

Planning Application: Report of Handling

Application No. 17/0393/PP



Renfrewshire
Council

KEY INFORMATION

Ward

11 Bishopton, Bridge of Weir and Langbank

Applicant

BAe Systems
Georgetown Reception Centre
Houston Road
Houston
PA6 7BG

Registered: 26/05/2017

Report by Director of Development and Housing Services

PROPOSAL: USE OF LAND WITHIN THE CORE DEVELOPMENT AREA FOR RESIDENTIAL DEVELOPMENT (AS PART OF NORTH WEST RESIDENTIAL NEIGHBOURHOOD) WITH ASSOCIATED SUDS POND

LOCATION: ROYAL ORDNANCE, STATION ROAD, BISHOPTON

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE

SUPPLEMENTARY REPORT

The Communities, Housing and Planning Policy Board at its meeting on 7 November, 2017 considered the attached Report of Handling and decided to continue consideration to enable a site visit to be undertaken by the Board to view the application site, the ROF redevelopment site in general and the physical context of the proposals.

The site visit took place on 12 December 2017 and those Members attending viewed the application site and were afforded the opportunity of inspecting the approaches to the site including principal access roads and other major infrastructure in place or ongoing including advance preparation works for the motorway junction, remediation activity, the site surroundings and the site context. Members were able to acquaint themselves with any features or land uses on or adjacent to the site which may be impacted by, or impact on, the proposed development.

The site visit was conducted in accordance with the Site Visit Protocol and Members attending did not discuss the merits of the proposal.

On the basis that the Board had decided that additional information was necessary to inform making a decision on the application, and this could only be gleaned from undertaking (and thus being present on) a visit, the Protocol for Site Visits states that "The Clerk to the Board will keep a record of the Members attending the visit and only those members who have attended the visit are eligible to determine the application."

With the benefit of having inspected the site, those Members who attended the site visit are invited to determine the application in accordance with the recommendation in the attached Report of Handling.

RECOMMENDATION

Grant subject to conditions/Section 75 Agreement.

Fraser Carlin
Head of Planning and Housing

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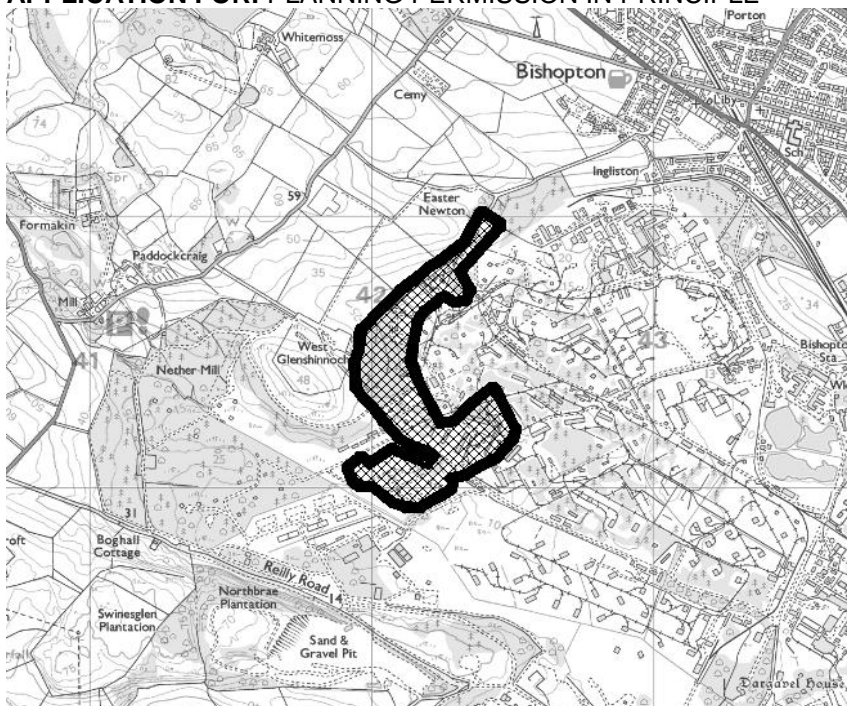
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SUMMARY OF REPORT

- The proposals accord with the Adopted Renfrewshire Local Development Plan; with Clydeplan 2017, the strategic development plan; and with national planning policy. The proposals will also contribute to Renfrewshire's Housing Land Supply.
- There has been one letter of objection, the substance of which relates to the requirement for EIA, failure to satisfy an earlier legal agreement, inadequate public transport links, and that the application should not be treated as a new application.
- Consent has previously been granted on the overall site for a mixed use development, including residential use and further residential development is continuing on adjacent sites.
- The form, design, density and layout of the development can be assessed in detail through Applications for Approval of Matters Specified in Conditions. All major infrastructure requirements have been appropriately considered.

