

# Planning Application: Report of Handling

Reference No. 22/0837/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward:** Ward 1 –  
Renfrew North and  
Braehead

**Applicant:**  
Renfrewshire Council

**Registered:**  
13 December 2022

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Formation of HGV layby and extension to car park with associated access, gates, and fencing.

**LOCATION:** 4 Argyll Avenue, Renfrew, PA4 9EB

**APPLICATION FOR:** Full Planning Permission



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## RECOMMENDATION

Grant subject to  
conditions

Alasdair Morrison  
Head of Economy &  
Development

## IDENTIFIED KEY ISSUES

- The proposed development complies with the Development Plan including Policy 18 & 26 of National Planning Framework 4 and Policy E2 and E3 of the Adopted Renfrewshire Local Development Plan.
- There have been no representations.
- There have been no objections from consultees.

## REPORT OF HANDLING FOR APPLICATION 22/0837/PP

SITE ADDRESS	4 Argyll Avenue, Renfrew, PA4 9EB
PROPOSAL	Formation of HGV layby and extension to car park with associated access, gates, and fencing.
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the formation of a HGV layby and extension to an existing car park with associated access, gates and fencing at the Diageo premises on Argyll Avenue, Renfrew.</p> <p>The proposal is associated with the delivery of the Clyde Waterfront and Renfrew Riverside (CWRR) project. As part of this project Argyll Avenue will be upgraded to form part of the Renfrew North Development Road.</p> <p>At present Argyll Avenue terminates at the northern end of the Diageo premises, and there is no through flow of traffic on the road where it fronts the Diageo site. Diageo undertake security checks on vehicles entering the site, currently while one vehicle is being checked any second vehicle arriving can park on Argyll Avenue without impeding traffic. When Argyll Avenue is upgraded HGV's will no longer be able to park on the road as the aim is to enhance the network along the new north development road.</p> <p>The layby is therefore proposed to accommodate HGVs outside the Diageo site with the ability to park up in the lay by and off the main carriageway to await controlled entry to the premises.</p> <p>The layby will be located on the grass verge and area of staff car parking fronting Argyll Avenue. It incorporates a vehicle barrier that will be controlled via an intercom. The footway will be maintained along the eastern side of the layby. A new palisade fence and gates will be erected along the boundary between the Diageo facility and the new layby.</p> <p>The application also includes an expanded area for staff parking at the southern edge of the Diageo site to compensate for the area that will be lost in the formation of the layby.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community and local environment required it to be fully considered prior to any decision being made.</p>
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SITE HISTORY	<p>Application No: 17/0486/PP Description: The Clyde Waterfront and Renfrew Riverside Project (CWRR) for the construction of an opening bridge across the Rover Clyde, the construction of the Renfrew North Development Road, new and improved cycling and walking infrastructure and associated landscaping Decision: Grant subject to conditions</p> <p>Application No: 17/0213/NO Description: Construction of opening bridge and associated roads and cycleways. Decision: Accepted</p> <p>Application No: 13/0298/HZ Description: Storage of Ethanol (Alcohol) 71 B6 Flammable (115,500 Tonnes) and Ethanol (Alcohol) 71 B8 Highly Flammable (1,037 Tonnes). Decision: Grant subject to conditions</p> <p>Application No: 11/0141/PP Description: Erection of single storey extension to process building Decision: Grant subject to conditions</p> <p>Application No: 08/0213/PP Description: Formation of new external doorway and installation of roller shutter Decision: Grant subject to conditions</p>
CONSULTATIONS	<p><b>Health and Safety Executive</b> – Do not advise against.</p> <p><b>Communities &amp; Housing Services (Environmental Protection Team)</b> – No comments.</p> <p><b>Chief Executive’s Service (Roads Development)</b> – clarification sought on detail of proposal.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p><b>National Planning Framework 4 (2023)</b> Policy 18 – Infrastructure first Policy 26 – Business and Industry</p> <p><b>Renfrewshire Local Development Plan (2021)</b> Policy E2 – City Deal investment Framework Policy E3 – Transition Areas Policy I1 – Connecting Places Policy P5 – Green/Blue Network</p> <p><b>New Development Supplementary Guidance (2021)</b></p>

