

PRE-APPLICATION CONSULTATION STATEMENT

PROPOSED MIXED USE DEVELOPMENT,
PRODUCTION AND REHEARSAL SPACE,
PURPOSE BUILT STUDENT
ACCOMODATION, AND COMMERCIAL
USES AT
SITE AT 40 EDINGTON STREET,
GLASGOW

ON BEHALF OF SCOTTISH OPERA LTD

FEBRUARY 2024

Ryden | Planning

01

INTRODUCTION AND BACKGROUND

02

CONSULTATION STRATEGY

03

CONSULTEES & KEY STAKEHOLDERS

04

COMMUNITY CONSULTATION EVENTS

05

**CONSULTATION RESPONSE &
OUTCOMES**

06

OVERALL SUMMARY

APPENDIXES

01

INTRODUCTION & BACKGROUND

BACKGROUND

Ryden LLP has been instructed by Scottish Opera Ltd (hereafter also referred to as “the Applicant”) to provide planning advice in relation to the site at 40 Edington Street, Glasgow, for a proposed mixed use development (“the proposed development”).

The description of development at Proposal of Application Notice (“PAN”) stage is noted below:

Mixed-use development to provide music rehearsal and performance spaces, 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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.

A PAN was submitted to Glasgow City Council (“GCC”) on 5th October 2023 (Appendix 1) via email. This was accompanied with a letter from Scottish Opera outlining their ambitions and reasons for development.

A GCC letter confirming that the PAN (ref: 23/02482/PAN) is acknowledged as satisfactory was received by the Applicant’s Agent on the 24th October 2023 (Appendix 2).

Following the pre-application and consultation process, and further operational reviews and feedback from stakeholders, the final description of development with the planning application has been updated to include refurbishment of the existing building to avoid any ambiguity. These fall within the stated Use Classes at PAN stage. Reference to ‘residential accommodation’ has also been removed given it does not form part of the final application.

PURPOSE OF THIS REPORT

The Planning etc. (Scotland) Act 2006 introduced planning legislation and procedures, including the need to allow for a more inclusive and ‘front loaded’ process. Where Pre-Application Consultation (“PAC”) is necessary, the prospective applicant is required to consult statutory consultees and demonstrate that they have consulted with the community in a transparent and open manner as part of the pre-application process, for all major and national developments.

As part of the PAC process, the applicant must also prepare a report to detail the consultation undertaken during the pre-application phase to comply with these statutory requirements. This Pre-Application Consultation Report (“PAC Report”) describes the consultation actions undertaken and demonstrates how comments arising from these consultations have been taken on board, and where necessary, changes have been made to the proposal in response to comments received.

This PAC Report is submitted alongside various other documents and specialist studies in support of the proposed development.

STRUCTURE OF THIS REPORT

This PAC Report is structured as follows:

- Section 2 outlines the consultation strategy that was prepared at the outset of the application process.
- Section 3 outlines the consultations which have taken place with statutory and non-statutory consultees.
- Section 4 describes the consultation events which took place and comments received;
- Section 5 presents overall conclusions and outlines and how pre-application comments and feedback received during the pre-application consultation phase have been taken on board in relation to the proposed development;
- Section 6 outlines overall conclusions.

02

CONSULTATION STRATEGY

INTRODUCTION

This section outlines the consultation strategy that was prepared by Scottish Opera and Ryden and the process that was followed in the execution of this strategy.

STATUTORY REQUIREMENTS

Where PAC is required, legislative requirements state that the applicant must provide the Planning Authority and Community Council with a PAN at least 12 weeks prior to the submission of any planning application. This PAN, along with a paper summarising the proposals from the Applicant, was submitted by Ryden on 5th October 2023.

The table below provides an overview of the PAN submission and how the Applicant has complied with Regulatory matters.

Consultation Requirement	Fulfilment of Requirement
A description in general terms of the development proposed	"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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.'
The address of the proposed development	Site at 40 Edington Street, Glasgow, G4 9RD
A plan showing the outline of the site at which the development is to be carried out	A location plan accompanied the PAN submission
Details as to how the applicant may be contacted and corresponded with	Contact details for Ryden, Planning Agent to the Applicant, were attached to the PAN.
An account of what consultation the applicant intends to undertake and when	<p>Details were attached of the statutory and non-statutory Consultees that were to be consulted on the application. On the 5th October 2023 the PAN was submitted electronically to the following parties:</p> <p>Woodside Community Council.</p> <p>Neighbouring Possilpark Community Council was inactive at time of PAN submission.</p> <p>Local Members (Ward 11) – Hillhead - Councillor Ken Andrew; Councillor Hanzala Malik; Councillor Martha Wardrop.</p> <p>Neighbouring Local Members (Ward 16) – Canal – Councillor Allan Gow; Baillie Jacqueline McLaren; Councillor Fiona Higgins; Councillor Robert Mooney.</p> <p>Kaukab Stewart MSP / Bob Doris MSP</p> <p>Patrick Grady MP / Anne McLaughlin MP</p> <p>We can confirm that all parties have either been consulted, or received correspondence offering the opportunity to participate in formal consultation.</p>
The intended date of the newspaper advert and intended place of publication	<p>First Event - The advert was placed in the Glasgow Times on the 13th October 2023.</p> <p>Second Event – The advert was placed in the Glasgow Times on the 1st December 2023.</p> <p>This was more than 7 days prior to the consultation events.</p>
Details of the public Consultation Event including date	<p>Two public consultation events were held at Scottish Opera Production Studios, 40 Edington Street, Glasgow, G4 9RD</p> <p>First event: Tuesday 24th October 2pm to 7pm</p> <p>Second event: Wednesday 13th December 1pm to 7pm</p>

03

COUNCIL AND STAKEHOLDERS

INTRODUCTION

As part of the PAN and pre-application process with GCC, a list of consultees / stakeholders were identified for consultation on the proposed development.

This consultation process allowed consultees and stakeholders an opportunity to make meaningful comments and inform the final planning application submission and design.

OVERVIEW OF PRE-APPLICATION PROCESS WITH GLASGOW CITY COUNCIL

Pre-Application dialogue has taken place with representatives of GCC with regard to the proposed development. A formal pre-application submission was made that allows for face to face and structured meetings within a formal setting.

Along with various email exchanges on design iterations and progress, there were design workshops where matters related to the following were addressed, amongst others:

- Townscape
- Massing
- Scale
- Materials
- Amenity space
- Environmental (sunlight / daylight, single / dual aspect etc.)
- Commercial spaces
- Rooftop and crown of the development
- Transport and heritage matters

Following this consultation process, there has been significant design moves to align with Council aspirations and these have been to the betterment of the proposed development. This includes reconfiguration of buildings to minimise townscape impacts when viewed from strategic viewpoints; reduction in height at strategic points; the evolution of open amenity spaces to ensure they are not only useable by occupiers of the development, but to the general public and a tangible community benefit; and designed to mitigate environmental impacts.

A summary of the design updates and revisions through the pre-application phase is noted in Section 5 below.

Whilst not part of GCC planning department, meetings were also held with senior officials at GCC and Glasgow Chamber of Commerce on the proposals and why at the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow and the need for student accommodation. Both were supportive.

COMMUNITY COUNCIL

The application site is located within the boundary of Woodside Community Council.

Whilst a direct meeting has to take place at the time of writing, the Applicant shared a letter and invitation to attend the first public consultation event with Woodside Community Council on the 4th October 2023, and a copy of the PAN and supporting information was emailed to the Community Council on the 5th October 2023.

We understand that representatives of the Community Council have attended the two consultation events. The offer of a formal meeting remains.

It is worth noting that many residents of Speirs Wharf, including members of the resident's association attended both consultation events

The key matters raised during the consultation events are noted in Section 04 of this report.

POLITICAL STAKEHOLDERS

Ryden submitted via email copies of the PAN to the following political stakeholders along with the invitation for a meeting, whether collectively or individually:

- Local Members (Ward 11) – Hillhead:
 - Councillor Ken Andrew
 - Councillor Hanzala Malik
 - Councillor Martha Wardrop
- Local Members (Ward 16) – Canal:
 - Baillie Jacqueline McLaren
 - Councillor Allan Gow
 - Councillor Fiona Higgins
 - Councillor Robert Mooney
- Patrick Grady MP / Anne McLaughlin MP
- Kaukab Stewart MSP / Bob Doris MSP

At the time of writing no formal written comments on the proposed development were received from political members, however, positive in-person meetings have taken place with Bob Doris MSP, Councillor Allan Gow, Baillie Jacqueline McLaren, Councillor Fiona Higgins, and Councillor Robert Mooney. A case worker representative of Kaukab Stewart MSP also attended the first consultation event.

In addition to the above parties, meetings also took place with the following political stakeholders:

- Jackson Carlaw MSP
- Christina McKelvie MSP
- Paul Sweeney MSP
- Neil Bibby MSP
- Carol Monaghan MP
- Alison Thewliss MP

These meetings included site visits and a briefing from the Applicant on Scottish Opera's ambitions and commitment to Glasgow, and how this proposed development would help to secure Scottish Opera's presence within Glasgow for the next 60+ years by rationalising and consolidating three of their current scattered five premises under one roof to demonstrate measurable economic, business, and artistic advantage. The current premises include the rented HQ in the ageing

Victorian building at 39 Elmbank Crescent, Charing Cross, Glasgow, and a large orchestra rehearsal space out at Hillington Park, Renfrewshire on a short-term lease.

Meetings have also taken place with Councillor Susan Aitken (Glasgow City Council Leader) and Carol Connolly (Divisional Director of Development and Sustainability, Glasgow City Council) at City Chambers, and with Stuart Patrick of Glasgow Chamber of Commerce, and Fiona MacFadyen and Rob Morrison (Scottish Canals).

This ambitious plan sees the Applicant utilising approximately half the available space on the application site, with the remainder of the site reserved for a Purpose Built Student Accommodation ("PBSA") proposal. The net income contribution from a PBSA development forms an essential and imaginative component of the overall funding portfolio that will enable the realisation of the Scottish Opera extension and refurbishment project. Indeed, without the receipt associated with the quantum of PBSA development contained within the proposals, the Scottish Opera project will not be deliverable. Given the acknowledged shortage of student accommodation in Glasgow which threatens Glasgow's position as a centre of academic excellence, Scottish Opera sees a *once in a generation* opportunity to achieve its vision and remain a continued presence in Glasgow.