Description

This application seeks planning permission in principle for the use of land within the Core Development Area, defined as part of application 06/0602/PP, for residential development (as part of the north west residential neighbourhood) with associated SUDS pond.

Planning permission in principle 06/0602/PP was granted in 2009 subject to a Section 75 Agreement for the formation of a mixed use Community Growth Area on the former Royal Ordnance Factory (ROF) site to the south west of Bishopton. The consent is for the erection of a residential development of 2500 units; 150,000m² of commercial/employment related floorspace; a community woodland park; recreation and open space areas; community facilities; local services and retail and educational provision; infrastructure works including a motorway junction and Northern and Southern Access Roads; improvements to station approach and park and ride facilities and the construction of a motorway junction off the M8.

Under the terms of the original masterplan approved as part of application 06/0602/PP, the site which forms the basis of the current application was designated as part of the Strategic Greenspace Framework. The area is specifically referred to as 'North Park', and would form a buffer between residential development plots and the open countryside to the north and west of the ROF site. The masterplan states that this area incorporates significant woodland blocks, surface water attenuation features and open grassland, and the ambition was to establish semi-natural open space at this key interface with the community woodland park.

The proposal is for the majority of this area to be re designated for residential development. This would comprise two additional development plots, H20 (8.86

hectares) and H21 (3.79 hectares) and the extension of plot H14 (expansion of 0.79 hectares), providing an opportunity for approximately 350 dwellings (an indicative density of 25 dwellings per hectare across each plot). The proposal also includes associated landscaping, green space and the relocation and resizing of strategic SUDS pond S1. It should also be noted that a Design Code for the North West Housing Neighbourhood, which includes development plots H14 and H20, has been approved under application 16/0691/PP.

It is also noted that a further, separate application has been submitted for the redevelopment of land within the Core Development Area (previously identified for industrial purposes) for housing. This proposal is being considered under application reference 17/0394/PP.

History

17/0025/PP - Variation of Condition 11 (Implementation of mitigation measures at Junction 29 (St James Interchange)) and Condition 12 (Construction of proposed M8 junction at Bishopton) of planning permission 12/0584/PP. Granted subject to conditions 28/06/2017.

16/0691/PP - Approval of matters specified in Condition 7 of planning permission 06/0602/PP for a Design Code relating to the north-west housing neighbourhoods.

15/0846/NO - Use of land within the Core Development Area for residential development.

15/0845/EO - Request for screening opinion as to the requirement for an Environmental Impact Assessment for the use of land within the Core Development Area for residential development.

09/0527/PP - Engineering operations comprising remediation and bulk earthworks. Granted subject to conditions 24/03/2010.

06/0602/PP - Regeneration of the site to form a mixed use community growth area. Granted subject to conditions and a Section 75 agreement 10/08/2009.

Policy and Material

Considerations

Scottish Planning Policy

Scottish Planning Policy highlights the primacy of the Development Plan. The extant Development Plan is Clydeplan's Strategic Development Plan (2017) and the Adopted Renfrewshire Local Development Plan 2014 as detailed below with relevant policies identified.

National Planning Framework 3

The spatial expression of the Government's Economic Strategy, sets out plans for long term development and investment in infrastructure.

Glasgow and the Clyde Valley Strategic Development Plan 2017

Policy 1 - Placemaking

Policy 7 - Joint Action Towards the Delivery of New Homes

Policy 8 - Housing Land Requirement

Policy 16 - Improving the Water Quality Environment and managing Flood Risk and Drainage

Policy 17 - Promoting Sustainable Transport

Policy 18 - Strategic Walking and Cycling Network

Diagram 2 - Spatial Development Strategy (Community Growth Areas)

Schedule 15 Spatial Development Strategy Core Components - Community Growth Areas

Adopted Renfrewshire Local Development Plan August 2014

Policy P1 - Renfrewshire's Places

Policy P2 - Housing Land Supply

Policy P5 - Community Growth Areas

Policy I1 - Connecting Places

Policy I5 - Flooding and Drainage

Policy ENV2 - Natural Heritage

New Development Supplementary Guidance

Delivering the Places Strategy - Places development Criteria, Places Checklist, Green network and Open Space Provision in New Developments

Delivering the Infrastructure Strategy - Infrastructure Development Criteria, Connecting Places, Flooding and Drainage

Delivering the Environment Strategy - Environment Development Criteria, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, The water Environment and Contaminated Land

Material considerations

The Scottish Government Publications on Designing Places and Designing Streets Renfrewshire's Places Residential Design Guide

Renfrewshire Local Development Plan Housing Land Supply Supplementary Guidance 2017

Renfrewshire Local Development Plan Main Issues Report 2017

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of the legislation. The application has also been advertised in the Paisley and Renfrewshire Gazette for the purposes of neighbour notification, with a deadline for representations of the 28th June 2017.

