

Planning Application: Report of Handling

Application No. 16/0726/PP

KEY INFORMATION

Ward 12:
Erskine and Inchinnan

Applicant
CALA Homes (West) Ltd
Cairnlee House
Callendar Business Park
Callendar Road
Falkirk
FK1 1XE

Registered: 03/11/2016

RECOMMENDATION

Discharge Conditions 5
and 10 (a) and (b)

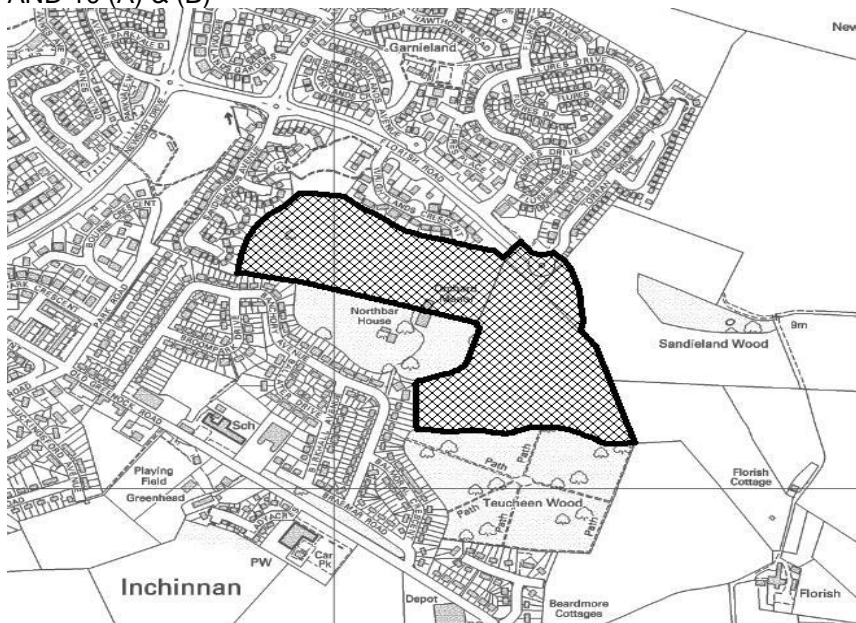
Fraser Carlin
Head of Planning and
Housing

REPORT BY THE HEAD OF PLANNING AND HOUSING

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
COMPRISING 195 DWELLING HOUSES, WITH ASSOCIATED
ROADS, CAR PARKING AND LANDSCAPING

LOCATION: NORTH BAR, BANCHORY AVENUE, INCHINNAN,
RENFREW, PA4 9PR

APPLICATION FOR: DISCHARGE OF PLANNING CONDITIONS 5
AND 10 (A) & (B)



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SUPPLEMENTARY REPORT 3

The Communities, Housing and Planning Policy Board at its meeting of 7 November 2017, granted consent for residential development at Northbar in Erskine. In approving the application, the Board sought to apply additional conditions on the planning permission in relation to archaeological works and connectivity to all modes of travel and transport to/from the site. Specifically, the Communities, Housing and Planning Policy Board requested the following conditions: -

CONDITION 5

9.3 GUARD Archaeology recommend that the proposed development proceed on the basis that any archaeology surviving on the site could be preserved by record prior to development; where feasible preservation in situ should be considered within the development area. Preservation by record could be achieved through a programme of works which would involve: stripping the site to reveal the full extent of the archaeology surviving; full archaeological excavation of

any surviving archaeology; post-excavation analyses of the findings and publication.

All works would be conducted in line with Chartered Institute for Archaeologists (CIfA) Standards and Guidelines and in accordance with West of Scotland Archaeology Services (WoSAS) Standard Conditions for Archaeological Fieldwork. All methodologies and documentation related to fieldwork, post excavation analyses and publication would be prepared in consultation with WoSAS.

That decisions on the feasibility and preservation on site should be a matter for the planning authority;

CONDITION 10 (A) & (B)

That prior to commencement of any development works on site the developer shall submit to the planning authority for approval: -

a) Detailed proposals on providing good connectivity for all modes of transport which shall include a formalised link for pedestrian and cyclists on the North West of the site; and

b) Detailed proposals of the public transport being extended to service the site.

ASSESSMENT

The applicant has subsequently provided detailed information to satisfy the terms of the additional conditions as set out in the planning permission for the residential development.

Within their submissions the applicant provided the following in relation to the specific requirements as detailed in the additional conditions set by the Communities, Housing and Planning Policy Board, these include: -

CONDITION 5 - ARCHAEOLOGY

The applicant has submitted correspondence from GUARD Archaeology, who are undertaking the archaeological investigation on behalf of Cala Homes at the Northbar site in Erskine.

The information submitted by GUARD Archaeology was forwarded on to the West of Scotland Archaeology Service (WoSAS) by the Planning Service. WoSAS have confirmed that they are satisfied with the archaeological evaluation undertaken and the archaeological investigation methodology for the works on site is competent. WoSAS further state that the process and procedures set out and being implemented whilst undertaking the investigative works are exemplary and the phasing of the archaeology works is appropriate.