The Applicant's ambitions with this development are focussed on playing their part in protecting the future of the arts and audiences in Scotland. Most of the funding for the development would come from the sale of the PBSA with an amount of private and public sector fundraising to be undertaken in the future.

These stakeholder meetings and site visits were extremely positive and matters raised included:

- Highly supportive of Scottish Opera and their ambitions.
- Supportive of Scottish Opera staying in Glasgow and pursuing a sustainable model with the inclusion of PBSA, which is a use in need in Glasgow.
- Supportive of the regeneration of the Canal
- Interested in the sourcing of raw materials and how the Applicant can work with young people and schools.
- Positive to see the inclusion of tangible community benefits with amenity spaces and commercial uses.
- The proposed development should be a real flagship for Glasgow.

MEETINGS WITH HIGHER EDUCATION STAKEHOLDERS

It was critical to the client to meet with the key higher education institutions in Glasgow not only to outline the Applicant's development aspirations, but through positive engagement better understand the aspirations and current needs of the higher education institutions and their students.

Whilst the Applicant is close to agreeing a final position with a reputable operator for the PBSA development that has a positive understanding of the purpose built student market, these meetings allowed the potential for additional learnings to be incorporated into the final development proposal to ensure it is truly market facing and future proofed.

These meetings included University of Glasgow and Glasgow School of Art.

Matters discussed on the day included the acute need for more purpose built student accommodation in Glasgow; the unit mix and amenity offer that students are seeking; comments on the proposed development; and there was positive support for the proposed development in terms of meeting this demand.

A summary of the design updates and revisions in response to the above meetings and the pre-application phase is noted in Section 5 below.

04

CONSULTATION EVENT

This Chapter details the consultation event process held by the Applicant.

ADVERTISEMENTS OF THE EVENT

Two face to face public consultation events, and an accompanying online website, were hosted by the Applicant and newspaper adverts promoting the community consultation and exhibition event were placed in the Glasgow Times in advance of each, and at least 7 days prior to the events (Appendix 3).

They were placed on:

- First Event - Glasgow Times on the 13th October 2023.
- Second Event – Glasgow Times on the 1st December 2023.

Furthermore, consultation flyers (Appendix 4) were created to publicise the event to the community. This flyer included details on the event, high level note on the proposed development and background, website details, and details on who to contact for further information.

250 flyers were distributed to local residents and businesses in advance of each event, and following feedback from the community, for the second event this was supplemented with 10 lamp post banners (Appendix 4).

The flyer included contact details and details of the project consultation website address (should people not have been able to attend who required further information), which included a copy of the consultation boards.

PROJECT WEBSITE

An online website was set up by the Applicant and could be accessed at:
www.scottishopera.org.uk/newrotterdamwharf

It was important to the Applicant to create a well-publicised website that provided details of the proposed development and it went live on the date of the face to face event.

The consultation event boards were available on the website along with feedback forms that could be completed electronically.

The project website was publicised and shared with the general public through various channels including the newspaper advert and flyer and email correspondence with stakeholders, and social media.

In terms of website interactions, for the first event there was 387 unique viewers (total visits) - data taken between 13th October and 7th November 2023.

For the second event, website interactions were 106 unique viewers (total visits) – data taken between 1st December 2023 and 5th January 2024

IN PERSON CONSULTATION EVENTS

PUBLIC CONSULTATION EVENT No.1

A consultation event for the proposed development took place on 24th October 2023 from 2pm to 7pm at the Scottish Opera Production Studios, 40 Edington Street, Glasgow. The event venue was acceptable regards accessibility considerations.

Presentation boards (Appendix 5) were displayed on the day illustrating the intentions for the site. These boards provided background and context to the site and business case, historical and environmental considerations, and a summary of the development proposals visually, a frequently asked questions section, and further details on how to feedback on the proposals.

Representatives from Page / Park Architects, Ryden, and the Applicant were in attendance on the day to liaise with and answer any questions from members of the public. A photograph of each event is provided at Appendix 6. Feedback forms (Appendix 7) and contact details were distributed to attendees.

In total 31 members attended the event and 7 feedback forms were completed on the day. In addition, there was verbal feedback relayed to the project team. Following the event, 14 additional feedback forms were received via email / a web form.

The record of attendance is illustrated below:

Time	Attendance
2pm – 3pm	8
3pm – 4pm	7
4pm – 5pm	5
5pm – 6pm	9
6pm – 7pm	2

It was noted to the public that the purpose of the consultation event was to seek views on the proposed development. Comments were to the Applicant and design team only and not representations to GCC on the proposal.

CONSULTATION FEEDBACK

Overall, feedback at this first consultation event from those that commented was supportive of the principle of development and the Scottish Opera business case. However, there were a number of comments on the height of the two PBSA blocks, townscape impacts, and impacts upon Speirs Wharf residents. A summary of the feedback and key issues arising are outlined below.

Principle of Development

- Positive to see brownfield land developed.
- Highly supportive of Scottish Opera’s commitment to Glasgow and business case outlined.
- There is no justifiable reason for such student housing to be integrated within a high-rise development, other than to cater to profit-driven developers.

- There is so much potential opening onto the canal, giving facilities to an area which is lacking can be a great thing.
- An appreciation that students do contribute to the city centre and economy.
- What happens if the student market changes in the future? Would be good to see evidence on how the building can be future proofed.
- It looks very exciting and the vision is impressive.
- Good to see the site developed for art and education purposes.
- Developing the waste ground is positive and creating access to Speirs Wharf with a public garden.
- Exciting for improving the connected community of performing arts companies in the area.
- The community space that will be as useful to students, residents, Scottish Opera employee`s and their families, seems family friendly.

Design and Heritage

- The two PBSA blocks are too tall and should be reduced.
- Prefer the height of the facility to be no more than one storey above the canal.
- Low level Scottish Opera facility with associated rooftop garden/blended with canal side is appealing.
- The proposed development looks great and can be an exemplar for Glasgow.
- The PBSA blocks will have a detrimental impact upon neighbour`s sunlight and daylight. A precise sun path diagram should be undertaken to accurately depict the shadows that will be cast on Speirs Wharf if this development proceeds.
- There will be negative visual and townscape impacts that require consideration.
- The scale and density is similar to a PBSA development that was refused consent close to the application site.
- The proposed plan requires more sensitivity to the existing heritage context, including Speirs Wharf, and surrounding area.
- It is important that there is a respectful approach to preserve the city's rich history and architectural heritage.
- Positive to see Passivhaus incorporated
- Initially thought it was overdevelopment and then looked at positively following explanation of the plans.
- Landscaping strategy should be coordinated and community centred.

Infrastructure and Amenities

- What infrastructure will be there to support the new students in the area?
- How much parking is proposed with the development?
- How will you ensure PBSA occupants do not have a car?
- There is a lack of services in the local area. Services, like shops, gym etc. should be delivered.
- Important that a noise assessment is undertaken and impacts upon neighbour`s amenity.

PUBLIC CONSULTATION EVENT No.2

Between the first and second events, the design of the proposed development was refined with several significant amendments being introduced. The display material on the website and consultation boards were updated accordingly. It was noted on the website and consultation boards that this second event was primarily about providing feedback regarding the views gathered during the pre-application consultation period and to gather any additional comments and to discuss matters of interest and concern to the public.

This event took place on the 13th December 2023 at the same venue (Scottish Opera) with the same project team as event no.1 in attendance to answer any questions and queries between the extended hours of 1pm and 7pm. Feedback forms were available on the day as well as on the project website.

In total 46 members attended the event and 16 feedback forms were completed on the day. In addition, there was verbal feedback relayed to the project team.

Following the event, 9 additional feedback forms were received via email / a web form.

In terms of attendance on the day, this is illustrated below.

Time	Attendance
1pm – 2pm	15
2pm – 3pm	8
3pm – 4pm	5
4pm – 5pm	9
5pm – 6pm	4
6pm – 7pm	5

Representatives of Speirs Wharf and their resident's association, Scottish Opera employees and users, general members of the public, and key land use neighbours attended on the day and received client feedback.

CONSULTATION FEEDBACK

As per consultation event no.1, positive feedback was received on the principle of the proposals with interest on the degree of design change, along with scrutiny on the proposed design. In particular, the height of the PBSA blocks and impacts upon neighbours were the key design consideration for many of the attendees.

A summary of the written and verbal feedback at this event and key matters arising are outlined below.

Principle of Development

- There was an appreciation that the site is brownfield, vacant, and from a sustainability and climate change perspective it is a positive development site. In particular, when compared to other proposed sites.

- The proposed development is a great idea. It brings all of the Scottish Opera activities and people closer together.
- The proposal is ambitious and people are greatly enthused! Its presence would add to Glasgow's standing as a leading arts city in the world. The bringing together of all facets of Scottish Opera makes perfect sense.
- The merging of the company's arts site, culture and environmental ambitions are positive, along with potential to expand its education objectives.
- Good to see Scottish Opera developing and extending its provision and reach in 21st Century. The proposals provide an excellent foundation for the arts hub in Glasgow.
- Thought should be given to how Scottish Opera can link to the immediate areas - Maryhill, Cowcaddens, Garnethill etc. and strengthen existing links. In particular, with schools.
- The proposal shows commitment to navigating a sustainable future for Scottish Opera and the local residents & community, with ambition to create opportunities for both in equal measure.
- There was an appreciation of the need for more student accommodation in Glasgow and reference was made to recent press on this matter, including support from higher education institutions.
- There were questions on who the PBSA operator is and whether it would be open to all Glasgow students.
- In addition, there were queries on the need for further PBSA in Glasgow and need to evidence demand, beyond what was shown at the consultation events.
- Combining a major cultural facility (within an emerging arts cluster in Cowcaddens) with a residential development will bring some life to the area. The proposed site and side of the canal is currently a wasteland requiring regeneration.
- There were queries on whether private or rented housing was a viable option, or whether the PBSA blocks can be future proofed to allow adaptation.

