, incorporating existing store, construct car parking and hard and soft landscaping, including public open space and surface water drainage.	Former Jewsons Yard, Junction Road, Kirkwall, Orkney	Orkney Builders (Contractors) Limited Bracewell Stirling
Perth and Kinross Council <a href="#">25/01769/SCRN</a> Tue 16 Dec 2025	EIA Screening Opinion for Installation of 49.9MW Battery Energy Storage System (BESS) including associated infrastructure and landscaping	Land 200 Metres North West Of Jamesfield Garden Centre Newburgh Cupar KY14 6EW	Harmony JF 3 Limited Scott Hobbs Planning
Perth and Kinross Council <a href="#">25/00017/PAN</a> Mon 15 Dec 2025	Erection of residential care facility, community hub, staff facilities and associated works.	Play Area Perth Leisure Pool Glover Street Perth	Capability Scotland OICP Development Company Ltd Anderson Bell Christie Architects
Renfrewshire Council <a href="#">25/0966/PP</a> Thu 18 Dec 2025	Erection of mixed commercial development comprising electric vehicle charging hub, Class 3 unit with drive-through, and associated access, servicing and landscaping.	Site On Northern Edge Of Highway St James Avenue Paisley	Chargemaster Ltd trading as BP Pulse Gravis Planning Ltd
Scottish Borders Council <a href="#">25/01852/FUL</a> Wed 24 Dec 2025	Erection of Class 3 restaurant with drive thru facility, electric vehicle charging hub, associated access and infrastructure.	Land West Of Store J And R Elliot Ltd Commercial Road Hawick Scottish Borders	McDonald's Restaurants Ltd Lichfields

South Lanarkshire Council <a href="#">P/25/1311</a> Fri 19 Dec 2025	Erection of residential development comprising 171 dwellinghouses, formation of internal road network, parking, drainage, landscaping and associated works including demolition of dwellinghouse to facilitate the formation of a new access road off Carlisle Road.	Land 175M West Of 302 Carlisle Road Carlisle Road Kirkmuirhill ML11 9RA	Keepmoat Homes Icen Projects Limited
South Lanarkshire Council <a href="#">P/25/1470</a> Thu 18 Dec 2025	Erection of residential development (Planning Permission in Principle).	Land 63M Northwest Of 38 Lanark Road Lanark Road Braidwood Carluke South Lanarkshire	Braidwood Development Ltd GMDL Architecture

## ENGLAND

Authority Reference Date	Description	Address	Applicant Agent
Birmingham Council <a href="#">2025/01503/PA</a> Fri 26 Dec 2025	Demolition of existing dwelling and erection of two and three storey buildings to provide purpose built student accommodation (PBSA) consisting of 24 bed spaces with parking, landscaping and associated works.	2 Denise Drive Birmingham B17 0BN	Mr Sangha
Birmingham Council <a href="#">2025/03410/PA</a> Mon 08 Dec 2025	Full planning application for the redevelopment of land bound by Highgate Road, Ladypool Road and Mole Street, to provide mixed-use development comprising of 31nos private-rented residential units in a part 2,	100 Ladypool Road Birmingham B11 1XE	Dwell (Highgate) Limited Plan Associates Ltd

	part 3 and part 4 storey building with, 770 sqm of ground floor commercial space and associated amenity space, and ancillary spaces.		
Bristol Council <a href="#">25/15215/F</a> Fri 19 Dec 2025	The demolition of glasshouses and construction of 18 houses and 4 flats, arranged in terraces fronting Woodwell Road and Avonwood Close. Off-street parking for 16 cars is proposed.	8-10 Station Road Shirehampton Bristol BS11 9TT	Shirehampton Bristol Ltd Stokes Morgan Planning Ltd
Cheshire West & Chester Council <a href="#">25/03608/OUT</a> Fri 19 Dec 2025	Outline application (with access for approval; appearance, landscaping, layout and scale reserved for future approval) for up to 160 dwellings (Use Class C3) with new vehicular, pedestrian and cycle access, a new bridge, public open space and associated landscaping, engineering and demolition works.	Land North of Chester Road Helsby Frodsham	Brookhouse (Helsby) Ltd WSP in the UK
Cheshire West & Chester Council <a href="#">25/04012/FUL</a> Wed 24 Dec 2025	Development comprising erection of Commercial, Business and Service units (flexible Class E) and Care Home (Class C2); associated means of access, car parking, landscaping, plant and utilities, and all other ancillary works incidental to the development.	Land At Moat Lane Kings Moat Garden Village Wrexham Road Chester	Liberty Properties Developments Limited and Libery Care (Chester Kings Moat) Limited Lichfields