Objections/ Representations

One letter of representation has been received. The points raised in the letter can be summarised as follows;

- 1 - The application should be treated as a modification to the original application, and not as a separate application;
- 2 - The application should be subject to an Environmental Impact Assessment;
- 3 - The applicant has not met the terms of the original legal agreement with regard to primary school, health centre, employment, affordable housing, retail area and forest park. These aspects should be delivered before additional housing is approved;
- 4 - The proposal does not make provision for improved public transport links.

Consultations

Director of Community Resources (Environmental Services) - No objection subject to conditions requiring the submission of method statements (Water Management Plan, Logistics management Plan, Materials Handling and Storage Plan, Site Clearance Method Statement, Building Decontamination Method Statement, Asbestos Monitoring Plan, Detailed Verification Plan, Detailed Monitoring Plan and Remediation and Construction Traffic management Plan), plan showing sub-division of site into defined Land Quality Management Areas, Site Investigation Reports, Remedial Strategy and Implementation Plan Reports, and Verification Reports.

Director of Community Resources (Head of Roads - Design) - Comments provided on the FRA Addendum, Drainage Strategy Revisions Report and the SUDS Design and Maintenance Manual. These reports have not been finalised, and there are still technical matters outstanding with regard to flood routing and SUDS design. A condition is recommended to be attached to address these matters.

Director of Community Resources (Head of Roads - Traffic) - No objection subject to condition requiring subsequent Approval of Matters Specified in Conditions applications to include Travel Plans.

Transport Scotland - No objection subject to conditions regarding the proposed M8 junction at Bishopton being fully operational prior to the occupation of the 1,200th residential dwelling or the occupation of more than 4,000 square metres of employment space; improvements to junction 29 of the M8 prior to the occupation of 651st and 1,000th residential units; contributions to M8 Capacity Improvements between Junction 26 and 29a of the M8; and the submission of a bus service delivery strategy and travel plan that sets out proposals for reducing dependency on the private car.

Glasgow Airport Safeguarding - No objection subject to condition in respect of the submission of soft and water landscaping works which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design, and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'.

Scottish Environmental Protection Agency - No objections subject to condition requiring the submission of a Surface Water Management Plan and National vegetation Classification Survey.

Scottish Water - No response at time of writing.

Bishopton Community Council - No response at time of writing.

Strathclyde Partnership for Transport - Evening and Sunday bus service provision is required, and further discussion regarding the level of funding contribution is needed. Proposed road layout must be favourable for bus operations. It is likely that there will be additional demand for park and ride facilities.

Health and Safety Executive - No consultation required as the site does not lie within the consultation distance of a

major hazard or major accident hazard pipeline.

Health and Safety Executive (Explosives Inspectorate) - No response at time of writing.

Scottish Natural Heritage - No objections. Advise that an updated Survey of Legal Protected Species, Badger Protection Plan and Ecological Design and Management Plan are required.

Director of Education - No response at time of writing.

Summary of Main Issues

Pre-application Consultation Report - The main points raised during pre-application consultation were the need to link housing at Dargavel Village with existing facilities and services in Bishopton, improvements to the health centre and construction of a new primary school, delivery of open spaces, parks and play areas, traffic, and provision broader mix of house types.

Transport Assessment - Concludes that all existing and consented junctions will operate within capacity with the addition of development generated traffic with the exception of the A8/Greenock Road/Ferry Road/Rossland Crescent signalised junction and the new Eastern M8 Slip Road Roundabout Junction. It is recommended that no mitigation is required at the M8 junction to accommodate the development as queuing during the AM peak period is only slightly over what would be desirable. Mitigation at the A8/Ferry Road junction includes widening works to provide a right turn lane, an increase in cycling time, and a revision of inter-greens. It is also proposed to provide additional bus services. Overall it is considered that the development will integrate well with existing and emerging sustainable transport links, and that vehicle journeys can be accommodated on the surrounding road network. The development will be

well served and highly accessible by all modes of transport.

Planning Statement - Provides background to the development proposal, and justification against the relevant policies. States that the Bishopton Community Growth area will play a key role in meeting the housing requirements for Renfrewshire, providing new homes in a sustainable location. Emphasises compliance with the current Local Development Plan, and makes reference to the Main Issues Report prepared in advance of the next Local Development Plan which states that expansion of housing land at Bishopton should be led by a revised masterplan. Housing led regeneration is considered to be the only way to secure an effective return from private sector investment in infrastructure and services, however opportunities are incorporated into the masterplan for community and commercial uses to support the residential population.