Design and Heritage

- There was positive feedback on the ambitious design of the development and changing nature of Glasgow to allow tall buildings. It was noted as visionary and will reinvigorate the area.
- There were concerns raised on the height of the PBSA blocks.
- The proposed high rise elements do not fit the landscape and will block the views of the residents of Speirs Wharf, and comments on the daylight and sunlight impacts upon Speirs wharf residents.
- The townscape impacts upon the listed Speirs Wharf building was raised by parties.
- There has to be careful consideration on access matters and how people with disabilities / difficulty walking can access community spaces.
- Further details on proposed improvements to the current production studios was requested.
- More thought should be given within the application to proposals for biodiversity, connectivity and richness along the canal.
- Consideration of how the existing Scottish Opera building connects to the new building and student blocks.
- There was support for as much greenspace and planting as possible across the site.

Infrastructure and Amenities

- Concerns were raised on potential noise impacts with significant development and increased use and activity along the canal. It was noted it was already noisy at weekends.
- There was feedback on available parking for staff and what this allocation will be and how parking will be arranged.
- Access to the canal and green spaces was widely supported.
- There was concern that tall buildings near the canal could create wind disturbance that would make the canal difficult to navigate.
- The proposed public benefits are supported with there being cafes, a gym, garden and shops that are open to everyone. It will help open up the area.
- There were business owners who attended on the day that are keen to know more about acquiring commercial space, including a potential bike shop.

CONCLUSION

The consultation event and process complied with the Regulations with the following principles, which were agreed with GCC in advance:

- Two well publicised consultation events were organised at a central, free, and easy to access location, alongside an easily accessible project website allowing the public to view consultation boards and provide feedback.
- A copy of the PAN was submitted to GCC, Councillors, Community Council, MP, and MSP.
- Public notices were placed in the Glasgow Times publicising the event. This included details of the proposed development, date and venue of the event, contact details (email, phone and address) for members of the public who are not able to attend on the day.
- The event was advertised via a leaflet distribution. This included contact details should members of the public not be able to attend in person on the day.
- From the date of the event, members of the public had additional time to respond to the proposals, including the opportunity to submit questions electronically or in writing.
- It was noted that the plans presented at the first event may alter before the final proposal is submitted as a planning application and as we move through the pre-application process and that this update was to be provided at the second event.
- For assistance, the consultation boards included a section on 'frequently asked questions'. On the day of the event these matters were further answered by the Applicant and design team who were in attendance as well as all other questions that were raised.

The purpose of the consultation process was to seek views of the public and stakeholders on the proposed development and these have been outlined above. Responses to the consultation process, and points raised, are discussed in Chapter 5.

05

CONSULTATION RESPONSE & OUTCOMES

APPLICANT RESPONSE TO KEY MATTERS RAISED THROUGH CONSULTATION PROCESS

The primary drivers in terms of consultation and feedback have helped inform the design and proposed development. Both of which have evolved and developed throughout the holistic pre-application consultation process.

The feedback and key themes received during this consultation process have been responded to, and where appropriate, considered in the evolution of the design.

These matters are summarised in the table below along with the Applicant's feedback, and where relevant any associated design response.

Summary of Consultation Response	Applicant Response / Design Evolution
There was significant support for the principle of development, but concern over whether there is the demand for additional student development in Glasgow.	<p>We are pleased that there was support for the principle of development and ambitions of Scottish Opera. At the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow. The proposal includes state of the art rehearsal and performance spaces adaptable to becoming a recording studio, classrooms for skills development courses, music practice rooms for hire, and a café with panoramic views over Glasgow.</p> <p>The proposed development reaffirms Scottish Opera's commitment to Glasgow. This proposed development would help to secure Scottish Opera's presence within Glasgow for the next 60+ years by rationalising and consolidating three of our current scattered five premises under one roof to demonstrate measurable economic, business, and artistic advantage.</p> <p>In terms of PBSA demand, the Applicant has had a student needs assessment report prepared by Savills.</p> <p>Glasgow is renowned as a major centre for higher education in the UK, with students from all over the world attending. This report evidences that there is a significant undersupply of purpose built student accommodation in Glasgow as publicised in national press and local Universities.</p> <p>In addition, the subject site is well placed to cater for students within these institutions given close proximity to Glasgow Caledonian University, University of Strathclyde, Glasgow School of Art, and Royal Conservatoire.</p> <p>Further information on this urgent need and shortfall is set out in detail within the submitted Student Needs Assessment.</p> <p>Given that the site is cleared and brownfield, its proximity to higher education institutions, and that it meets Scottish Government aspirations to develop on sustainable locations, the proposed site is perfectly placed to meet this critical demand.</p>

Design and Amenity – there was support for the proposed development through the community consultation events. The key question raised was on the scale of the PBSA blocks.

Comment was made by members of the community in both consultation events regarding the scale of the PBSA blocks and how they were considered to not be in keeping with the area and Glasgow skyline.

The character of the Woodside, Woodlands and Garnethill districts have radically altered over time. These areas now all have 'point' buildings of significant scale – rising to 20 storeys – and as such additional isolated buildings of similar scale are not in principle 'out of keeping' for this wider area. The key matter that has been considered very carefully in the evolution of the design is the mitigation of impact on views to and from Speirs Wharf.

The blocks have been orientated east-west, such that the slender gables face the Speirs Wharf terrace, thus maximising the open space (and resulting views) to and from Speirs Wharf. The block sides have also been chamfered in plan, thus increasing the visual sightlines to and from Speirs Wharf.

The overall massing of the PBSA blocks has been carefully considered to respond to the canal setting – lowering the eastern section of both blocks to a lower scale to respond to the scale of the Speirs Wharf development on the opposite side of the canal.

In direct response to the comments received, the scale of the northern canalside block has been reduced by two storeys, to be 10 storeys above towpath level (the southern canalside block being seven storeys above towpath).

A Townscape and Visual Impact Assessment (TVIA) has also informed the design process and should be read in full.

The TVIA concentrates on the key townscape and visual issues identified during the pre-planning stages and in conjunction with Glasgow City Council in relation to:

- Townscape character and resources, including effects on the aesthetic values of the townscape, caused by changes in the elements, characteristics, character and qualities of the townscape as a result of development; and
- Visual amenity, including effects upon potential viewers and viewing groups caused by change in the appearance of the townscape as a result of development

The townscape and visual assessment has established that the proposed development will change the existing townscape and visual baseline conditions. However, although there will be effects on both the townscape resource and to visual amenity, some of which will be significant, these effects will be generally localised and should be considered in the context of the re-configuration and long-term future use of the site. The direct local effects on townscape and visual receptors will be locally significant within the immediate site area introducing substantial yet beneficial change. The effects will be generally localised and will be seen to add new elements to the townscape in keeping with the ongoing transformation of the Oak Bank / Garscube Road Commercial District. The development strategy incorporates a comprehensive approach to establishing a strong relationship and interface with the sensitive setting of Speirs Wharf and the Forth and Clyde Canal.

Where effects arise, they will be in relation to the perception of the influence of the new development within the context of a diverse and changing skyline. Whilst significant effects will arise, the introduction of the development will be seen to add drama to the townscape but, which is sensitive to key features of the existing built form and the sites immediate setting. The careful approach to the design of the proposed development will assist in reducing adverse

effects and will introduce beneficial and positive changes to enhance the immediate area.

Whilst the scale of development has been revised through the pre-application process, the scale influence of development is appropriate to the wider townscape setting.

Consideration of sunlight and daylight impacts, in particular upon Speirs Wharf residents

Concerns were raised regarding the impact on sunlight and overshadowing from the PBSA blocks onto the canal and Speirs Wharf building.

Again, the orientation and massing of the blocks has been carefully considered to mitigate impact on the canal and Speirs Wharf elevation, with the summer evening shadow being limited to the slender elevation of both blocks. This has been curated through a careful and detailed design exercise by the Applicant, including making revisions where necessary.

A full and detailed daylight and sunpath analysis has been carried out and submitted as part of the full application and concludes that the impact of the new development on Speirs Wharf has been classed as negligible. All windows in Speirs Wharf passed the VSC and APSH tests specified by BRE 209. This means that neither the daylight nor the sunlight access to Speirs Wharf will be greatly affected. This is due to the orientation of the towers; their perpendicular direction to Speirs Wharf ensures that the total impact on any of the windows is minimal. The lowered sections to the East also help with retaining light to Speirs Wharf; this minimises the obstruction angle of the development given its height and thus ensures more of the sky and sun is visible from the windows of Speirs Wharf.

In addition, there was a negligible adverse impact on the daylighting and sunlight access to the moorings at Speirs Wharf. All tested houseboat window locations passed these the VSC and APSH tests as specified in BRE 209. The mooring area itself still receives an adequate amount of sunlight.

How will the impact on views be mitigated, in particular for residents of Speirs Wharf?

The initial design and massing submitted with the pre-app enquiry to GCC had a design that placed the Scottish Opera new building at the north end of the site, and the PBSA accommodation in a linear block fronting the canal, rising to a tower at the southern end. The initial pre-app consultation with GCC highlighted the importance of retaining views of Speirs Wharf from the south west (principally from the M8 motorway), and through modelling, it was agreed that the initial proposal would totally obscure these views.

It was accepted that scale would be required in order to make the development viable, but the location of that scale needed to be considered carefully to retain views of Speirs Wharf as far as was reasonably practical.

In response, the design team completely revised the development strategy for the site, placing the Scottish Opera building at the centre of the site, tucked behind the large canal retaining wall and only raising above the towpath level in two low scale pavilion structures that would not extend higher than the existing tree line. The larger PBSA elements were moved to the north and south ends of the site – 'bookending' the development – with the block orientation and

profile carefully considered and modelled in order to maximise the views of Speirs Wharf from the identified location.

This revised massing and modelling was tested and presented to GCC, and agreed as the appropriate strategy for ongoing design development and consultation.

How will the building be future proofed should the student market alter in the future?

As per GCC student policy, the proposed development will utilise a whole life approach with flexible floorplates and building design to ensure there is scope and flexibility for adaptation to alternative future uses (which would be subject to permission).

This approach and whole life study has been shared within the planning submission. The location of columns provides an open plan layout and non-load bearing partitions can be repositioned to meet the needs of an alternative building use, including residential. A study within the submitted Design and Access Statement has evidenced that significant resident's amenity can be provided to comply with residential policy requirements.