	<p>Delivering the Economic Strategy Delivering the Infrastructure Strategy Delivering the Places Strategy</p> <p><b>Material considerations</b> Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal shall require to be assessed against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.</p>
PLANNING ASSESSMENT	<p>In considering the development plan, <b>National Planning Framework 4 (NPF4)</b> sets out the most up to date policy position.</p> <p>The proposed development is considered to be a necessary component of the CWRR infrastructure project. It will also safeguard the operations of the Diageo facility. <b>Policy 18 and Policy 26</b> state that proposals which contribute to infrastructure in line with that identified as necessary within the local development plan will be supported. It is considered that the development accords with NPF4.</p> <p>In relation to the relevant policies in the <b>Renfrewshire Local Development Plan (2021)</b>, <b>Policy E2</b> states that the delivery of Renfrewshire's City Deal infrastructure projects and associated development proposals will be supported to ensure the anticipated economic benefits are fully realised.</p> <p>The proposed development is connected with the delivery of the CWRR infrastructure project. It is acknowledged that HGV's currently park on Argyll Avenue whilst they are waiting to enter the Diageo site, and that this does not impede traffic. However, it is also recognised that this practice cannot be sustained once Argyll Avenue is upgraded as part of the CWRR works.</p> <p>The proposed development will therefore ensure the existing operation of the Diageo facility can be maintained without detriment to the flow of traffic along the new Renfrew North Development Road. HGV's will be able to park up in a dedicated lay-by away from the main carriageway and will not impede traffic flows in this regard. Comments made by Roads regarding accidental use of the layby by other road users is noted. However, the barrier is controlled 24hours a day by intercom and this would be lifted should that happen. In addition, a planning condition can be imposed requiring the submission of details in respect of advisory signage.</p> <p>It is considered that the development complies with Policy E2 as it will support the existing business whilst also contributing towards the effective delivery of the CWRR project.</p> <p><b>Policy E3</b> states that Transition Areas aim to support a mix of uses. Development proposals within Transition Areas require to be able to</p>

	<p>co-exist with existing uses, having no significant effect on the character or amenity of the surrounding area.</p> <p>The proposed development will support the operation of an established use within the Transition Area. Additionally, it will allow for the effective implementation of the CWRR project which will improve the infrastructure within the Transition Area making it more attractive to future investment.</p> <p>It is not considered that the development will have a detrimental impact on the character or amenity of the area. The proposed palisade boundary treatment is commensurate with existing boundaries at the site. The compensatory staff parking area to the south has already been formed and is hidden by the boundary wall. The additional plant to the north is again commensurate with the appearance of the site.</p> <p>The development complies with Policy E3.</p> <p><b>Policy I1</b> states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It should also be noted that Argyll Avenue is designated as a core path with regard to <b>Policy P5</b> which seeks to ensure that these are protected, maintained, and enhanced.</p> <p>The primary purpose of the development is to ensure the safe and efficient operation of the road network. The shared use cycle and pedestrian path will be delivered as part of the associated larger CWRR project in accordance with details already granted planning consent in relation to the CWRR project.</p> <p>The proposal complies with the Development plan and there are no other material considerations. It is therefore recommended that planning permission is granted.</p>
RECOMMENDATION	Grant subject to conditions

### 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.

### Conditions

1. That the HGV lay by and associated realigned footway shall be formed on site in accordance with approved drawing R08-JAC-ZZ-DR-KK-006 P0 (and any subsequent approved amendments to this drawing) and maintained thereafter to

the satisfaction of the Council as Planning Authority.

Reason: To ensure the development is implemented in accordance with the approved plans.

2. That prior to the operation of the lay by, details of the location and design of all directional/advisory signage and road markings shall be submitted for the written approval of the Council as Planning Authority. Thereafter the approved signage and road markings shall be installed and maintained at the site to the satisfaction of the Council.

Reason: To ensure control is retained over any directional signage or road markings installed and visual amenity and road safety is protected.