Arboriculture Impact Assessment - The site is currently subject to remediation and bulk earthworks operations approved under planning permission 09/0527/PP. The consented works will result in the loss of some of the trees on the site, and the trees to be removed have not been included in the survey. The survey does identify a linear row of trees along Glenshinnoch Road, and a grouping around the proposed location of SUDS pond S1. The proposed development aims to respect these remaining trees through retention and management of the stock in the interests of the long term health of the trees. It is not proposed to fell any trees, with removal of deadwood proposed where trees are adjacent to access routes.

Public Transport Study - The expansion land is within acceptable walking distance of the recommended bus route through Dargavel Village, and there is no requirement to vary the route. Mechanism proposed for delivery of the bus route remains management and administration

by SPT using funds from a Section 75 agreement. The development will not result in peak period capacity issues at Bishopton railway Station.

Flood Risk Addendum - The proposals have no impact on the general principles of flood and surface water management of the site established by the original planning permission. The additional housing plots will require SUDS pond S1 to be relocated and re-sized to ensure that the peak discharge rates from it remain as previously designed and approved. The site is located outwith the pre-existing area of flood risk

Surface Water Drainage and SUDS Strategy - Revision to the technical approval document 185.0003/JT/JC/GR prepared by Upton McGougan in support of the original 2006 application. Provides outline information on SUDS pond S1 including catchment area, contributing plots, impermeable area and runoff rates, and treatment levels required. Drainage calculations have been submitted with regard to these elements. Advises that Pond S1 is yet to be constructed and is subject to further detailed design.

SUDS Design and Maintenance Manual - Provides advice on the design standards, philosophy and criteria adopted in the design of SUDS features with the primary aim being to provide a design schedule for each of the SUDS ponds located in the site. Provides outline design information on SUDS pond S1 which will treat surface water from development plots H15, H16, H17, H18, H19, H20 and H21.

Preliminary Ecological Appraisal - Provides a summary of the site characteristics and surroundings, and a breakdown of protected species recorded both by desktop survey (within 1km) and field survey. It is noted that the field survey did not record any protected species, however it was noted that suitable terrestrial and breeding habitats exist on the site for great crested newts and

breeding birds. The appraisal also recommends further ecological survey, licensing and mitigation work where appropriate.

Contaminated Land Appraisal - Provides a summary of investigation works undertaken within the expansion land area under the umbrella of planning permission 09/0527/PP, and proposed remediation works which will be undertaken to make the area suitable for the proposed residential use. Detailed remediation method statements and verification reporting will be prepared for each defined Land Quality Management Area.

Utilities Statement - Considers that the increased unit numbers from the additional residential plots should not exceed the capacity available within the local electrical, gas, telecommunications and potable water supply networks.

Design and Access Statement - Provides further information on the site, context and vision for development within the expansion land area. Notes that development plots within the north west housing neighbourhood, including H14 and H20, are already the subject of an approved design code. The design code sets out the vision for the area which is to establish a distinct neighbourhood based on development with a lower density and looser structure, creating a suitable transition between the urban form and the open countryside. The statement also sets out the design principles which will apply to the expansion land area including layout, scale, building heights and density, landscape treatment, open space, routes and linkages, water management, sustainability and access. The principles are considered to accord with the Scottish Government publications on Designing Streets and Designing Places. The statement also advises that a new landscape structure will be formed which will help to integrate development into the surrounding landscape character.

Landscape Visual Impact Appraisal - Appraisal seeks to establish the impact of proposed development in the expansion land area on the landscape and visual resource, with particular reference to the gardens and designated landscape of the Formakin Estate which lies some 440 metres to the west of the site. The appraisal concludes that the effect of development on the landscape is low to imperceptible at completion stage. The proposal will also be imperceptible from the Formakin estate and surrounding buildings and roads given separation distances and intervening topography and vegetation.

Environmental Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 15/0845/EO) in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

This reasoning is based on an assessment of the characteristics of the development, the location of the development and the characteristics of the potential impact. The proposals have also been assessed both in terms of their individual and cumulative impacts as part of a suite of other developments within the area, each comprising individual or multi-stage consents. Regard has also been had to the content of the EIA's submitted in relation to planning applications 06/0602/PP, 06/1065/PP, 06/1154/PP and 09/0527/PP.

Planning Assessment

Scottish Planning Policy (SPP) sets out national planning policies and priorities for operation of the planning system and for the development and use of land. It

identifies two key principle policies of sustainability and placemaking, and aims to deliver sustainable, low carbon, natural, resilient and connected places. There is a presumption in favour of development that contributes to sustainable development, and planning should direct the right development to the right place.

The former ROF site at Bishopton is identified as a Community Growth Area (CGA). These are areas where there is an opportunity to create low carbon sustainable communities through a master planned and design led approach by incorporating a range of housing types, tenures and density, integrated green infrastructure, active travel links, renewable energy options and mixed uses. The direction of planned growth to CGA's is considered to be compliant with the policies and principles of the SPP as they constitute sustainable locations for development.

