

RENFREWSHIRE COUNCIL

SUMMARY OF PROPOSAL OF APPLICATION NOTICES TO  
BE PRESENTED TO THE COMMUNITIES, HOUSING &  
PLANNING POLICY BOARD ON 18/08/2020

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
20/0353/NO  <b>7 - Paisley Southwest</b>	Statkraft UK Ltd	Site 400 metres North West of Sergeantlaw, Gleniffer Road, Paisley	Erection of an Energy Management Facility	A
20/0365/NO  <b>12 - Erskine and Inchinnan</b>	WRC Recycling	6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR	Erection of recycling shed, and increase in facility volume to 75,000 tonnes per annum	B
Total Number of Applications to be presented =				2

# Prospective Planning Application

Reference No. 20/0365/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward (7)

Paisley South West

### Prospective Applicant

Statkraft UK Ltd

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

Erection of an Energy Management Facility

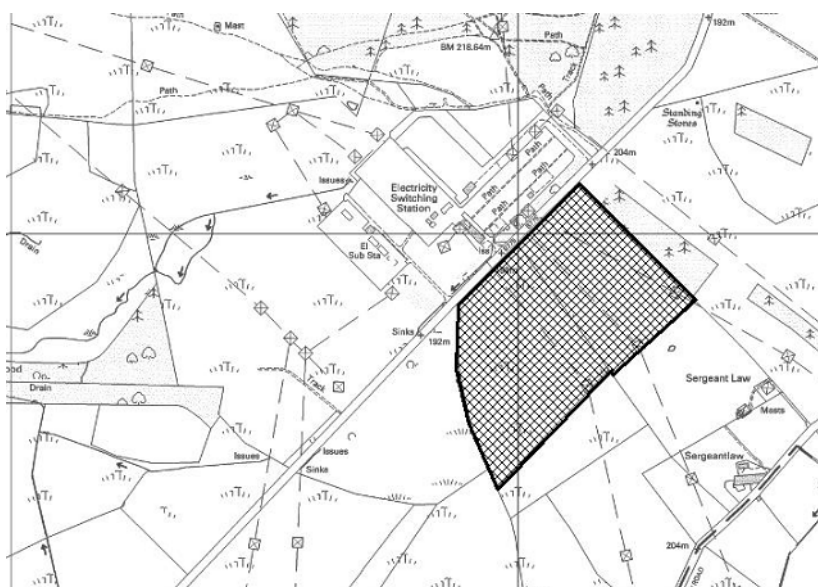
### LOCATION:

Site 400 metres North West of Sergeantlaw, Gleniffer Road, Paisley

**APPLICATION FOR:** Statkraft UK Ltd

## RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy ENV1 – Green Belt.
- Part of the application site falls within the Bardrain Glen, Sergeantlaw Moss & Gleniffer Braes West Site of Importance for Nature Conservation and therefore Policy ENV 2 – Natural Heritage is also an important consideration.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.

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## Site Description and Proposal

The application site comprises open grassland extending approx. 14.5 hectares in area. It slopes uphill from Glennifer Road which bounds the site to the north west. The Neilston Grid Electricity Sub-Station complex is located directly opposite the site.

There is a buffer of mature conifer trees which bound the site to the north east, with rolling open grassland beyond the site boundary to the south east and south west.

The south western edge of the site straddles the boundary of a Site of Importance for Nature Conservation.

The Glennifer Braes Country Park boundary also adjoins the site to the north east and south west.

The proposed development is for an Energy Management Facility. This will comprise of batteries housed in containers, with associated ancillary equipment, fencing and landscaping.

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## Relevant Site History

None.

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## Community Consultation

The proposal of application notice has been issued to Elderslie Community Council and Foxbar and Brediland Community Council, as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation will require to accompany any forthcoming application for planning permission.

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## Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to

the Development Plan and any other material considerations;

- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there are any other environmental considerations that require to be addressed,

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## Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect other background papers, please contact Sharon Marklow on 0141 618 7835.

# Prospective Planning Application

Reference No. 20/0365/NO



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (12)**  
Erskine and Inchinnan

**Prospective Applicant**  
WRC Recycling  
6 Newmains Avenue  
Inchinnan  
PA4 9RR

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

Erection of recycling shed, and increase in facility volume to 75,000 tonnes per annum

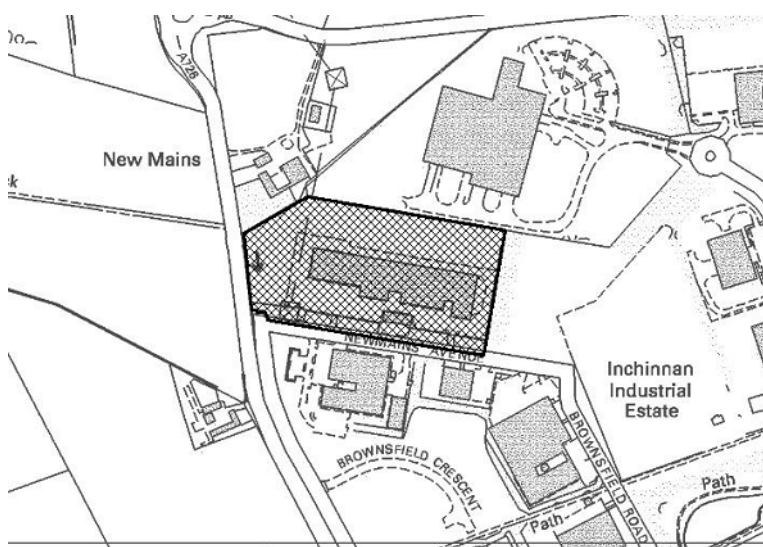
### LOCATION:

6 Newmains Avenue, Inchinnan, Renfrew, PA4 9RR

**APPLICATION FOR:** WRC Recycling

## RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 – Renfrewshire's Economic Investment Locations.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.
- Additional technical information demonstrating that all necessary infrastructure can either be accommodated or can be implemented is required.

# Prospective Planning Application

Reference No. 20/0365/PP



Renfrewshire  
Council

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## Site Description and Proposal

The WRC facility is located within the north western corner of Inchinnan Business Park, a Strategic Economic Investment Location.

The site is approx. 3.4 hectares in area, bound by the A726 Barnsford Road to the west, Newmains Avenue to the south with an industrial facility, with further commercial and industrial facilities to the east and north. The nearest residential properties are on India Drive 450m to the east of the site.

The proposed development is to erect an additional storage shed measuring approx. 32m by 72m. The additional storage shed is associated with the proposed increase in waste from 25,000 tonnes per annum to 75,000 tonnes per annum.

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## Relevant Site History

14/0328/PP - Use of premises as waste reprocessing and recycling facility. Granted subject to conditions Nov 2014.

16/0026/PP - Removal of lean-to extensions and erection of extension to front of building, alteration to doors and formation of doorways, formation of ramped loading bay, installation of weighbridge, formation of roadway and erection of boundary fence. Granted subject to conditions May 2016.

16/0832/PP - Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling. Granted subject to conditions Sept 2017.

18/0117/PP - Variation of condition 4 (enclosure and operation of storage bays) of planning permission 16/0832/PP. Granted subject to conditions Jan 2019.

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## Community Consultation

Notice of the application has been issued to Inchinnan Community Council as well as the Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation will require to accompany any forthcoming application for planning permission.

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## Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (4) Whether infrastructure can accept the requirements of the proposed development;
- (5) Whether there are any other environmental considerations that require to be addressed.

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## Recommendation

That the Board note the key issues identified and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness impartiality and keeping an open mind.

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