Loss of privacy and overlooking concerns from the PBSA blocks?

Comments were received through the community consultation that the scale of development fronting Speirs Wharf would result in a loss of privacy to the existing community.

The original design intent for the gable ends was to include a significant amount of glass within the stair tower and lounge spaces. In light of the comments received, the design of the gable ends has been revised to reduce the quantum of glazing to reduce the impact of overlooking direct onto Speirs Wharf.

Impacts upon wildlife along the canal and impact upon trees?

With the exception of bridge links at either end of the development and at the centre into the Scottish Opera Building, physical constructed impact on the existing towpath and canal edge is being kept to a minimum. All environmental surveys required for a planning application have been undertaken and results submitted, and any follow-up surveys and mitigation measures identified by those surveys will be carried out.

The existing tree line will be retained, thinned only at specific locations to enable the bridge links to be made.

Detailed consultation with Scottish Canals has been undertaken to ensure that all proposed works aligns with their own requirements, and legal agreement with them will be required ahead of development occurring.

Traffic congestion and parking concerns

Understandable concern was raised through the consultation process regarding the potential additional traffic and parking requirements that potentially could result from the PBSA development, and the impact on the local network and existing community.

The operators who will be taking the PBSA blocks, will be running these developments as 'car free' for their student tenants. This will be a requirement of their room leases. As such, we believe the concerns of significant additional

traffic and resulting parking requirements being generated by this development to be addressed by this tenancy condition.

A full Traffic and Transport Analysis has been submitted as part of the application and further detail outlined.

There were comments on the lack of amenity and public services for the scale of development proposed.

Concern was raised through the consultation process regarding lack of amenity and services in the area to serve the student population that would arrive with this development.

The PBSA blocks will include a minimum of 5sqm per bed space of amenity space as part of the development proposals. This will be provided internally and externally in and around the PBSA blocks. This will include a gym (which will be open to public membership) and an open café space/spaces.

In addition, the Scottish Opera building itself will have a publicly accessible roof top garden that will be able to be accessed during normal working hours and at weekends, for the enjoyment of the existing community and new student population alike. There is no reliance on the existing towpath edge to provide the policy requirements for amenity space, but the fact remains that the canalside will provide significant amenity value for the population arising from the development.

Acknowledging the issue of local service provision, the design team have revised the design of the north PBSA block to include a commercial unit at ground floor. This space may be used as a retail general store or occupied by a public service function (i.e. GP/Dentist). This ultimately will be demand led, but commitment is there for the allocation of space in recognition of the concern.

A detailed analysis of existing service provision within a 15minute walk has been undertaken and presented within the Design and Access Statement, demonstrating that key service uses are provided within an accessible radius.

06

OVERALL SUMMARY

The Applicant has carried out meaningful engagement and this PAC Report has set out how statutory pre-application matters have been undertaken, in line with Scottish Government guidance.

As with any proposed development, there is a balance to be struck regards incorporating comments and design amendments, and bringing forward a proposal that is deliverable and viable. In stating this, and as demonstrated within this PAC Report, the potential effects of the proposed development and consultation process has led to design amendments through this process to reflect feedback received.

This includes strategic height reconfigurations of the PBSA blocks, additional amenity and community open space, further environmental testing such as sunlight and daylight, and wind assessments, and an increased focus on flexibility of floorplates to future proof the development in line with sustainability requirements.

From the outset the Applicant has been committed to comprehensive and meaningful consultation and they remain committed to ongoing engagement and consultation through the determination and development process.

Appendix 1

Proposal of Application Notice & Location Plan

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]	Site at 40 Edington Street
	Glasgow, G4 9RD (see accompanying
	location plan with site outlined in red)

Description of proposal [Note 2]	Mixed use development with music rehearsal &
	production space & student accomodation (see
	accompanying continuation sheet for full details)

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

<input type="text" value="Woodside Community Council (see continuation sheet for further details)"/>
<input type="text" value="Councillors - Ward 11 Hillhead / Ward 16 Canal (see continuation sheet)"/>
<input type="text" value="Kaukab Stewart MSP and Bob Doris MSP"/>
<input type="text" value="Patrick Grady MP and Anne McLaughlin MP"/>

[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

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

Sent by email: OnlinePlanning@glasgow.gov.uk
Planningenquiry@glasgow.gov.uk

Date: 05 October 2023

Dear Sir / Madam

Site at 40 Edington Street, Glasgow
Proposal of Application Notice – Continuation Sheet

On behalf of Scottish Opera Ltd, we are pleased to submit a Proposal of Application Notice, under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, in connection with their proposed mixed use development at a site at 40 Edington Street, Glasgow.

This is a continuation paper of the Proposal of Application Notice ("PoAN").

The PoAN includes the following information in line with Regulations:

1. A description of the development to be carried out (in general terms);
2. A description of the site location;
3. A plan identifying the site location;
4. Details as to how the prospective applicant / agent may be contacted and corresponded with; and
5. An account of what consultation the applicant intends to undertake, when such consultation is intended to take place, and what form it will take.

For completeness, the full description of proposal at PoAN stage 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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.'

The application site is outlined in red on the attached location plan submitted with this PoAN.

Question 8 (Continued)

Target	Date of PoAN Submission	Form of Consultation
Woodside Community Council Site located within this boundary	PoAN sent 5 th October 2023	PoAN submitted electronically
Possilpark Community Council (neighbouring Community Council)	Inactive at time of PoAN submission	This neighbouring Community Council is not active at the time of writing. However, should this position change during the planning process, the applicant is willing to engage, although on the understanding that this is within the jurisdiction of this Proposal of Application Notice and a fresh Notice or process will not be actioned.
Local Members (Ward 11) Hillhead Application site within this Ward boundary	PoAN sent 5 th October 2023 to three Councillors	The three individual Councillor names to whom an electronic copy of the PoAN has been submitted is outlined below:
Councillor Ken Andrew		
Councillor Hanzala Malik		
Councillor Martha Wardrop		
Local Members (Ward 16) Canal Application site neighbours this Ward boundary	PoAN sent 5 th October 2023 to four Councillors	The four individual Councillor names to whom an electronic copy of the PoAN has been submitted is outlined below:
Councillor Allan Gow		
Baillie Jacqueline McLaren		
Councillor Fiona Higgins		
Councillor Robert Mooney		
Kaukab Stewart MSP	PoAN sent 5 th October 2023	PoAN submitted electronically
Bob Doris MSP	PoAN sent 5 th October 2023	
Patrick Grady MP	PoAN sent 5 th October 2023	PoAN submitted electronically
Anne McLaughlin MP	PoAN sent 5 th October 2023	
Scottish Opera Production Studios, 40 Edington Street, Glasgow, G4 9RD	First event - 24 th October 2023 Second event - 29 th November 2023	Two public exhibition events (advertised in Glasgow Times at least one week prior to each event.)

Under the Regulations, and as per Note 6 of the PoAN, there is a requirement to hold two public exhibition events. We are proposing to hold these two in-person public exhibition event on Tuesday 24th October 2023 and Wednesday 29th November 2023 between the hours 2pm to 7pm.

We have identified Scottish Opera Production Studios, 40 Edington Street, Glasgow, G4 9RD as the venue.

The public exhibition events will be on a 'drop in' basis to allow the community to attend at a time that suits them. There will be presentation boards on the day that follow the requirements of planning regulations i.e. information on the purpose of the event; who the applicant is with background information; what the proposed land use / development is; site context and analysis; details on the design of the proposal; the next steps including how to comment and obtain further information on the proposals. The indicative layouts / plans / imagery on the day will expand on the above.

On the day of the events an applicant representative, member of the architect team, and planning consultant will be in attendance to answer any questions and queries. Feedback forms will be prepared for the public to fill in or take away and submit, and other methods of feedback such as email or letter will also be provided.

For the first event, the general public will have two weeks from the date of the consultation event to provide comments. Feedback received from the first event is to be given at the second consultation event.

Under the Regulations, there is also a requirement to consult with every Community Council whose area is within or adjoins the land where the proposed development is situated. The development site falls within Woodside Community Council's boundary. The neighbouring Possilpark Community Council is inactive at the time of writing.

In addition, copies of the PoAN has been sent to Local Ward 11 'Hillhead' Councillors. Local Ward 16 'Canal' neighbours the application site and its Councillors have also been notified for good practice.

Copies of the PoAN will also be sent to Kaurab Stewart MSP and Bob Doris MSP, and Patrick Grady MP and Anne McLaughlin MP.

Lastly, public notice advertisements in the Glasgow Times will be placed in accordance with Regulations.

We trust the above complies with Glasgow City Council PoAN requirements. However, should for any reason an alternative approach be required we would welcome early confirmation of this point to allow for all necessary preparation to take place.