National Planning Framework 3 (NPF) states that much of the future development within the Glasgow and Clyde Valley Area will be focused on a number of CGA's within the city region. This statement is reflected in the Glasgow and Clyde Valley Strategic Plan (GCVSP) which states that CGA's remain an important component of the planned sustainable growth of the city region. At a local level, the adopted Renfrewshire Local Development Plan (LDP) states that there is an emphasis in ensuring the continued delivery of Renfrewshire's CGA's at Bishopton and Johnstone South West.

Bishopton has been identified as a sustainable location for a CGA given its proximity to a public transport link which provides good connectivity with Glasgow City Centre and the wider city region, and the fact that development will take place on a brownfield site. There is clear support in principle at national (NPF and SPP), regional (GCVSP) and local (LDP) level for the continued direction of planned

growth, including new residential development, towards CGA's.

Policy P5 within the LDP states that the Council will support and encourage development within CGA's where it supports the principles set out in the approved masterplan for the site. The approved masterplan for the ROF provides an overarching framework to guide development of the site, and seeks to create a sense of place and a strong movement framework by focusing on routes and links and environmentally sustainable design.

The proposed development seeks to alter the terms of the masterplan by promoting residential development in the north west corner of the site which was previously designated as part of the strategic greenspace framework. The greenspace framework at this location is intended to provide a landscape buffer between the urban form and community woodland to the north and west. Under the terms of the proposed amendment to the masterplan, the urban form would be extended to the edge of the core development area which is defined by a peripheral pedestrian and cycle route.

On assessment, I am satisfied that the proposed change to the masterplan will not have a detrimental impact on the character of the CGA or the visual amenity of the surrounding area. Firstly it should be noted that development within the expansion land area will not be prominent within the surrounding landscape as outlined in the Landscape Visual Impact Appraisal. This is mainly due to surrounding vegetation and topography. It is acknowledged that remediation works will result in the removal of almost all existing trees and vegetation from within the expansion land area. However the land to the west is characterised by semi mature and mature woodland which will, in addition to acting as a valuable recreational resource, reduce the prominence of the expansion land area.

In addition to the above, it is acknowledged that the change will result in a thinner landscape buffer between the urban edge and the open countryside. However I would consider that an effective landscaped edge can be created through the retention of existing trees along the peripheral route, as stated in the Arboriculture Assessment, and the integration of a new programme of tree planting as stated in the Design and Access Statement. The landscaped edge will be supplemented by a looser more informal urban form at the development edge as defined by the design principles set out within the approved Design Code for the North West Housing Neighbourhood (development plots H8, H9, H13, H14, H17, H18, H19 and H20). This will ensure that the edge of the core development area suitably integrates with the open countryside beyond. An additional Design Code will be required for plot H21, and this can be requested via condition should a favourable recommendation be made. The detailed layouts for each plot will be assessed through an Approval of Matters Specified in Condition application.

Consideration must also be given to the loss of an area of the greenspace framework with regard to its function as amenity space and for water attenuation. The loss of amenity space is not considered to be a significant issue. The CGA is well served by amenity space within the core development area itself including Central Park to the south east of the application site. There are also extensive areas of woodland and open countryside to the north and west of the core development area. The masterplan includes turning this area into a defined Community Woodland Park with a network of paths which link to the core development area. Residential development within the expansion land will not therefore lead to a significant net loss of open space.

With regard to water attenuation, it is noted that the proposals include the relocation of SUDS pond S1. Pond S1 will also be resized to compensate for the loss of attenuation from the expansion land area, and The Director of Community Resources (Head of Roads - Design) has offered no objection to the application on this basis. It is also noted that the SUDS pond will be integrated into the landscaping and path network.

An additional material consideration is the Local Development Plan Housing Land Supply Supplementary Guidance 2017 which identifies a shortfall of 230 private sector units over the period 2015/2016 to 2020/2021. Bishopton CGA is recognised as providing a sustainable site which has the potential to deliver on many of the future priorities for Renfrewshire, including housing land supply. Development within the expansion land would therefore contribute to meeting this shortfall at a sustainable location, whilst also reducing the need to identify sites within the greenbelt. This matter is also referred to in the LDP Main Issues Report which is the first stage in the review of the 2014 LDP. The report states that increasing the supply of new homes at the Bishopton CGA would allow a sustainable approach to future growth in Renfrewshire. The preferred option in the report is for the provision of additional homes, and associated supporting facilities and services, within the boundary of the CGA which is guided by a revised masterplan.

In view of the above assessment, I am satisfied that the principle of additional residential development within the core development area of the Bishopton CGA is acceptable as it complies with national, regional and local policy which is to direct growth to the most sustainable locations, and will contribute to meeting Renfrewshire's housing shortfall in a way which is sustainable. The changes to the masterplan are also considered to be acceptable with regard to ensuring that a suitable edge to the core development

area, which integrates successfully with the surrounding countryside, will be created.

