

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997 (Section 35B)
The Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013 (Regulations 4 -7)

**To be completed for all developments within the
national or major categories of development**

Name of Council	Glasgow City Council
Address	231 George Street
	Glasgow
	G1 1RX

Proposed development at [Note 1]	249 West George Street, Glasgow, G2 4QE

Description of proposal [Note 2]	Please refer to attached additional information sheet.

Notice is hereby given that an application is being made to

[Note 3] Council by [Note 4]

Of [Note 5]

In respect of [Note 6]

To take place on [Note 7]

[Note 8] The following parties have received a copy of this Proposal of Application Notice

Please refer to attached additional information sheet.

[Note 9] For further details contact

on telephone number

And/or at the following address

[Note 10] I certify that I have attached a plan outlining the site

Signed

On behalf of

Date

PROPOSAL OF APPLICATION NOTICE

Town and Country Planning (Scotland) Act 1997
Regulation 6 of the Town and Country Planning (Development Management Procedure) (Scotland)
Regulations 2013

NOTES FOR GUIDANCE

- [Note 1] – Insert postal address or location of proposed development
- [Note 2] – Insert description in general terms of the development to be carried out.
- [Note 3] – Insert Council name.
- [Note 4] – Insert name of applicant and/or agent
- [Note 5] – Insert applicant's and/or agent's postal address
- [Note 6] – Insert form of consultation the prospective applicant proposes to undertake e.g. public meeting
- [Note 7] – Insert date and venue of consultation
- [Note 8] – Insert list of those groups who have been invited to attend
- [Note 9] – Insert details as to how the prospective applicant/agent can be contacted (incl. name, address and tel. no)
- [Note 10] – Attach plan that outlines the location of the proposed development and is sufficient to identify the site

Pre-application Consultation (PAC)

Where PAC is required, the prospective applicant must, under sections 35B(1) and (2) (of the Act), provide to the planning authority a 'Proposal of Application Notice' at least 12 weeks (section 35B(3)) prior to the submission of an application for planning permission. The Proposal of Application Notice must include the information set out in section 35B(4) and in regulation 6, namely:

- i) a description in general terms of the development to be carried out;*
- ii) the postal address of the site at which the development is to be carried out, if available
- iii) a plan showing the outline of the site at which the development is to be carried out and sufficient to identify the site;
- iv) detail as to how the prospective applicant may be contacted and corresponded with; and
- v) an account of what consultation the prospective applicant proposes to undertake, when such consultation is to take place, with whom and what form it will take.

* You should provide an outline of the proposal's characteristics, and the identification of its category (e.g. Major development). Any subsequent application needs to be recognisably linked to what was described in the proposal of application notice.

Submission of an Application after Pre-application Consultation Notice

The submission of the proposal of application notice starts the PAC processing clock. After a minimum of 12 weeks, having carried out the statutory requirements and any additional requirements specified by the planning authority, an applicant can submit the application along with the required written Pre-application Consultation Report. Information in relation to the proposal of application notice must also be placed by the planning authority on the list of applications required under section 36A and regulation 21.

Additional consultation activity (responding to the Proposal of Application Notice)

The applicant is required to indicate in the proposal of application notice what consultation will be undertaken in addition to the statutory minimum. The planning authority must respond within 21 days of receiving the Notice to advise the applicant whether the proposed PAC is satisfactory or if additional notification and consultation above the statutory minimum is required in order to make it binding on the applicant. In doing so, planning authorities are to have regard to the nature, extent and location of the proposed development and to the likely effects, both at and in the vicinity of that location, of its being carried out (section 35B(8)). Additional consultation requirements should be proportionate, specific and reasonable in the circumstances. If there is no response to the proposal of application notice by the planning authority within 21 days, only the statutory minimum PAC activities will be required.

Scottish Ministers expect planning authorities to develop and maintain up to date lists of bodies and interests with whom applicants should consult in particular types of case. These lists should be available to applicants, who can draft proposal of application notices in light of that information. Further advice on planning community engagement activity can be found in Planning Advice Note 81: Community Engagement – Planning With People.