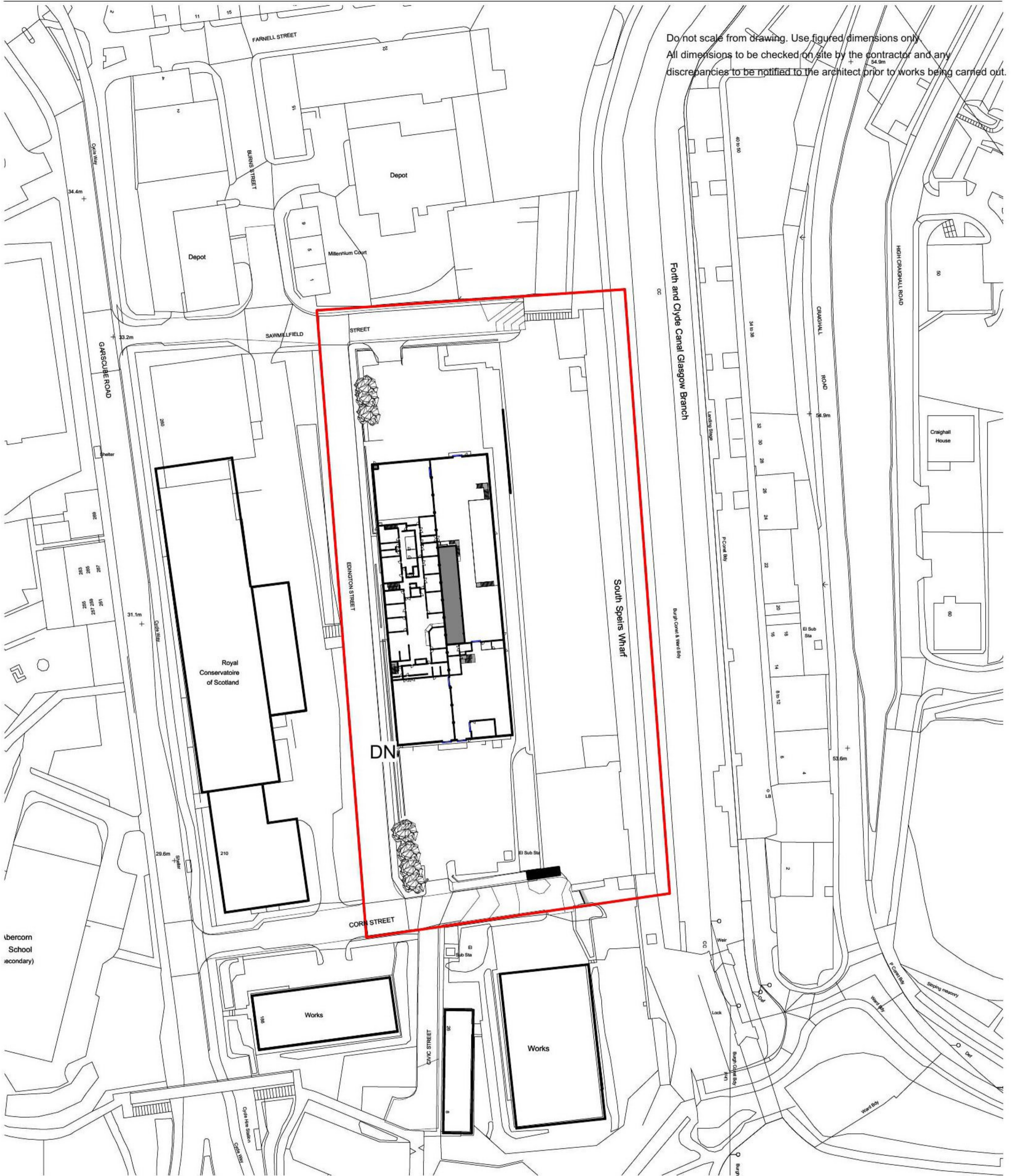
Should you have any queries, please do not hesitate to contact me.

Yours faithfully

A solid black rectangular box used to redact the signature of Shahid Ali.

Shahid Ali
Partner

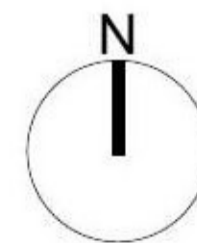
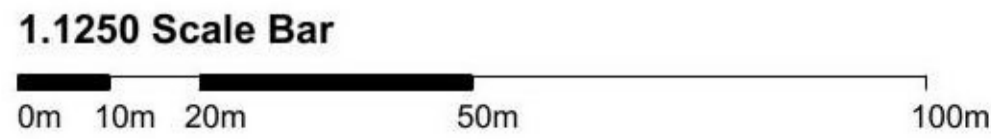
Do not scale from drawing. Use figured dimensions only.
 All dimensions to be checked on site by the contractor and any
 discrepancies to be notified to the architect prior to works being carried out.



UK Map Centre serial no: 260641
 OS licence 100048957

1 Site Location Plan

1 : 1250



Proposal of Application
 Notice Site Boundary

PAN

Revisions:

PAGE \ PARK

Title: Location Plan (PAN)
Project: New Rotterdam Wharf
Client: Scottish Opera
Drawing No: NRW-PPA-0-DR-A-0001

Drawing No: 0001
Scale: As indicated @ A3
Date: 03/10/23

Page \ Park Architects
 20 James Morrison Street, Glasgow G1 5PE, UK
 T 0141 553 5440 F 0141 553 5441
 mail@pagepark.co.uk www.pagepark.co.uk

Dear

An opportunity for state-of-the-art Glasgow headquarters for Scottish Opera

I am writing to you with an outline proposal to develop Scottish Opera's Production Studios at 40 Edington Street, Glasgow G4 9RD.

At the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow. The proposal includes state of the art rehearsal and performance spaces adaptable to becoming a film sound stage, classrooms for skills development courses, music practice rooms for hire, and a café with panoramic views over Glasgow.

Plans are at a very early stage. They include a proposal to link Scottish Opera's existing building in Edington Street to a new building on the brownfield site between our current building and the Forth & Clyde Canal. This vacant area is known locally as **New Rotterdam Wharf**.

Scottish Opera's ambition complements the wider transformation already under way in making the Glasgow Canal Corridor a great place to live, work and visit. We believe our proposed development would contribute towards high environmental and sustainability credentials through a beautiful landscape design. It would help to further revitalise the area as an attractive space for Glasgow citizens, while maintaining views across the city and respecting the existing townscape.

Our site, New Rotterdam Wharf, has been vacant since at least the 1980s. Scottish Opera acquired the land with a bequest left to the Company in 2020. The vacant land proved immediately important in hosting Scottish Opera's highly successful outdoor productions during the pandemic.

Founded in 1962 by Sir Alexander Gibson, Scottish Opera has played a fundamental role in the cultural ecology of both Glasgow and Scotland for over 60 years. Scottish Opera is one of the four National Performing Companies to be based in Glasgow contributing to the City's creative impact and well-being. It is also a crucial component of each of the music, theatre, film, education, and health sectors. Scottish Opera productions, made here in Glasgow, are globally recognised for their excellence. Just in the last year our productions have been rented to, and performed in, Seville, Madrid, Toulouse, Paris, Santa Fe, Los Angeles, Detroit, Vancouver, Toronto, and Cardiff.

Over 80,000 people in Scotland, from a wide range of backgrounds, also engaged with Scottish Opera last year, and it is estimated that over the years, more than half a million pupils have taken part in the Scottish Opera widely recognised programme for schools.

We wish to advance our ambition to remain in, and reaffirm our commitment to, Glasgow. This proposed development would help to secure Scottish Opera's presence within Glasgow for the next 60+ years by rationalising and consolidating three of our current scattered five premises under one roof to demonstrate measurable economic, business, and artistic advantage. Our current premises include our rented HQ in the ageing Victorian building at 39 Elmbank Crescent, Charing Cross, Glasgow, and a large orchestra rehearsal space out at Hillington Park, Renfrewshire on a short-term lease.

Scottish Opera would continue to own the Theatre Royal in Glasgow's Hope Street and rent scenery storage in the old Barclay Curle Shipyards, South Street, Glasgow.

This ambitious plan sees us utilising approximately half the available space on the New Rotterdam Wharf site, with the remainder of the site potentially reserved for a **Purpose Built Student Accommodation** (PBSA) proposal. The net income contribution from a PBSA development forms an integral and imaginative component of the overall funding portfolio for the Scottish Opera extension. Given the acknowledged shortage of student accommodation in Glasgow which threatens Glasgow's position as a centre of academic excellence, we see a *once in a generation* opportunity for Scottish Opera to achieve its vision and remain a continued presence in Glasgow.

Our ambitions with this development are focussed on playing our part in **protecting the future** of the arts and audiences in Scotland. Most of the funding for the development would come from the sale of the PBSA with an amount of private and public sector fundraising likely to be undertaken in the future.

A proposal of application notice (PAN) is due to be submitted soon. Following this, we are keen to gather the views of as many of our local stakeholders, communities, and businesses as possible and to demonstrate to Glasgow that this resourceful proposal will bring a productive and creative advantage to the city.

We would be delighted to meet with you in person to share our ambitions, including offering you a tour of our existing premises and the proposed site. If this would be of interest to you, perhaps you could kindly contact me to arrange a suitable time?

If, in the meantime, you would like further information on the above, don't hesitate to be in touch. We will of course very much welcome your input.

I look forward to hearing from you.

Kind regards

Alex Reedijk FRC
General Director, Scottish Opera



Appendix 2

GCC Acknowledgment Letter



**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Ryden,
Shahid Ali
Ryden
Onyx
215 Bothwell Street
Glasgow
G2 7EZ

Our ref: DECISION
GCC Application Ref: **23/02482/PAN**

24 October 2023

Dear Sir/Madam

SITE: Scottish Opera 40 Edington Street Glasgow G4 9RD

PROPOSAL: Mixed-use development to provide music rehearsal and performance spaces, 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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.

Your Proposal Of Application Notice, **23/02482/PAN**, received on **6 October 2023** is considered to be **satisfactory**.

The notice has been placed on the list of applications where it will remain for as long as it is current.

You are reminded that a period of at least 12 weeks must elapse between giving the notice and submitting any such application. During that time, the required pre-application consultation must take place. The planning application must be accompanied by a pre-application consultation report. An application which does not include the required report is invalid and the Council must decline to determine it. Before doing so, the Council may request additional information. If the Council declines to determine your application, it will advise you of the reason for its opinion that you have not complied with the pre-application consultation requirements.

Glasgow City Council offers processing agreements for all major applications. It is assumed that you will wish to take up this offer unless you formally choose not to do so. I suggest that you should contact the case officer to discuss this process as soon as possible, and to confirm whether you wish to take up this offer.

Should you require any additional information regarding the decision, please contact the case officer **Gerry Mimmagh** on direct phone **0141 287 8639**, or email gerry.mimmagh@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant

Proposed development at (a)

.....

for (b)

.....

.....

A public meeting will be held at (c)

.....

Further information may be obtained from (d)

.....

Persons wishing to make comments on the proposal should do so by (e).....

to (f)

.....

This notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

Signed

*On behalf of

Date

* Delete where inappropriate

- (a) Insert address or location of development with sufficient precision to ensure identification of it.
- (b) Insert details of the proposed development.
- (c) Insert date, time and location of public meeting.
- (d) Insert details as to where further information may be obtained concerning the proposed development
- (e) Insert date by which comments on the proposal should be made
- (f) Insert details of how and to whom comments on the proposals should be made

Appendix 3

Consultation Event Press Adverts

LOCAL LISTINGS PUBLIC NOTICES

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

To advertise telephone:
0141 302 6000

or email:
announcements@heraldandtimes.co.uk

PLANNING

PRE-APPLICATION PUBLIC CONSULTATION EVENT TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 & THE TOWN AND COUNTRY PLANNING (PRE-APPLICATION CONSULTATION) (SCOTLAND) AMENDMENT REGULATIONS 2021.

