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Glasgow City Council
Development & Regeneration Services
231 George Street
Glasgow
G1 1RX

31st October 2023

GM/KH – 22/113
BY EPLANNING

Dear Sir / Madam,

249 WEST GEORGE STREET, GLASGOW, G2 4QE

APPLICATION FOR PLANNING PERMISSION

EPLANNING REFERENCE: 100643913-001

On behalf of our client, Courie Investments Ltd, we have submitted an application for Planning Permission for the following proposed development at 249 West George Street, Glasgow, G2 4QE:

Demolition of existing building and erection of purpose built student accommodation with associated amenity, access and other ancillary works.

A separate application for Conservation Area Consent has also been submitted.

In addition to this cover letter, the following suite of documents have been uploaded via ePlanning and comprise the application submission:

- Application forms and owner certificate;
- Architectural Drawings – Mosaic Architecture + Design;
 - 22004-MOS-ZZ-XX-DR-A-00-002 – Site Plan – As Existing;
 - 22004-MOS-ZZ-B1-DR-A-00-199 – Basement - As existing;
 - 22004-MOS-ZZ-00-DR-A-00-100 – Level 00 - As existing;
 - 22004-MOS-ZZ-01-DR-A-00-101 – Level 01 - As existing;
 - 22004-MOS-ZZ-02-DR-A-00-102 – Level 02 - As existing;
 - 22004-MOS-ZZ-03-DR-A-00-103 – Level 03 - As existing;
 - 22004-MOS-ZZ-04-DR-A-00-104 – Level 04 - As existing;
 - 22004-MOS-ZZ-05-DR-A-00-105 – Level 05 - As existing;
 - 22004-MOS-ZZ-06-DR-A-00-106 – Level 06 - As existing;
 - 22004-MOS-ZZ-07-DR-A-00-107 – Roof Level - As existing;
 - 22004-MOS-ZZ-ZZ-DR-A-00-200 – North Elevation - As existing;
 - 22004-MOS-ZZ-ZZ-DR-A-00-201 – East Elevation - As existing;
 - 22004-MOS-ZZ-ZZ-DR-A-00-202 – South Elevation - As existing;
 - 22004-MOS-ZZ-ZZ-DR-A-00-203 – West Elevation - As existing;
 - 22004-MOS-ZZ-ZZ-DR-A-00-300 – Section AA - As existing;
 - 22004-MOS-ZZ-XX-DR-A-01-000 – Location Plan - As existing;
 - 22004-MOS-ZZ-B1-DR-A-10-199 – Basement - As proposed;
 - 22004-MOS-ZZ-00-DR-A-10-100 – Level 00 - As proposed;
 - 22004-MOS-ZZ-01-DR-A-10-101 – Level 01 - As proposed;

- 22004-MOS-ZZ-02-DR-A-10-102 – Level 02 - As proposed;
- 22004-MOS-ZZ-03-DR-A-10-103 – Level 03 - As proposed;
- 22004-MOS-ZZ-04-DR-A-10-104 – Level 04 - As proposed;
- 22004-MOS-ZZ-05-DR-A-10-105 – Level 05 - As proposed;
- 22004-MOS-ZZ-06-DR-A-10-106 – Level 06 - As proposed;
- 22004-MOS-ZZ-07-DR-A-10-107 – Roof Level - As proposed;
- 22004-MOS-ZZ-08-DR-A-10-108 – High Roof Level - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-130 – Amenity Areas;
- 22004-MOS-ZZ-ZZ-DR-A-10-200 – North Elevation - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-201 – East Elevation - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-202 – South Elevation - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-203 – West Elevation - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-300 – Section AA - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-10-301 – Section BB - As proposed;
- 22004-MOS-ZZ-ZZ-DR-A-21-400 – Bay Study 01;
- 22004-MOS-ZZ-ZZ-DR-A-21-401 – Bay Study 02;
- Design and Access Statement – Mosaic Architecture + Design;
- Pre-Application Consultation Report – Icen Projects;
- Planning Statement – Icen Projects;
- Demolition Justification Cover Note – Icen Projects.
- Student Need and Demand Assessment – Icen Projects;
- Management and Security Strategy – Icen Projects;
- Heritage and Townscape Visual Impact Assessment – Icen Projects;
- Socio-Economic Infographic – Icen Projects;
- Statement on Energy – KJ Tait;
- Drainage Strategy – Woolgar Hunter;
- Stage 1 Desktop Study Site Investigation – Woolgar Hunter;
- Daylight and Sunlight Assessment – GIA;
- Transport Statement – Kevin Clarke;
- Circular Economy Statement – Icen Projects;
- Landscape Strategy – Oobe;
- Structural Survey – Woolgar Hunter;
- Viability Assessment – Courie Investments Ltd.

Payment of the associated application fee of £28,500 has also been made to Glasgow City Council by BACs.

I trust that the submitted information is sufficient to allow for the application to be validated. Should you have any queries, please do contact me on 07796399726 or kharrison@iceniprojects.com. Alternatively, my colleague Gary Mappin would be happy to assist on 07798 708 549 or gmappin@iceniprojects.com.

Yours sincerely,



Kara Harrison
SENIOR PLANNER