Consideration thereafter must be given to associated supporting facilities and services which are required to support an additional 350 residential properties within the CGA. It is noted that the original 2006 application was approved subject to a Section 75 agreement which covers developer obligations in respect of affordable housing, education and community facilities, roads infrastructure, public transport, health provision, place of worship, employment land, sports, recreation and play facilities, and the community woodland park. Some of these obligations have already been met. However it is clear that certain aspects of the agreement will need to be revised to take into consideration the additional residential properties proposed within the expansion land. It is therefore recommended that the application is approved subject to the preparation of a revised Section 75 agreement.

With regard to the comments from consultees, the Director of Community Resources (Environmental Services) has requested submission of a raft of technical documentation in respect of land contamination. It is noted that the expansion land area was covered by the remediation and bulk earthworks application 09/0527/PP, however at this time the area was designated as part of the strategic greenspace framework. A revised approach to land contamination is therefore required to ensure the land is made suitable for residential use. In addition, the Director of Community Resources (Environmental Services) has also sought sufficient safeguards in the event that this application is implemented independently of the original 2006 application.

With regard to traffic issues, both Transport Scotland and The Director of Community Resources (Head of Roads -

Traffic) have not objected to the application. Transport Scotland have requested conditions in respect of timings for the proposed M8 Bishopton motorway junction, and upgrades to junction 29 on the M8. These timings were agreed through the processing of application 17/0025/PP, and I am satisfied that the conditions can be also be applied in this instance. M8 capacity improvement and bus service contributions will be controlled through revisions to the Section 75 agreement which also includes contributions to local road network upgrades. Both consultation responses have also made reference to the requirement for a Travel Plan. It is considered that a Travel Plan would be most effective when developed for the expansion land area as a whole, as opposed to individual travel plans for each development plot. A condition can therefore be attached to this effect. Overall I am satisfied that the local and trunk road network has capacity to serve the proposed development, subject to the imposition of conditions described above.

The consultation response from Strathclyde Partnership for Transport is noted. It is accepted that revision of the recommendations within the Public Transport Study is sought. However it is considered that provision of a bus service delivery strategy, with associated financial contributions, is most appropriately addressed through an update to the Section 75 agreement.

With regard to the comments from the Director of Community Resources, it is acknowledged that amendments to the Flood Risk Addendum, Drainage Strategy and SUDS Design and Maintenance Manual are required. It should be noted that the Core Development Area within the ROF site benefits from a flooding and drainage strategy approved as part of the original 2006 application. It is not considered that flooding and drainage matters render the principle of residential development within the expansion land

unacceptable. However the original strategies will require revision to take into consideration residential development on an area which was originally designated as part of the strategic greenspace framework. It is considered that these matters can be addressed via condition.

Glasgow Airport Safeguarding have requested submission of soft and water landscaping details to ensure compliance with safeguarding criteria. The Design and Access statement advises that a new landscape strategy will be developed for the expansion land area. It is considered that details of the strategy should be submitted via condition, to be approved in consultation with Glasgow Airport Safeguarding.

The requirements from the Scottish Environmental Protection Agency for a Surface Water Management Plan and National Vegetation Classification Survey are noted, and these documents will be requested via condition. Site wide ecological issues are addressed in the Preliminary Ecological Appraisal which also makes various recommendations regarding further ecological survey, licensing and mitigation work. It is considered that a condition should be attached which requires development on the site to accord with these recommendations. This condition is also considered to address the points raised in the consultation response for Scottish Natural Heritage.

In response to the points raised in the letter of representation;

- 1 - The application is linked to the original 2006 application as it constitutes an amendment to land use dispositions within the core development area of the masterplan for the ROF site. However it is also acknowledged that the permission could be implemented independently, and conditions can be attached to reflect this;
- 2 - The application was screened for an Environmental Impact Assessment, and it

was established that no assessment was required;

3 - The application will be linked to a revised legal agreement, and compliance with the original legal agreement is not a material consideration in the assessment of the application;

4 - Public transport provision has been addressed in the above assessment.

Recommendation and Reasons for Decision

In view of the above assessment, it is considered that the proposal complies with Scottish Planning Policy, National Planning Framework 3, the Glasgow and the Clyde Valley Strategic Development Plan 2017, and the Local Development Plan and associated New Development Supplementary Guidance on the basis that Community Growth Areas are the most appropriate locations to direct sustainable planned growth. It is therefore recommended that the application should be approved, subject to conditions and a Section 75 agreement.