Minimum consultation activity

Consultation with community councils - Under regulation 7 an applicant must consult every community council any part of whose area is within or adjoins the land where the proposed development is situated. This includes community councils in a neighbouring planning authority.

The public event - Regulation 7 also requires the holding of at least one public event for members of the public where they can make comments to the prospective applicant on their proposals. This 'public event' must be advertised at least 7 days in advance in a newspaper circulating in the locality of the proposed development. The advertisement for the public event must include:

- a description of, and the location of, the proposed development;
- details as to where further information may be obtained concerning the proposed development; the date and place of the public event;
- a statement explaining how, and by when, persons wishing to make comments to the prospective applicant relating to the proposal may do so; and
- a statement that comments made to the prospective applicant are not representations to the planning authority. If the applicant submits an application there will be an opportunity to make representations on that application to the planning authority.

Applicants will gain less from poorly attended or unrepresentative PAC events and should ensure that processes are put in place that will allow members of the community to participate meaningfully in any public event. The public event should be reasonably accessible to the public at large, including disabled people. It may be appropriate for the public event to take place over a number of dates, times and places. Applicants should ensure that individuals and community groups can submit written comments in response to the newspaper advertisement.

There is a need to emphasise to communities that the plans presented to them for a proposed planning application may alter in some way before the final proposal is submitted as a planning application to the planning authority. Even after PAC, and once a planning application has been submitted to the planning authority, communities should ensure that any representations they wish to make on the proposal are submitted to that authority as part of the process of considering the planning application.

Any personal data that you have been asked to provide on this form will be held and processed in accordance with Data Protection Legislation.

Proposal of Application Notice – Additional Information

Site at 249 West George Street, Glasgow, G2 4QE

The following information addresses note 2, 7 and 8 of the Proposal of Application Notice form that has been submitted on behalf of Courie Investments Ltd, submitted on 10th July 2023.

2) Description of Proposal

Erection of purpose built student accommodation with associated amenity, access and other ancillary works.

7) Date and Venue of Consultation Events

Consultation Event 1

Time & Date: Wednesday 9th August 2023 between 2pm and 7pm

Venue: The Renfield Training and Conference Centre, 260 Bath Street, Glasgow, G2 4JP

Consultation Event 2

Time & Date: Tuesday 5th September between 2pm and 7pm

Venue: The Renfield Training and Conference Centre, 260 Bath Street, Glasgow, G2 4JP

