

Prospective Planning Application

Reference No. 21/1621/PN



KEY INFORMATION

Ward (5) Paisley East and Central

Prospective Applicant
Kelvin Properties
50 Victoria Crescent
Road
Glasgow
G12 9DE

RECOMMENDATION

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

Alasdair Morrison
Head of Economy and Development

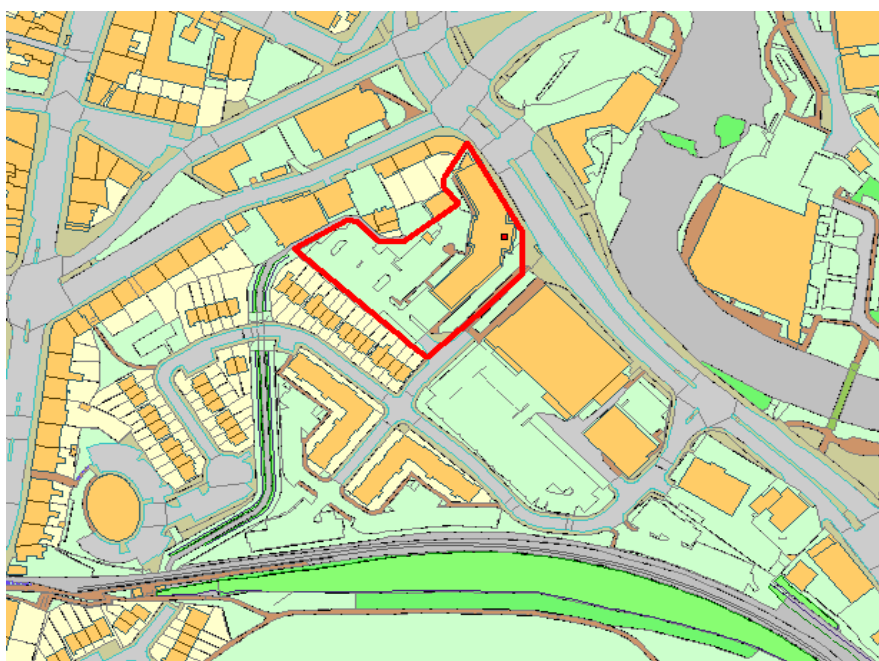
Report by Head of Economy & Development

PROSPECTIVE PROPOSAL:

Demolition of existing office and development of residential properties with associated access and landscaping

LOCATION: 2 Lonend, Paisley, PA1 1SS

APPLICATION FOR: Kelvin Properties



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IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire's Places.
- Development will require to take account of the provisions of the Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout and design will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.
- Design, scale and choice of materials will be an important consideration for this edge of town centre site.

Site Description and Proposal

The application site extends to approximately 0.59 hectares and currently accommodates vacant government office buildings and associated car parking.

The site is bordered by flats to the north, the Watermill Hotel and White Cart to the east, Mecca Bingo to the south east, a public car park to the south and further residential development to the west.

The proposal would be for a residential development on the site.

Relevant Site History

20/0362/PP - Demolition of existing building and erection of residential development comprising eleven dwellinghouses and thirty eight flats with associated roads, parking & infrastructure. Withdrawn July 2021.

Community Consultation

The applicant's Proposal of Application Notice advised that an online Community Consultation took place in December 2021.

A copy of the Proposal of Application Notice has been sent to Paisley West and Central Community Council, local elected members, the local MP and local MSP.

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

Key Issues

The principle matters which 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 there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

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.

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.