

# Prospective Planning Application

Reference No. 18/0176/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward

12 Erskine and Inchinnan

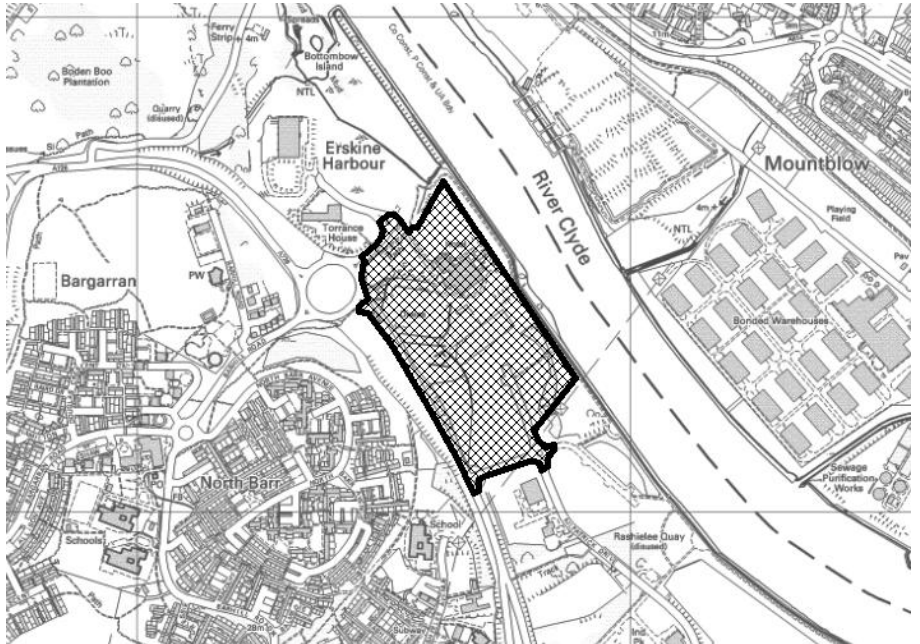
### Prospective Applicant

Persimmon Homes Limited  
& Cosmopolitan Hotels  
180 Findochty Street  
Garthamlock  
Glasgow  
G33 5EP

Report by Director of Development and Housing Services

**PROSPECTIVE PROPOSAL:** ERECTION OF A RESIDENTIAL DEVELOPMENT, ASSOCIATED INFRASTRUCTURE AND LANDSCAPING

**LOCATION:** ERKINE BRIDGE HOTEL, ERSKINE HARBOUR, ERSKINE



## 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 as a Transition Area.

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### Site Description and Proposal

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The site lies on the north eastern edge of Erskine to the north west of the Town Centre and to the east of the established residential areas of Bargarran and North Barr.

The site extends to approximately 13.53 hectares and the northern half of the site incorporates the nine storey Erskine Bridge Hotel with associated infrastructure whilst the southern half contains a service road to serve the business uses previously envisaged for the site.

The proposal is for the erection of a residential development.

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### Local Development Plan

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The site is identified within the Local Development Plan under Policy E3 'Transition Areas'.

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### Relevant Site History

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None relevant.

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### Community Consultation

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The applicant's Proposal of Application Notice advises that a public exhibition will be held in the Bargarran Centre in Erskine on the 26 April 2018. A copy of the PAN has been issued to Erskine Community Council and local members.

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

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### Key Issues

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

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

provisions of the Local Development Plan.

- (2) Whether the design, layout, density, form and external finishes would respect the character of the area.
- (3) Whether access, parking, circulation, servicing and other traffic arrangements are acceptable in terms of road safety and public transport and active travel accessibility;
- (4) Whether the local infrastructure, particularly sewerage and drainage are capable of accepting the requirements of the proposed development; and
- (5) Whether there is any other environmental, policy or site specific considerations that require to be addressed.

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### Recommendation

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That the Board note the key issues identified to date and advise of any other issues that it is considered 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.