Notice under Regulation 7(2)(b) Pre-application consultation by the prospective applicant for proposed development at site at 40 Edington Street, Glasgow, G4 9RD for the following:

*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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.

A series of consultation events are being held by Scottish Opera Ltd. Two in-person consultation events will be carried out. An initial round of consultation will be held on 24th October 2023 between 2pm and 7pm at Scottish Opera Production Studios, 40 Edington Street, Glasgow, G4 9RD. During this time, members of the project team will be available to respond to any questions and receive feedback on the proposals.

Further information is available online at www.scottishopera.org.uk/newrotterdamwharf or via email to shahid.ali@ryden.co.uk. If required, information is also available by phone on 07894 605 375 / 0141 204 3838 or in writing from Ryden, ONYX, 215 Bothwell Street, Glasgow, G2 7EZ. Anyone who cannot attend the public exhibition can also call the telephone number or email to request a copy of the consultation boards.

If you wish to make comments on the proposals shown at this first event, you may do so via a feedback form available at the event or the project website, by email (shahid.ali@ryden.co.uk) or in writing to Ryden no later than 7th November 2023.

This notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.
Signed: Ryden, on behalf of Scottish Opera Limited

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant

Proposed development at 1 - 19 Elmbank Gardens, 300 and 349 Bath Street Glasgow (including Tay House (300 Bath Street) and Venlaw Building (349 Bath Street).

For Proposed demolition of mixed-use development with residential (houses, flats, build-to-rent, student accommodation) (Class 9 and Sui Generis), offices (Class 4) with ancillary facilities and services including commercial uses with potential for shops and financial, professional and other services (Class 1A), food and drink (class 3), business (Class 4), assembly / leisure (Class 11), landscaping / public realm, access and parking (cycle and cars), with all associated works.

A series of consultation events are being held by LSPIM Devco Ltd. Two in-person consultation events have been scheduled. An initial round of consultation was held at an event on Tuesday 22 August between 2pm - 7pm at 300 Bath Street, G2 4JR. A second event will take place at the same location on Tuesday 24 October between 2pm - 7pm.

Further information may be obtained from charingcrossgateway@bigpartnership.co.uk or 01355 201 880.

Persons wishing to make comments on the proposal following the event on Tuesday 24 October should do so by Friday 10 November. Feedback can be given via Feedback cards available at in-person event OR survey form on website OR to charingcrossgateway@bigpartnership.co.uk

Please note, this notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.
Signed Teri Porter of Porter Planning
*On behalf of LSPIM Devco Ltd
Date 30 September 2023

PLANNING

PUBLICITY FOR PLANNING AND OTHER APPLICATIONS

You can view applications together with the plans and other documents submitted with them online at <https://www.glasgow.gov.uk/onlineplanning> PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 and THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) (SCOTLAND) REGULATIONS 1987 (H) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 REGULATION 20(2)(a) - Neighbour Notification (A) REGULATION 20(2)(c) - Schedule 3 (C)

All comments are published online and are available for public inspection. Written comments may be made within 21 days in respect of (H) or 14 days in respect of (A) (C), from 13th October 2023 online at <http://www.glasgow.gov.uk/OnlinePlanning> or in writing to Neighbourhoods, Regeneration and Sustainability, 231 George Street, Glasgow G1 1RX

Comments made to applicants/agents in respect of pre-application consultations cannot be considered by the Council. Should you wish for your comment to be considered, you should make your comment in relation to the planning application online, only when the application has been submitted.

23/01981/FUL 23/01975/LBA (H) Flat 0/3, 60 Clevedon Drive G12 - Internal and external alterations including installation of extract and flue to rear of flatted dwelling

23/01967/FUL (H) Flat 1/1, 86 St Andrews Drive G41 - Installation of 2no. rooflights to flatted dwelling.

23/02086/FUL 23/02087/LBA (H) Horselethill House, 7 Horselethill Road G12 - Installation of replacement windows

23/02084/FUL (H) Flat 1/2, 35 Kelvinside Gardens G20 - Re-roofing, replacement leadwork and guttering, re-pointing and fabric repairs

23/02270/LBA (H) 245-249 Duke Street G40 - Internal and external alterations to residential flats, with installation of gas risers and flues, fabric repairs to render and fencing, formation of gates, hardscaping, and associated works

23/02420/FUL 23/02421/LBA (H) Flat 0/1, 5 Great Western Terrace G12 - Internal alterations, installation of replacement windows, new pipework, flues, vents and associated external works

23/01985/FUL 23/01992/LBA (H) 11 Oakfield Avenue G12 - Amalgamation of 20 unit HMO into 15 unit HMO, internal alterations to listed building

23/02191/FUL (C) 262 Maryhill Road G20 - Installation of 2No. flues to side of premises

23/02291/FUL (H) 15 Manse Road Carmunnock G76 - Installation of replacement windows to dwellinghouse

23/02293/FUL 23/02294/LBA (A) (H) 18 Lynedoch Crescent G3 - Internal and external alterations associated with conversion of vacant office premises as dwellinghouse (Class 9) and associated works including formation of rooflights to rear, installation of replacement windows and doors, fabric repairs and partial demolitions

23/02279/FUL (C) (H) Flat 3, 7 Midland Street G1 - Use of flatted dwelling (Sui Generis) as short-stay accommodation (Sui Generis) (retrospective)

23/02300/LBA (H) 98 Buchanan Street Glasgow G1 - Internal and external alterations

23/01779/FUL (A) (C) 40 Glentanar Road G22 - Use of car showroom (Sui generis) as storage/ distribution (Class 6) with trade counter (Retrospective)

23/02382/FUL (H) 25 Rowallan Gardens G11 - Formation of dormer window extension to rear and rooflight to front of dwellinghouse

23/02002/FUL (C) Site At Springburn Road/Auchentoshan Terrace G21 - Erection of public house with third sector hub and associated works

23/02339/FUL 23/02340/LBA (H) Flat 0/1, 4 Athole Gardens G12 - Formation of doors from window, replacement windows, formation of raised garden access walkway, courtyard alterations and associated works to flatted dwelling

23/02202/FUL (A) (C) (H) Flat Ground, 55 Kelvinside Gardens G20 - Use of flatted dwelling (Sui Generis) as short term let (Sui Generis)(Retrospective)

23/01734/FUL (C) 19 Nithsdale Street G41 - Part use of cafe (Class 3) as Shisha cafe (Sui generis), includes installation of flue extract (Retrospective)

23/02208/FUL (H) Flat 3/2, 89 Hyndland Road G12 - Installation of replacement windows to flatted dwelling

23/02010/FUL (A) 357 Glasgow Harbour Terraces G11 - Use of ground floor office units (Class 1a) as 4No. flatted dwellings (Sui Generis)

23/02312/FUL (H) 6 Rhannan Terrace G44 - Removal of garage and erection of garden shed

23/02314/LBA (H) 23/33/43/53 Kent Road/51 Cleveland Street Kent Road G3 - External fabric repairs and associated works

23/02322/CON 23/02330/FUL (A) (H) 2 And 92 Clydeview Lane G11 - Complete Demolition in a Conservation Area and Erection of 4No. flatted dwellings

23/02353/FUL (H) 213 Buchanan Street G1 - Frontage alterations - repainting of window and door surrounds

23/02182/LBA (H) 164 Buchanan Street G1 - Internal and external alterations and display of signage

23/02287/FUL (C) Buchanan House 58 Port Dundas Road G4 - Demolition of vacant building, with erection of mixed use development consisting residential flats (Sui generis) including amenity and ancillary uses, community facility (Class 10), retail (Class 1A), food and drink/ cafe (Class 3) and assembly (Class 11), access, parking, landscaping and associated works

23/02395/LBA (H) 5 Kirklee Terrace G12 - External alterations to replace front door and glazed panels

23/02308/FUL (A) Site To The East Of 14 Gartocher Terrace G32 - Use of vacant land for siting of showpeople caravans to serviced plots, with landscaping and associated works

23/02194/FUL (A) Site Formerly Known As 3 Abbotshall Avenue G15 - Erection of residential development and associated car parking, access, landscaping and amenity space

23/02237/FUL (C) Flat 2/1, 27 Byres Road G11 - Use of flat (Sui generis) as short term let accommodation (Sui generis) (Retrospective)

PLANNING

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Notice under regulation 7(2)(b) Pre-application consultation by the prospective applicant, The Glasgow Academy.

Proposed development sites at:

- Lower Windyedge, G13 1YQ & Top Windyedge, G13 1XW
- Recreation School Ground, G13 1XS
- The Glasgow Academical Club, G13 1RR

For proposed residential development (Lower Windyedge), landscaping and associated ancillary development to enable much-needed sports upgrades at other facilities referenced.

A series of consultation events are being held by The Glasgow Academy. Two in-person consultation events have been scheduled. An initial round of consultation will take place on Thursday 26 October 2023 between 2.00 - 7.00pm at New Anniesland Pavillion, 41 Helensburgh Drive, Anniesland, G13 1RR. The second event will be held at the same venue, at the same times on Thursday 18 January 2024.

Further information may be obtained by contacting AnnieslandCampus@bigpartnership.co.uk or 0141 732 9786 or by visiting www.theglasgowacademy.org.uk/project-anniesland.

Persons wishing to make comments on the proposal as part of this initial round of consultation should do so by Wednesday 8 November 2023. Feedback can be given via feedback cards available at in-person event OR survey form on website cited above.

Please note, this notice does not relate to a planning application. Comments should not be made to Glasgow City Council.

Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

Signed Teri Porter Planning
*On behalf of The Glasgow Academy
Date 3 October 2023

PLANNING

Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 as amended by the Town and Country Planning (Pre-Application Consultation) (Scotland) Amendment Regulations 2021

Notice under Regulation 7(2) (b) - Pre-application consultation by the prospective applicant

Erection of purpose built student accommodation, flatted residential development, ground floor Class 1A and 3 uses with associated landscaping, amenity, access and other ancillary works, at 20 India Street, Glasgow, G2 4PS.