Recommendation

GRANT SUBJECT TO CONDITION/SECTION 75 AGREEMENT

Other Action

1. A Section 75 Agreement requires to be concluded to secure a financial contribution in support of matters relating to affordable housing, education and community facilities, roads infrastructure, public transport, health provision, place of worship, sports, recreation and play facilities, and community woodland park.

Conditions & Reasons

1. Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

2. Prior to any demolition, clearance, enabling, building or other works commencing on site, the following documents shall be submitted to, and approved in writing by, the Planning Authority. The proposed content of each document shall be approved in writing with the Planning Authority, and thereafter all works shall be undertaken in accordance with the approved documents;

- (a) Water Management Plan (including impact of remediation);
- (b) Logistics Management Plan;
- (c) Materials Handling and Storage Plan;
- (d) Site Clearance Method Statement;
- (e) Building Decontamination Method Statement;
- (f) Asbestos Monitoring Plan;
- (g) Detailed Verification Plan;
- (h) Detailed Monitoring Plan; and
- (i) Remediation & Construction Traffic Management Plan.

Reason: To ensure that all appropriate detailed documentation is provided to, and approved by, the Planning Authority.

3. That prior to the commencement of works on site, a plan sub-dividing the site into defined Land Quality Management Areas (LQMA's), for the purposes of land contamination assessment and remediation, shall be issued for the written approval of the Planning Authority. Thereafter all works shall be undertaken in accordance with the approved plan.

Reason: To ensure the appropriate sub-division of a) the entire site and b) the proposed phases of investigation, remediation and verification into manageable sub-areas to allow clear management of land quality issues and allow future sign off of related conditions in a staged manner.

4. That prior to any remediation and earthworks commencing within a specific LQMA as defined by condition 3, the applicant shall provide a revised Interpretive Report for that specified area to the satisfaction of the Planning Authority in relation to proposed land use. This shall include the interpretation of factual data; justification of the interpretations provided; the revision of detailed risk assessment processes and a revised Conceptual Site Model(s) with regards to all relevant receptors, for the written approval of

the Planning Authority in consultation with SEPA.

Reason: To ensure that the factual data is suitably interpreted and assessed to ensure that potential risks to future users and the wider environment are appropriately considered.

5. Prior to commencement of remediation and earthworks within each specific LQMA as defined by Condition 3, a Remedial Strategy and Implementation Plan which incorporates details of the various remediation and earthworks activities within that specific area shall be submitted to, and approved in writing by, the Planning Authority.

Each Remedial Strategy and Implementation Plan shall include details of earthworks to be completed; remedial techniques to be employed; the locations where those techniques will be used; the types of contaminant(s) and materials handled; estimated areas and volumes of contaminated material to be remediated/relocated; items of plant and equipment to be used; monitoring of emissions and control measures; and any required environmental authorisations. These strategies and plans thereafter agreed shall be implemented in the approved manner.

Reason: To ensure that an appropriate level of detail is provided on the type and location of remediation and earthwork activities within each phase of works; to demonstrate that the works will be completed in line with best practice at the time of each phase of works; and to minimise adverse environmental impacts.

6. That prior to the commencement of development within a specific LQMA as required by Condition 3, site Verification Reports for that area which confirm that the required remediation works for that area have been satisfactorily completed, shall be submitted to, and approved in writing by, the Planning Authority. In areas where no development is to occur, a Verification Report shall be submitted to, and approved in writing by, the Planning Authority within 3 months of completion of the remediation works.

Reason: To ensure that all appropriate steps have been taken in respect of remediation; that the required levels of remediation have been achieved in the interests of

environmental and public safety; and to ensure that all remediation is properly validated and recorded.

7. The disposition of the land uses hereby approved shall accord with those demonstrated in approved plan 715/2604 titled 'Expansion Land Parameter Plan D'; the gross plot areas of the land use development areas shall not exceed those levels demonstrated in approved plan 715-2601 Revision B titled 'Expansion Land Parameter Plan A'; and, the maximum height of any building within the land use development areas shall not exceed the heights shown in approved plan 715/2605 titled 'Expansion land Parameter Plan E'.

Reason: To define the permission.

8. That prior to the submission of an application for Approval of Matters Specified in Conditions for development within plot H21 as shown in approved drawing 715-2601 Revision B titled 'Expansion land Parameter Plan A', the developer shall first submit a development brief for the area to be approved in writing by the Planning Authority. The development brief shall set out the design philosophy and planning parameters for the development plot, taking into consideration the site wide design strategies which apply to the Core Development Area as a whole.

Reason: In the interests of the proper planning of the site, and to establish a development framework.

