

Prospective Planning Application

Reference No. 21/1697/PN



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and Central

Prospective Applicant
New River Retail
(Paisley) Ltd.

Report by Head of Economy and Development.

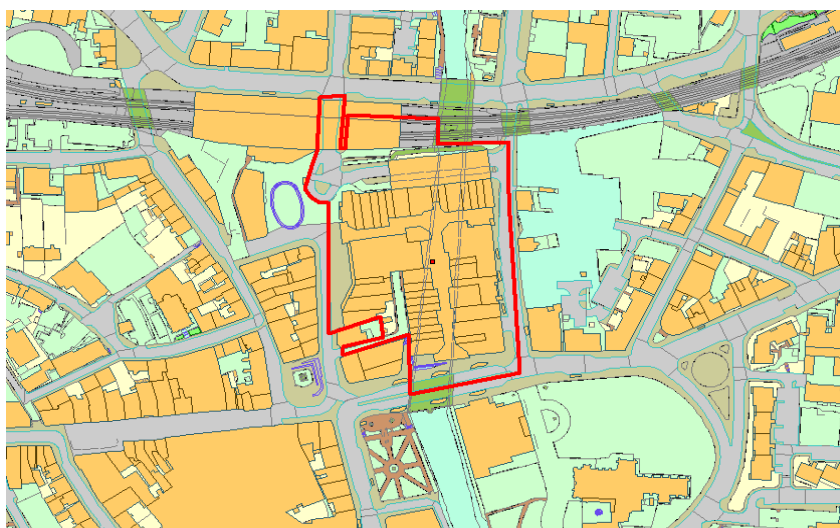
PROSPECTIVE PROPOSAL:

Redevelopment including partial demolition of shopping centre, to include residential and commercial development (Class 1 [Retail], 2 [Financial, Professional and Other Services], 3 [Food & Drink], 4 [Business], 11 [Assembly & Leisure] & Sui Generis [Public House] and hot-food takeaway) car parking, public realm improvements, landscaping and other associated works.

LOCATION: Piazza Shopping Centre, Central Way, Paisley

RECOMMENDATION

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



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Alasdair Morrison
Head of Economy and
Development

IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy C1 (Strategic Town Centre). The site is also within Paisley Town Centre Conservation Area Policy ENV3 (Built Heritage).
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed development will require to ensure that the design, finishes, layout, density respects and fits in well to the character and the built heritage of the conservation and listed buildings.
- Any development should also be well connected to the walking, cycling and public transport network.

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Site Description and Proposal	Key Issues
<p>The site is located in Paisley Town Centre with the main frontage onto High Street. The site also has frontages onto Gilmour Street, Smithhills Street.</p> <p>The site consists of an existing shopping mall and associated car parking.</p> <p>The site is adjacent to Paisley Town Centre Conservation Area and a selection of listed buildings.</p> <p>The area has a mix of commercial uses as well as residential flats and Paisley Gilmour Street Train Station.</p>	<p>(1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;</p> <p>(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 heritage of the conservation area/listed building and natural environment;</p> <p>(3) Whether there are environmental considerations that require to be addressed;</p> <p>(4) Whether the local infrastructure, can accept the requirements of the proposed development;</p> <p>(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.</p>
Local Development Plan	
<p>Renfrewshire Local Development Plan (2021) Policy C1 (Strategic Town Centre and Policy ENV3 (Built Heritage).</p>	
Relevant Site History	
<p>There has been various applications for the Piazza Shopping Centre over the years.</p>	
Community Consultation	
<p>The applicant's Proposal of Application Notice advises that a hybrid approach to community consultation was undertaken with a website and a live web-based consultation which took place on Thursday 2 December 2021.</p> <p>A copy of the Proposal of Application Notice has been sent to the local community councils, local elected members, the local MP and local MSP, which also included details of the website.</p> <p>A report, prepared by the applicant, on the results of the community consultation event will require to accompany any forthcoming application for planning permission.</p>	<p>Recommendation</p> <p>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.</p> <p>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.</p>