WoSAS also confirmed that there has been continuous ongoing dialogue between WoSAS and GUARD Archaeology throughout the investigative works. There have been regular site visits as well as spot checks carried out by WoSAS. Any request for further information or

clarification on any matters has also been provided by GUARD Archaeology as they undertook the works in accordance with the terms of Condition 5 above.

Through the continuous monitoring and consultation, WoSAS are content with the progress of the archaeological works. There have been features recorded on the site where different colours or patterns of soil have been detected and these have been sent for analysis such as soil dating and interpretation where the results have been recorded.

From early evaluation undertaken in advance of the archaeological works as well as during the main investigatory works carried out by GUARD Archaeology in consultation with WoSAS, there are no features or finds on the site in relation to the Battle of Renfrew or any other battle.

From the patterns of the soil samples collected at the site, it is anticipated that the site may have been a very early domestic settlement as there are patterns of structures and foundations that appear in the soil. WoSAS in consultation with Guard Archaeology would like these soil recordings documented and potentially published so that the new owners of the properties are aware of the history of the site.

WoSAS are satisfied that construction works can proceed in areas which have been cleared of archaeology or are not requiring investigation. The applicant's phasing plan further supports this allowance by ensuring the earlier phases of development are localised to these parcels of land.

In conclusion, it is considered that the additional information submitted by the applicant and considered by WoSAS adequately addresses the requirements of The Communities, Housing and Planning Policy Board and that the terms of Condition 5 have been met. It is therefore recommended that the Communities, Housing and Planning Policy Board, discharge Condition 5 of planning approval 16/0726/PP.

CONDITION 10 (A) - CONNECTIVITY TO ALL MODES OF TRAVEL & TRANSPORT

The applicant has submitted a layout demonstrating connectivity from the site to surrounding areas for the purposes of discharging Condition 10 (a) above which includes a formalised link for pedestrians and cyclists to the North West of the site.

The linkages and connections would allow the residential development to connect and integrate at the following connections and locations:

- Connection to Florish Road;
- Connections to the north-west boundary;
- Connection on the south-east boundary;
- Connection on the western boundary;
- Connections on the southern site boundary (Teucheen Wood); and,
- Connection at the south-west boundary (Inchinnan).

The plans submitted by Cala Homes outline the Northbar site and indicate how this would link and integrate into formal and informal pedestrian routes, rights of way, core paths,

footways along existing roads and local streets as well as indicating pedestrian connections providing a link to the town centre and schooling as well as bus routes and bus stops.

The proposed connections would also facilitate walking to school for the majority of new residents.

Cala have demonstrated how they will deliver and implement these connections which reflect those which were agreed under the terms of the original application and have been agreed with the Council's Environment and Infrastructure (Roads). The layout also accords with the approved Roads Construction Consent for the development.

To allow for the delivery of the enhanced path network the applicant has advised that they would be prepared to make a financial contribution (via a Section 69 Legal Obligation) to the Council for the provision of the path connection to the north west of the site as well as an eastern link footpath. Alternatively, the applicant shall seek to investigate and implement the delivery of both paths during the construction of the development themselves.

Whilst the offer of a financial contribution is acknowledged, it is recommended that the applicant deliver and implement the required linkages as part of the residential development, carrying out the necessary measures to ensure delivery will not be cost or resource effective for the Council.

In light of the above, it is considered that the applicant's submissions to date in relation to purification of Condition 10 (a) are acceptable in meeting the requirements of the condition. It is therefore recommended that the condition be discharged.

CONDITION 10(b) - PROPOSALS FOR AN EXTENSION TO THE PUBLIC TRANSPORT SERVICE TO THE SITE

The applicant has submitted a number of details relating to a potential extension to the public transport service to the site, following ongoing discussions with the public transport operator (McGills) and Strathclyde Partnership for Transport (SPT).

The public transport operator has agreed to operating a link service between the development and Bridgewater Shopping Centre, providing a 20 minute service throughout the morning and afternoon peaks, which would serve the current development as well as existing residents in the surrounding area, who are currently located more than 400m from the nearest bus stop.

To ensure the bus service linkage is given an opportunity to succeed, the developer has agreed to make a financial contribution per annum for a period of three years towards this service, in accordance with the gross cost projection provided by the public transport operator. In addition, the developer intends to promote the use of the service in the travel information pack to be provided to all new residents within the development.

Again, the applicant has indicated that it would be their intention to make the required financial contribution by way of a Section 69 Legal Obligation, however given that the agreement would be between the bus operator and the developer directly, it is not

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**Renfrewshire
Council**

considered necessary for the Council to have involvement in the financial delivery of this service.

In conclusion, it is considered that the additional information submitted by the applicant adequately addresses the requirements of The Communities, Housing and Planning Policy Board and that the terms of Condition 10 (b) have been met. It is therefore recommended that The Communities, Housing and Planning Policy Board, also discharge Condition 10 (b) of planning approval 16/0726/PP.