9. That before development starts within each development plot, a written application and plans in respect of the following required Approval of Matters Specified in Conditions shall be submitted to, and approved in writing by, the Planning Authority:

1. a site layout plan at a scale of not less than 1:200 showing the position of all buildings, roads, footpaths, parking areas (distinguishing where appropriate between private and public spaces), play areas, open space, walls and fences and landscaping;
2. plans and elevations of each house and garage type, or other buildings, showing their dimensions and type and colour of external materials;

3. a landscaping plan at a scale of not less than 1:200 showing the location, species and ground spread of existing trees, shrubs and hedges (including details of those to be retained or removed) and proposed trees, shrubs and hedges;
4. details for management and maintenance of the areas identified in 3 above;
5. details of the phasing of the development;
6. details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum;
7. details of the provision of drainage works;
8. details for the disposal of sewage.

Reason: To enable the Planning Authority to consider these aspects in detail.

10. That prior to the occupation of the 1,200th residential dwelling or the occupation of employment space in excess of 4,000 square metres within the Core Development Area, the proposed M8 junction at Bishopton (as generally set out in DBA drawing DBA/00014/100/100 rev C) shall be constructed and brought into use to the satisfaction of the Planning Authority in consultation with Transport Scotland Trunk Road Management Directorate.

Reason: To minimise interference with the safety and free flow of the traffic on the trunk road network.

11. That prior to the occupation of;

- The 651st residential unit within the Core Development Area, the proposed improvements at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/001 shall be implemented; and

- The 1000th residential unit within the Core Development Area, the proposed improvements at Junction 29 (St James Interchange) as shown on plan reference SCT/4191/L/J29/002 shall be implemented.

These solutions must be implemented to the satisfaction of the Planning Authority in

consultation with Transport Scotland's Trunk Road Network Management Directorate.

Reason: To minimise interference with the safety and free flow of traffic on the trunk road.

12. Prior to the commencement of development on site, a comprehensive Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to, and approved in writing by, the Planning Authority in consultation with Transport Scotland. The Travel Plan shall identify measures to be implemented, the system of management, monitoring, review and reporting, and the duration of the plan. The measures identified in the plan shall be implemented on site prior to the occupation of any dwelling unit, and shall be maintained as such for the duration that dwelling units on the site are occupied.

Reason: To be consistent with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.

13. That prior to the commencement of development on site, a Surface Water Management Plan and National Vegetation Classification Survey for the site shall be submitted to, and approved in writing by, the Planning Authority in consultation with SEPA's Regulatory Services. The recommendations within the Surface Water Management Plan and National Vegetation Classification Survey shall thereafter be implemented on site to the satisfaction of the Planning Authority;

Reason: In the interests of safeguarding the water environment and ecology of the site.

14. That prior to the commencement of development on site, a revised Flood Risk Assessment Addendum to supplement the Flood Risk Assessment Addendum ref. 30119/2057/F (September 2017), the Drainage Strategy Revisions Report (September 2017) - Revisions to UMG Report Ref 185/0003/JT/JC/GR) and the SUDs Design & Maintenance Manual Rev G (September 2017), ref. 30119/2079 and to the site wide Flood Risk Assessment prepared by Upton McGougan, a Drainage Strategy Revisions Report to supplement the site wide drainage strategy prepared by Upton McGougan, reference 185.0003/JT/JC/GR, and an associated SUDs Design and Maintenance Manual shall be submitted to,

and approved in writing by, the Planning Authority.

All subsequent applications for Approval of Matters Specified in Conditions related to development areas geographically covered by this application shall thereafter be designed in detail and maintained in accordance with the content, requirements and recommendations of the approved Flood Risk Assessment Addendum, Drainage Strategy Revisions Report, and SUDS Design & Maintenance Manual to the satisfaction of the Planning Authority.

Reason: In the interests of amenity and to ensure that the development is carried out in accordance with the supporting information.

15. That all works on site shall be undertaken in accordance with the recommendations set out in Section 6.0 of the Preliminary Ecological Appraisal by 'Solum Environment' dated May 20th 2016, to the satisfaction of the Planning Authority.

Reason: In the interests of safeguarding the ecology of the site.

16. That prior to the commencement of development on site, a statement setting out the phased submission of landscaping details for the areas of the site defined as 'structural landscaping' as shown in approved plan 715/2604 titled 'Expansion Land Parameter Plan D' shall be submitted to, and approved in writing by, the Planning Authority. A scheme(s) of structural landscaping shall thereafter be submitted in accordance with the approved phasing details.

The structural landscaping scheme(s) shall include (a) details of any earth moulding and hard landscaping including paths, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and (c) drainage details including SUDS and areas of open water. The scheme must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)', and must be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport

Safeguarding. The scheme shall thereafter be implemented on site as approved.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport Safeguarding.

Reason: In the interests of amenity, and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

17. The consent hereby approved shall comprise a maximum of 350 residential units.

Reason: To define the permission.

Local Government (Access to Information) Act 1985 - Background Papers: For further information or to inspect any letters of objection and other background papers, please contact David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.