The second public consultation event will take place on Wednesday 25th October 2023, between 2pm and 7pm at The Renfield Training and Conference Centre, 260 Bath Street, Glasgow, G2 4JP. During this event, members of the project team will be available to respond to any questions and receive feedback on the proposals.

Further information and a copy of the consultation boards will be available on our dedicated project website (<https://vita.group.com/consultations/indiastreet>) or from Icen Projects, 177 West George Street, Glasgow, G2 2LB (indiastreet@icenprojects.com). If you wish to make comments on the proposal you may do so at the event, on the project website, by email or in writing to Icen Projects, 177 West George Street, Glasgow, G2 2LB no later than Wednesday 15th November 2023.

This notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council, statutory neighbour notification and publicity will be undertaken, and you will have the opportunity to make formal representations regarding the proposal at that time.

Published on behalf of Vita Ventures Ltd.



Publicity For Planning and Other Applications

These applications may be examined online at the Council's website www.eastrenfrewshire.gov.uk/planningonline; at Council HQ, Eastwood Park, Rouken Glen Road, Giffnock G46 6UG; 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG and online at all libraries.

PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013 (A)

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 (B)

Representations should be made within 14 days for category (A) above or within 21 days for (B) above to Head of Environment at the above address or by filling in the 'Make a Comment' form on the Online Planning Service page of the Council's website.

2023/0554/TP Land Adjacent 630M East Of Shieldhill Farm Ayr Road Loganswell. Erection of an 80m meteorological mast for a temporary period of 7 years. (A)

2023/0562/TP 68 Montgomery Street Eaglesham East Renfrewshire. Replacement rear extension with single storey and part one and a half storey rear extension, enlargement of dormer window to rear, installation of roof lights, flue and supported canopy to rear. Installation of decking. (B)

2023/0563/LBC 68 Montgomery Street Eaglesham East Renfrewshire. Replacement rear extension with single storey and part one and a half storey rear extension, enlargement of dormer window to rear, installation of roof lights, flue and supported canopy to rear. Installation of decking. (B)



Grow your business with a marketing partner with the intelligence and technology to get proven results.

Let us get your leaky roof fixed.

Visit our local website and click on 'Local Listings'.



TIMES PAST

Find out about historical photographs available for home or office from the archives of Evening Times, The Herald and The Herald on Sunday.

T. 0141 302 6210

www.thepicturedesk.co.uk

LOCALiQ Digital Marketing Simplified.

localiq.co.uk

LOCAL LISTINGS

PUBLIC NOTICES

To advertise telephone: **0141 302 6000** or email: announcements@heraldandtimes.co.uk

Planning | Traffic & Roads | Goods Vehicle Licensing | Statutory | Alcohol & Licensing | Probate & Trustee | Contract & Tender | Other

TRAFFIC & Roads

East Renfrewshire Council

(Aurs Road, Barrhead)
(Temporary Restriction to Use of Road)
Order 2024

On the 29 November 2023 the Council made the above named Order under Section 14 of the Road Traffic Regulation Act 1984. The Order has been promoted to restrict access to vehicular traffic on a section of Aurs Road, between its junctions with Stewarton Road, Newton Mearns and Springfield Road, Barrhead to facilitate the construction of culvert works, bridge replacement works, road realignment works and waterfront promenade works.

The Order comes into operation from Monday 8 January and remains in effect for a maximum period of 18 months if necessary, however, it is anticipated the work will be complete and the road reopened by Monday 23 December 2024.

No person shall drive, or cause or permit to be driven any motor vehicle on the stated section of road, with the exception of vehicles associated with the works and of emergency vehicles and any vehicle taking access as detailed below:

Access to the properties at Pollock Castle Estate, Newton Mearns, which takes access directly off Aurs Road, will be permitted but due to the works taking place this will only be possible from the south side of the restriction on Aurs Road via Newton Mearns – access via Barrhead will not be physically possible.

Access to the properties in the Avant Homes site (South) in Barrhead, which takes access directly off Aurs Road, will be permitted but due to the works taking place this will only be possible from the north side of the restriction on Aurs Road via Barrhead – access via Newton Mearns will not be physically possible.

Alternative Route: Stewarton Road – Nitshill Road – Parkhouse Road – Darnley Road – Aurs Road and vice-versa.



PLANNING

Publicity For Planning and Other Applications

These applications may be examined online at the Council's website www.eastrenfrewshire.gov.uk/planningonline; at Council HQ, Eastwood Park, Rouken Glen Road, Giffnock G46 6UG; 2 Spiersbridge Way, Spiersbridge Business Park, Thornliebank, G46 8NG and online at all libraries.

PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013 (A)PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS)
(SCOTLAND) ACT 1997 (B)

Representations should be made within 14 days for category (A) above or within 21 days for (B) above to Head of Environment at the above address or by filling in the 'Make a Comment' form on the Online Planning Service page of the Council's website.

2023/0620/TP Oak Lodge 41 Broom Road Newton Mearns. Demolition of dwellinghouse and erection of replacement dwellinghouse with associated landscaping works. (B)



**TIMES
PAST**

Find out about historical photographs available for home or office from the archives of Evening Times, The Herald and The Herald on Sunday.

T. 0141 302 6210

www.thepicturedesk.co.uk

PLANNING

PUBLICITY FOR PLANNING AND OTHER APPLICATIONS

You can view applications together with the plans and other documents submitted with them online at <https://www.glasgow.gov.uk/onlineplanning>

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 and THE TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND BUILDINGS IN CONSERVATION AREAS) (SCOTLAND) REGULATIONS 1987 (H)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013
REGULATION 20(2)(a) – Neighbour Notification (A)
REGULATION 20(2)(b) – Owner Notification (B)
REGULATION 20(2)(c) – Schedule 3 (C)

All comments are published online and are available for public inspection. Written comments may be made within 21 days in respect of (H) or 14 days in respect of (A) (B) (C), from 1st December 2023 online at <http://www.glasgow.gov.uk/OnlinePlanning> or in writing to Neighbourhoods, Regeneration and Sustainability, 231 George Street, Glasgow G1 1RX

Comments made to applicants/agents in respect of pre-application consultations cannot be considered by the Council. Should you wish for your comment to be considered, you should make your comment in relation to the planning application online, only when the application has been submitted.

23/02769/LBA (H) 68 Miller Street City G1 - External alterations to rear elevation

23/02423/FUL (B) (C) Flat 1/14, 1 Blackfriars Road G1 - Use of flatted property (Sui Generis) as short term let (Sui Generis) (Retrospective)

23/02725/FUL 23/02724/LBA (H) 6 Gordon Street G1 - Internal and external alterations, including formation of accessible entrance

23/02686/FUL (H) 12 Lime Street G14 - Erection of single storey extension to rear and external alterations to dwellinghouse

23/02763/FUL (H) Flat Basement, 8 Crown Gardens G12 - External alterations including formation of vestibule and installation of patio doors to rear

23/02442/FUL (B) (C) (H) Flat 2/2, 58 Buccleuch Street G3 - Use of flatted dwelling (Sui generis) as short term let (Sui generis)

23/02441/FUL (A) (B) (C) Flat 3/1, 37 Minerva Way G3 - Use of flatted dwelling (Sui generis) as short term let (Sui generis)

23/02761/FUL (H) George Square G1 - Redesign, redevelopment and reorganisation of George Square

23/02644/FUL (A) Scotstoun Stadium 112 Danes Drive G14 - Alteration to fence line and use of land for siting container bar and shop units

23/02788/LBA (H) 25 Camphill Avenue G41 - Installation of replacement gas pipework to internal stairwell

23/02811/LBA (H) Storey 1, 23 Park Circus G3 - Internal alterations

23/02575/LBA (H) Flat 3/1, 208 Hunter Street G4 - Installation of replacement windows to front elevation

23/02698/FUL (H) 50 Bothwell Street G2 - Installation of ventilation louvres to rear elevation and erection of meeting pod to terrace on level 6

23/02664/FUL (H) 22 Athole Gardens G12 - Installation of vents to roof

23/02748/FUL (C) (H) 1132 Argyle Street G3 - Use of restaurant (Class 3) as restaurant (Class 3) with hot food takeaway (Sui Generis)

23/02443/FUL (C) (H) Flat 2/2, 289 Bath Street G2 - Use of flatted dwelling (Sui generis) as short term let (Sui generis)

23/02696/LBA (H) Flat 2/2, 35 Havelock Street G11 - Internal alterations

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
THE STOPPING UP OF ROAD (GLASGOW CITY COUNCIL)
(GLENCAIRN LANE) ORDER 2024

Glasgow City Council hereby gives notice that it has made an Order under Section 207 of the Town and Country Planning (Scotland) Act 1997, authorising the stopping up of:

GLENCAIRN LANE

A copy of the Order and relevant plan specifying the length of Road to be stopped up may be inspected at the above address and times, by any person, free of charge for a period of 28 days from the date of publication of this notice. Within that period any person may, by notice to Neighbourhoods, Regeneration and Sustainability, 231 George Street, Glasgow, G1 1RX make representation or object to the making of the Order. The Order will be confirmed as an unopposed Order by the City Council or submitted to the Scottish Ministers for consideration as an opposed Order.

**Need a reliable
electrician?**

Visit our local website and click
on 'Local Listings'.

t. 0141 302 6076

e. scotlandenquiries@localiq.co.uk

LOCALIQ

PLANNING

PRE-APPLICATION PUBLIC CONSULTATION
EVENT
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013 & THE TOWN
AND COUNTRY PLANNING (PRE-APPLICATION
CONSULTATION) (SCOTLAND) AMENDMENT
REGULATIONS 2021.

Notice under Regulation 7(2)(b) Pre-application consultation by the prospective applicant for proposed development at site at 40 Edington Street, Glasgow, G4 9RD for the following:

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); residential accommodation (Class 9 / 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 demolition, associated landscaping, public realm, access and infrastructure.

A series of consultation events are being held by Scottish Opera Ltd. Two in-person consultation events will be carried out. The first round of consultation has already taken place.