<p>Hackney Council  <a href="#">2025/2591</a>  Thu 04 Dec 2025</p>	<p>Demolition of existing garages and office buildings, construction of 86 new residential dwellings (Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to public realm and other associated works.</p>	<p>100, Orwell Court  Pownall Road,  Hackney,  London, E8 4PP</p>	<p>London Borough of Hackney  HTA Design LLP</p>
<p>Hackney Council  <a href="#">2025/2579</a>  Thu 04 Dec 2025</p>	<p>Demolition of existing garages, construction of 38 new residential dwellings (Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to public realm and other associated works.</p>	<p>Sub Block 45 To  56, Regents  Court Pownall  Road, Hackney</p>	<p>London Borough of Hackney  HTA Design LLP</p>
<p>Hackney Council  <a href="#">2025/2565</a>  Fri 26 Dec 2025</p>	<p>Demolition of existing garages and structures and construction of 22 new residential dwellings (Use Class C3) with associated amenity space, cycle parking, refuse stores, hard and soft landscaping, play space, improvements to public realm, and other associated works.</p>	<p>Selman And  Wellday Garages  Gascoyne 2  Estate, London,  E9 5AP</p>	<p>Housing,  Regeneration, and  Delivery Team,  London Borough of Hackney  HTA Design</p>
<p>Hackney Council  <a href="#">2025/2317</a>  Wed 19 Nov 2025</p>	<p>Demolition of existing buildings and erection of a new part 5, part 6 storey building comprising flexible commercial floorspace (Class E) and 9 residential units (Use</p>	<p>24 Orsman Road,  Hackney,  London, N1 5QJ</p>	<p>SCALE Foundation  Maddox and  Associates Ltd</p>

	Class C3) together with roof gardens, landscaping, access and associated works.		
Hammersmith & Fulham Council <a href="#">2025/03429/PMA56</a> Tue 09 Dec 2025	Prior Approval MA - GPDO Part 3 -56 Days for Change of use of third and fourth floor levels from office (Class E) into 17no self-contained residential flats (Class C3).	Glen House 22 - 24 Glenthorne Road London W6 0NG	Romulus Developments Ltd Newmark
Hammersmith & Fulham Council <a href="#">2025/03430/PMA56</a> Tue 09 Dec 2025	Prior Approval MA - GPDO Part 3 -56 Days for Change of use of an existing five storey office building from a commercial and business use (Class E) into a residential use (Class C3) consisting of 68no. self-contained dwellings, comprising of 40no. one bedroom flats, 15no. two bedroom flats, 10no. three bedroom flats and 3no. four bedroom flats.	100 Cambridge Grove London	The Aircraft Factory Savills
Knowsley Council <a href="#">25/00606/HYB</a> Wed 17 Dec 2025	Hybrid Town Centre Redevelopment Comprising Detailed Application For The Erection Of A New Council Headquarters, Hotel, Public Realm Works Including New Village Green/Relocation Of Cenotaph, Change Of Use/Reconfiguration Of Cavendish Walk To Flexible Class E And/Or F1 Uses (Commercial And Community Uses), Site-Wide Enabling And Associated Works Following Demolition Of	Land At Civic Way Huyton Knowsley L36 9UX	Genr8 Kajima Regeneration Limited Turley

	Existing Buildings. Outline Application Comprising Details Of Access, With All Other Matters Reserved For A Mixed-Use Development Comprising Residential (Classes C2 And c3) Uses, Commercial And Community Uses (Classes E And F1), Replacement Car Parking Provision At Lathom Road, Public Realm And Associated Works, With Provision For Meanwhile Uses.		
Liverpool Council <a href="#">25PO/3548</a> Wed 17 Dec 2025	Prior Approval Office to Residential for Application for prior approval to change use of all upper floors (Use Class E) and convert to 12 no. residential apartments (Use Class C3).	30-32 Bold Street, Liverpool, L1 4LF	JSM Company Group Wroot Design Ltd
Manchester Council <a href="#">144791/FO/2025</a> Tue 16 Dec 2025	Phased development comprising: (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and (b) Removal of remaining	Weston Student Halls And Pendulum Hotel 78 Sackville Street Manchester M1 3BB	iQ Student Accommodation Turley

	existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.		
Stockport Council <a href="#">DC/097884</a> Thu 18 Dec 2025	Conversion of building from commercial (Use Class E) to 12 residential apartments (Use Class C3).	Grosvenor House 40 High Street Stockport SK1 1EG	Coastwalk Properties Ltd Garner Town Planning Ltd
Swindon Council <a href="#">S/OUT/26/0009</a> Wed 24 Dec 2025	Hybrid Planning Application for a mixed used development including detailed planning permission for the provision of access from Blackworth to the site, erection of 90. no dwellings (Use Class C3) public open space, highways and drainage infrastructure and other ancillary works and outline planning permission for a 75 no. bed care home (C2) and a 0.25ha of Employment Space (Use Class E).	Land North Of Blackworth Blackworth Industrial Estate Highworth Swindon SN6 7NA	Taylor Wimpey UK Ltd and Hopkins Estates Ltd Grass Roots Planning Ltd
Trafford Council <a href="#">117786/FUL/25</a> Mon 22 Dec 2025	Erection of extra care accommodation for older people (47 no. units) with associated car parking, communal facilities, private amenity space, landscaping, substation and new vehicular	Sabre Holdings Uk Ltd Golf Road Hale Altrincham WA15 8AH	McCarthy and Stone Retirement Lifestyles Ltd and Sabre Holdings (UK) Limited The Planning Bureau Ltd

	access following the demolition of existing buildings.		
Warrington Council <a href="#">2025/01668/OUTM</a> Mon 15 Dec 2025	Outline application for residential development of upto 55 dwellings with parking, open space, landscaping, drainage and associated works.	Land bounded by Reddish Lane (PROW) to North, Reddish Crescent to East and Rush Green Road to the South, Lymm	Nightingale Land Savills
Warrington Council <a href="#">2025/01544/OUTM</a> Mon 15 Dec 2025	Outline application for proposed erection of upto 10 no. commercial units (Class E and B8) together with associated access and parking.	Surface Car Park Located On The Corner Of Centre Park Square And Slutchers Lane, Warrington	KIIQ Slutchers Lane Ltd Enabl

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