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Glasgow City Council  
Neighbourhoods, Regeneration & Sustainability  
231 George Street  
GLASGOW G1 1RD

29 February 2024

Our Ref: Scottish Opera

Dear Sir / Madam

**E-planning Scotland Ref No. 100662358**  
**E-planning Scotland Ref No. 100662358-002**  
**E-planning Scotland Ref No. 100662358-003**  
**Proposal of Application Notice Reference No. 23/02482/PAN**  
**Site at 40 Edington Street, Glasgow, G4 9RD**

**Edinburgh**  
0131 225 6612

**Aberdeen**  
01224 588866

**Leeds**  
0113 243 6777

**London**  
020 7436 1212

**Manchester**  
0161 249 9778

On behalf of our Client, Scottish Opera Ltd, we pleased to enclose a planning application for the development of the site as noted above. The proposed description of development is:

*Mixed-use development to provide music rehearsal and performance spaces and film facilities, general industrial and office and production space (Class 11, Class 4, Class 5, and Class 6) and purpose built student accommodation (Sui Generis); retail and professional services (Class 1A), food and drink uses (Class 3 and sui generis), non-residential institutions uses (Class 10), assembly and leisure (Class 11), with building refurbishment and alterations works, demolition, associated landscaping, public realm, access and infrastructure*

Should Glasgow City Council wish to adapt the description of development, we would welcome dialogue and prior agreement given potential deliverability consequences.

Please note, due to the restrictive capacity of the e-planning system to 200MB, this planning submission has had to be split over three submissions – namely 100662358, 100662358-002 and 100662358-003 and all three should be reviewed in the validation process.

The online submission comprises of the following.

- Completed online Planning Application form including Ownership Certificate – we can confirm all three noted parties have been owner notified
- Location Plan

- Full set of existing and proposed elevations, site plans, sections, landscape drawings etc.
- Design & Access Statement
- Planning Statement
- Pre-Application Consultation Report
- Drainage Strategy Report
- Phase 1 Geo-Environmental Desk Study Report
- Interim Phase 2 Report on Ground Investigations
- Daylight and Sunlight Report
- Phase 2 Habitat Survey and Preliminary Ecological Appraisal & Draft Biodiversity Statement
- Energy and Sustainability Statement
- Townscape and Visual Impact Assessment
- Flood Risk Assessment
- Noise Impact Assessment
- Operational Management Plan
- Purpose Built Student Accommodation Needs Assessment
- Socio Economic Impact Assessment
- Transport Statement
- Arboricultural Survey
- Tree Schedules
- Wind Microclimate Analysis
- Archaeological Assessment
- Air Quality Assessment (note: assessment to follow)

A payment to Glasgow City Council for £116,825 (£116,700 application fee plus an additional £125 advertisement fee) has been made directly by the Applicant. This fee is based on a gross floor area of new floorspace of 34,810sqm.

The reference on the payment fee is: "40EdingtonStreet".

I trust the enclosed is sufficient for the purposes of validation of this application.

Following registration and the statutory period for consultation we look forward to working with your officials in the determination of this planning application.

In the meantime, if you require any further copies of the documentation or have any queries, please do not hesitate to contact me.

Yours faithfully



**Shahid Ali**  
**Partner**