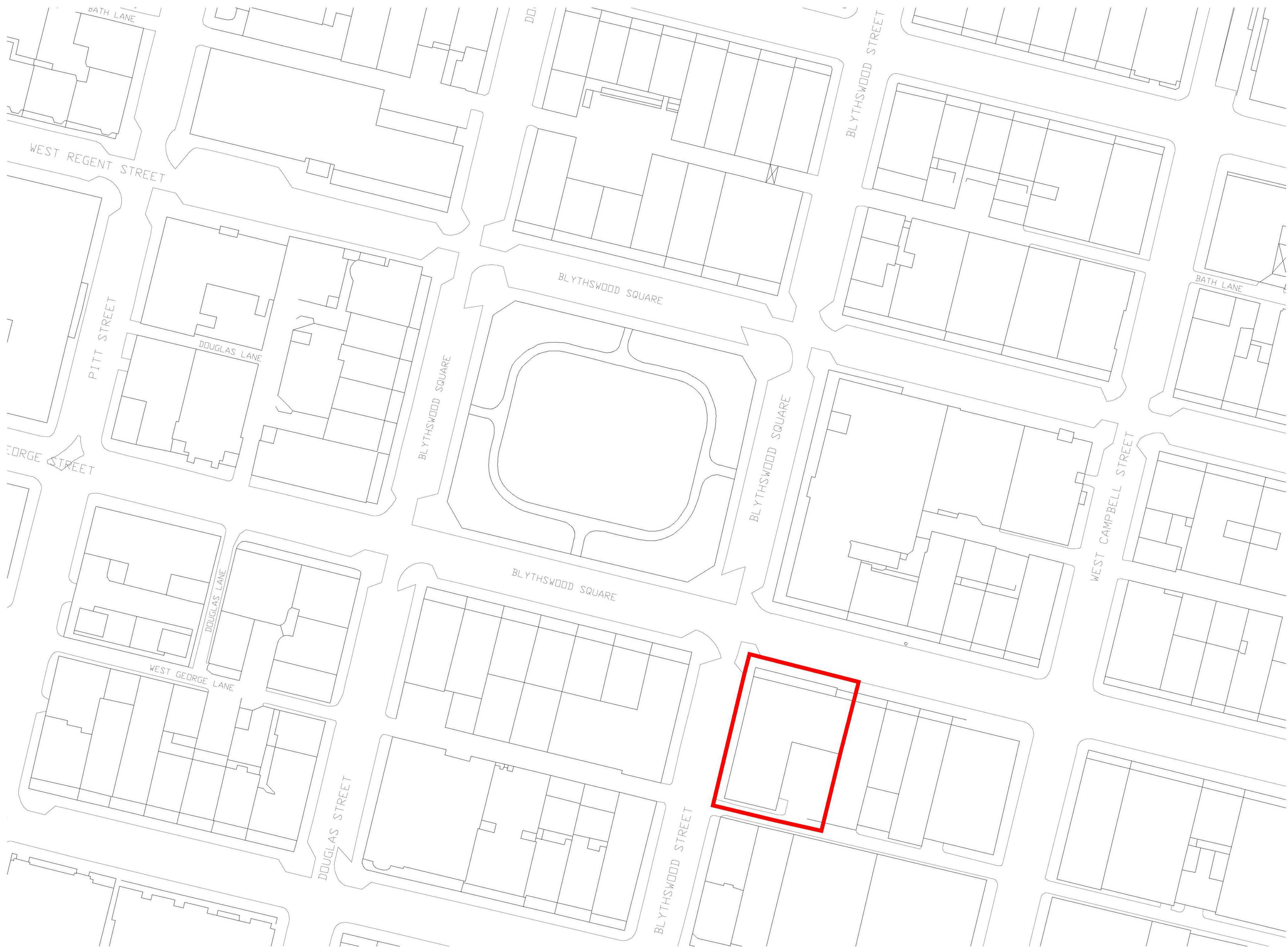
The above consultation will be advertised in the Glasgow Evening Times at least 7 days before the date of each consultation event. Notified parties will receive correspondence confirming the details in advance.

A dedicated email address has been created for the project (249westgeorgestreet@iceniprojects.com).

8) Notified Parties

- Blythswood and Broomielaw Community Council;
- Ward 10 (Anderston/City/Yorkhill) Local Ward Councillors: Councillor Eva Bolander; Bailie Philip Braat; Bailie Christy Mearns; Councillor Angus Millar.
- Glasgow Kelvin MSPs – Kaukab Stewart;
- Glasgow Regional MSPs – Pam Duncan-Glancy; Patrick Harvie; Anas Sarwar; Annie Wells; Dr. Sandesh Gulhane; Pauline McNeill; Paul Sweeny.
- Glasgow Central MP – Alison Thewliss.

Please do not scale from this drawing.
 All dimensions should be checked on site prior to commencing construction work.
 If in doubt please ask.



Status	Rev	Description	Author	Check	Date
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REVISIONS



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 Glasgow
 G2 2PQ

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Client
 COURIE INVESTMENTS LIMITED

Job Title
 249 WEST GEORGE STREET
 GLASGOW

Drawing Title
 LOCATION PLAN

Scale @ A1	Date	Drawn By	Checked
1:500	JUNE 23	DC	NH

Project	Originator	System	Level	Type	Discipline	Classification	No
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PLANNING

LOCATION PLAN
 1:500

