

23 February 2024



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Dear Sir/Madam,

**184 Sauchiehall Street, Glasgow**  
**Application for Planning Permission (ePlanning Ref: 100625309-0017) and Conservation Area**  
**Consent (ePlanning Ref: 100625309-0016)**

Savills have been instructed by Fusion Glasgow Development Company Ltd to submit a revised application for Planning Permission and Conservation Area Consent for the following proposed development:

*Mixed-use redevelopment, including demolition (excluding section of retained façade) and replacement of existing building to provide purpose built student accommodation (Sui Generis) and short-stay (non-term time) accommodation (Sui Generis); retail and professional services (Class 1A), restaurant (Class 3) uses, and non-residential institutions (Class 10) uses; with associated landscaping, access and infrastructure.*

The applications comprise the following documentation:

- Application Form and Land Ownership Certificate
- Location Plan
- Design & Access Statement
- Architectural Plans and Drawing Package
- Planning Statement
- Pre-Application Consultation Report
- Townscape, Heritage and Visual Statement
- Flood Risk Assessment
- Drainage Impact Assessment
- Energy Statement
- Embodied Carbon and Operational Energy Report
- Transport Statement (including Travel Plan)
- Geo-Environmental Report
- Noise Impact & Vibration Assessment
- Air Quality Assessment
- Preliminary Ecology Assessment
- Daylight & Sunlight Assessment
- Socio-Economic Assessment
- Student Need Assessment
- Residence Management Plan
- SG 10 Response
- Agency Overview
- Wind & Microclimate Summary

The application has been submitted following extensive pre-application discussions with officers of the Council and we look forward to continuing an open dialogue with all parties concerned during the assessment of these proposals.

Full justification for the proposed development is provided within the submitted Planning Statement, Design & Access Statement and accompanying suite of supporting documents. The submission provides a robust and appropriate level of information to aid decision making of the application for planning permission and conservation area consent.

No planning application fee is due because this application is a resubmission of the withdrawn proposals under 23/01369/FUL and 23/01371/CON.

I trust you find the enclosed Planning Permission application and Conservation Area Consent in order and I look forward to confirmation in early course that the application has been registered at your earliest convenience.

Please do not hesitate to contact me or my colleague Craig Gunderson (07807 999 711 / [craig.gunderson@savills.com](mailto:craig.gunderson@savills.com)) should you require further information or wish to discuss.

Yours sincerely,



**Alastair Wood**

Director

cc. Fusion Glasgow DevCo Ltd

Encs.