This public notice relates to the second consultation event. This is to take place on Wednesday 13th December 2023 between 1pm and 7pm at Scottish Opera Production Studios, 40 Edington Street, Glasgow, G4 9RD. During this time, members of the project team will be available to respond to any questions. This event is primarily about providing feedback to the public on the views gathered during the pre-application consultation period.

Further information is available online at www.scottishopera.org.uk/newrotterdamwharf or via email to shahid.ali@ryden.co.uk. If required, information is also available by phone on 07894 605 375 / 0141 204 3838 or in writing from Ryden, ONYX, 215 Bothwell Street, Glasgow, G2 7EZ. Anyone who cannot attend the public exhibition can also call the telephone number or email to request a copy of the consultation boards.

If you wish to make comments on the proposals shown at this second event, you may do so via a feedback form available at the event or the project website, by email (shahid.ali@ryden.co.uk) or in writing to Scottish Opera, 39 Elmbank Crescent, Glasgow, G2 4PT no later than Friday 5th January 2024.

This notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

Signed: Ryden on behalf of Scottish Opera Limited

PRE-APPLICATION PUBLIC CONSULTATION
EVENT
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013 &
THE TOWN AND COUNTRY PLANNING
(PRE-APPLICATION CONSULTATION)
(SCOTLAND)
AMENDMENT REGULATIONS 2021.

Notice under Regulation 7(2)(b) Pre-application consultation by the prospective applicant for proposed development at 305-341 Caledonia Road, Glasgow G5 0JG for post demolition construction of approximately 150 new flats and houses with associated landscaping, amenity space and parking.

The second of two consultation events will be held on Wednesday 13th December 2023 between 3pm and 6pm at St. Francis Centre, Sandyfaulds Street, Glasgow G5 0SF. During this time, members of the project team will be available to respond to any questions and receive feedback on the proposals.

Information on the proposals is available online at www.newgorbalsba.org.uk and further information may be obtained by emailing consultations@newgorbalsba.org.uk, or by contacting Elder and Cannon by phone on 0141 204 1833 or in writing to 40 Berkeley Street, Glasgow, G3 7DW. Anyone who cannot attend the public exhibition can also call the telephone number or email to request a copy of the consultation boards.

If you wish to make comments on the proposals shown at this event, you may do so via a feedback form available at the event, by email (consultations@newgorbalsba.org.uk) or in writing to Elder and Cannon no later than Wednesday 3rd January 2024.

Please note, this notice does not relate to a planning application. Comments should not be made to Glasgow City Council. Any comments made to the prospective applicant are not representations to the planning authority. If a planning application is subsequently submitted to Glasgow City Council normal neighbour notification and publicity will be undertaken at that time and you will have the opportunity to make formal representations regarding the proposal at that time.

Signed: Elder and Cannon
On behalf of New Gorbals Housing Association

ExchangeandMart

Conditions of
Acceptance

All advertisements published in any edition of The Herald, Evening Times, Herald on Sunday, The National and Sunday National at the order of any person (the Advertiser) are accepted and published by Newsquest Media Group Limited (hereinafter referred to as the Publishers) only upon the following conditions:-

All advertisements are accepted subject to the approval of the Publishers and are placed at their discretion. Advertisements may be altered by the Publishers in any way they consider necessary without consulting the Advertiser.

The Publisher reserves the right to decline, omit or suspend publication of any or part of any advertisement without giving notice or a reason to the Advertiser.

Publication and display of the Advertisement is not guaranteed on any particular day. Advertisers will not place an advertisement with the Publisher which breaches the copyright of or is defamatory of a third party or does not comply with all applicable laws and regulations including but not limited to the British Codes of Advertising and Sales Promotion, the Business Advertisements (Disclosure) Order 1977 or any other codes of practice provided by the Advertising Standards Authority and indemnifies the Publisher from all liabilities arising, should such a situation arise.

An Advertiser must give a minimum of 7 working days notice prior to the proposed date of publication if they wish to stop or cancel an advertisement. The Publishers will not be liable for any loss or claim whatsoever caused by the non-insertion of any or part of any advertisement or by any errors, misprints, omissions or delays in the printing of any advertisement.

All materials are sent to the Publishers at the Advertiser's risk and the Publishers accept no responsibility for their safekeeping.

The Publishers will use information supplied by the Advertiser for administration, marketing, credit scoring and profiling their purchasing preferences and may retain it for a reasonable time to do so. Any of these parties may contact the Advertiser by any means of communication with details of goods, services or promotions which may be of interest. Advertisers consent to the processing of any sensitive personal data such as health data for the above purposes. Advertisers may ask for a copy of their information (for which the Publisher charges a small fee) and may correct any inaccuracies.

Payment for advertisements is due in advance of publication, unless the Publisher has agreed to open a credit account for the Advertiser, in which case, unless otherwise agreed, payment will be due within thirty days of the invoice date. Payment should be made by cash, cheque, credit card, debit card, BACS or electronic bank transfer. If payment is not received by the due date the Publisher will be entitled to: (a) cancel any credit accounts (b) suspend any further advertisements; and (c) charge interest on all overdue sums at a rate of 4% above the base lending rate of Lloyds TSB bank plc from time to time until payment in full is made.

The Publisher will charge a reasonable administrative fee (not being less than £15.00) if any payments made by the Advertiser are dishonoured.

The Publishers reserve the right to cancel or alter any of the Terms or advertising rates at any time.

These Terms are governed by and construed in accordance with the laws of Scotland.

The Herald, Evening Times, Herald on Sunday, The National and Sunday National are trading names of Newsquest Media Group Limited a company registered in England and Wales with company number 1676637, with registered address at Loudwater Mill, Station Road, High Wycombe, Buckinghamshire, HP10 9TY

1. Terms & Conditions - <http://www.newsquest.co.uk/terms-conditions/>
2. Privacy Policy - <http://www.newsquest.co.uk/privacy-policy/>
3. Cookie Policy - <http://www.newsquest.co.uk/cookie-policy/>
4. Contributor Terms - <http://www.newsquest.co.uk/contributor-terms/>
5. Terms of Advertising - <http://www.newsquest.co.uk/terms-of-advertising/>
6. Diversity Statement - <http://www.newsquest.co.uk/diversity-statement/>
7. Prize competition rules - <http://www.newsquest.co.uk/prize-competition-rules/>

**The Herald
The Herald
Evening Times**

**THE NATIONAL
sunday
NATIONAL**

Appendix 4

Consultation Event Leaflet and Lamp Post Banner

New Rotterdam Wharf Community Consultation Event



Scottish Opera Production Studios
40 Edington Street, Glasgow G4 9RD

Tuesday 24th October 2023
between 2pm and 7pm

A proposal is being put forward by Scottish Opera to submit a planning application for a mixed-use redevelopment providing music rehearsal and performance spaces, film facilities, industrial, office and production spaces, and purpose-built student accommodation. The proposal is to build on a vacant area known locally as New Rotterdam Wharf which sits between 40 Edington Street and the Forth & Clyde Canal.



scottishopera.org.uk/newrotterdamwharf

Background

A proposal is being put forward by Scottish Opera to submit a planning application to develop its Production Studios at 40 Edington Street.

At the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow. The proposal includes state of the art rehearsal and performance spaces adaptable to becoming a film sound stage, classrooms for skills development courses, music practice rooms for hire, and a café with panoramic views over Glasgow.

Plans are at a very early stage. They include a proposal to link Scottish Opera's existing building in Edington Street to a new building on the brownfield site known locally as New Rotterdam Wharf which sits between the current building and the Forth & Clyde Canal.

This ambitious plan utilises approximately half the available space on the New Rotterdam Wharf site, with the remainder of the site potentially reserved for a Purpose Built Student Accommodation (PBSA) proposal.

Consultation

A series of consultation events are being held by Scottish Opera. The first event is scheduled for Tuesday 24th October 2023 between 2pm and 7pm at Scottish Opera Production Studios, 40 Edington Street, Glasgow G4 9RD.

During this time, members of the project team will be available to respond to any questions and receive feedback on the proposals.

Exhibition materials detailing the proposed development will be uploaded on the website at 9am on Tuesday 24th October for those unable to attend this event in person.

If you are unable to access the exhibition boards on the day of the event, please contact Scottish Opera on 0141 248 4567, and request a copy to be sent to you.

New Rotterdam Wharf Community Consultation Event



Scottish Opera Production Studios
40 Edington Street, Glasgow G4 9RD

Wednesday 13th December 2023
between 1pm and 7pm

A proposal is being put forward by Scottish Opera to submit a planning application for a mixed-use redevelopment providing music rehearsal and performance spaces, a film and recording studio, industrial, office and production spaces, and purpose-built student accommodation. The proposal is to build on a vacant area known locally as New Rotterdam Wharf which sits between Scottish Opera and the Forth & Clyde Canal.



scottishopera.org.uk/newrotterdamwharf

Background

A proposal is being put forward by Scottish Opera to submit a planning application to develop its Production Studios at 40 Edington Street.

At the heart of this proposal is a fit-for-purpose 21st century headquarters for Scottish Opera and a creative Education and Community outreach hub for the citizens of Glasgow. The proposal includes state of the art rehearsal and performance spaces adaptable to becoming a film sound stage, classrooms for skills development courses, music practice rooms for hire, and a café with panoramic views over Glasgow.

Plans are at a very early stage. They include a proposal to link Scottish Opera's existing building in Edington Street to a new building on the brownfield site known locally as New Rotterdam Wharf which sits between the current building and the Forth & Clyde Canal.

This ambitious plan utilises approximately half the available space on the New Rotterdam Wharf site, with the remainder of the site potentially reserved for a Purpose Built Student Accommodation (PBSA) proposal.

Consultation

A series of consultation events are being held by Scottish Opera. The next event is scheduled for Wednesday 13th December 2023 between 1pm and 7pm at Scottish Opera Production Studios, 40 Edington Street, Glasgow G4 9RD.

During this time, members of the project team will be available to respond to any questions and receive feedback on the proposals.

Exhibition materials detailing the proposed development are available on the Scottish Opera website for those unable to attend this event in person. If you are unable to access the exhibition boards on the day of the event, please contact Scottish Opera on 0141 248 4567, and request a copy to be sent to you.

