

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITIES, HOUSING & PLANNING POLICY BOARD ON 12/03/2019

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0638/PP 4 - Paisley Northwest	J29 (Scotland) Ltd c/o AS Homes Scotland Ltd	Land to South of St James Interchange, Burnside Place, Paisley	Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)	A
RECOMMENDATION:	GRANT subject to conditions			
18/0897/PP 4 - Paisley Northwest	GA Coffee Ltd	Site on North Western boundary of No 1, Marchburn Drive, Glasgow Airport, Paisley	Erection of hotel and ancillary works	B
RECOMMENDATION:				
18/0836/PP 9 - J'stone N, Kilbarchan, H'wood, LochW	Ashrona Power Systems Ltd	Clyde Muirshiel Regional Park - Renfrewshire	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.	C
RECOMMENDATION:				
17/0494/PP 11 - Bishopton, BoW & Langbank	The Good Shepherd Centre	Residential School Accommodation, The Good Shepherd Centre, Greenock Road, Bishopton, PA7 5PF	Residential development (in principle)	D
RECOMMENDATION:	Refuse			
18/0752/LB 5 - Paisley East and Central	Kier Homes Caledonia Limited	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B Listed Building (Ross House).	E
RECOMMENDATION:	GRANT subject to conditions			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
18/0753/PP 5 - Paisley East and Central	Kier Home Caledonia Ltd	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping.	F
RECOMMENDATION:		GRANT subject to conditions		
18/0570/LB 6 - Paisley Southeast	NHS Greater Glasgow and Clyde	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE	Demolition of former hospital building (Category B Listed).	G
RECOMMENDATION:				
Total Number of Applications to be considered =		7		

Planning Application: Report of Handling

Reference No. 18/0638/PP



Renfrewshire
Council

KEY INFORMATION

Ward (4) :
Paisley Northwest

Applicant:
J29 (Scotland) Ltd c/o
AS Homes Scotland Ltd
205 St Vincent Street
Glasgow
G2 5QD

Registered:
17 September 2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)

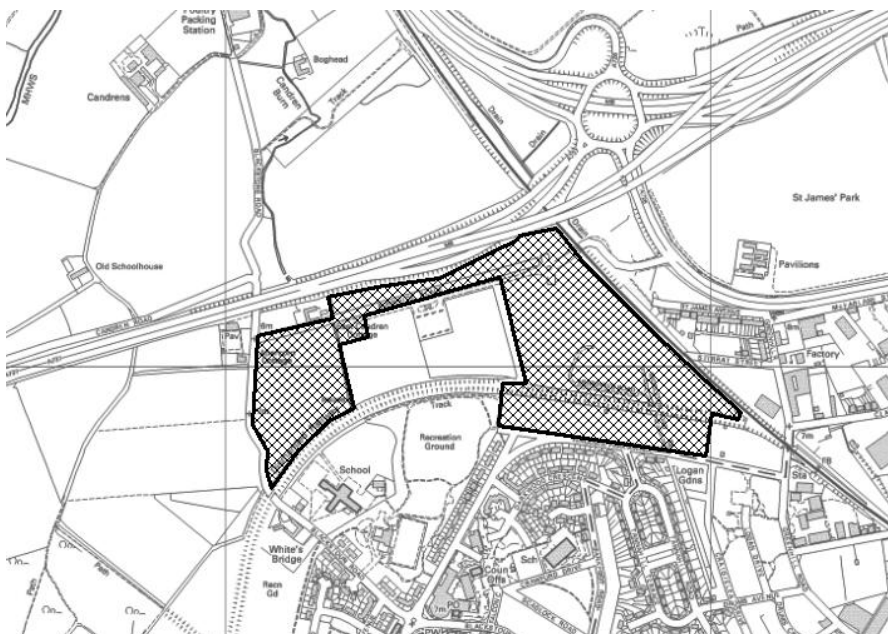
LOCATION: Land to South of St James Interchange, Burnside Place, Paisley

APPLICATION FOR: Planning Permission in Principle

RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and
Housing



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IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan in that they are consistent with Policies E3 'Transition Areas' and Policy P4 'Housing Action Programme Sites'.
- Two representations have been received. One representation was generally supportive of the proposals. The other representation was from Glasgow Airport Ltd raising issues related to the proposed residential use and potential noise impact from the airport that requires to be considered.
- There have been no objections from Statutory Consultees.
- The principle of the development is considered to be acceptable.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0638/PP

AGENT:	Keppie Planning
APPLICANT:	J29 (Scotland) Ltd c/o AS Homes Scotland Ltd
SITE ADDRESS:	Land to South of St James Interchange, Burnside Place, Paisley
PROPOSAL:	Erection of mixed use development comprising residential (Class 9), hotels (Class 7), pub/restaurant (Sui Generis/Class 3), business (Class 4), general industrial (Class 5), storage and distribution (Class 6) and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works (in principle)
APPLICATION FOR:	<u>Planning Permission - In Principle</u>

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Two representations have been received.</p> <p>One of the representations welcomes the development, however raises concern at the potential for structural damage to a leased property on Ferguslie Park Avenue as a result of the works.</p> <p>The other representation is from Glasgow Airport Limited who have raised issues regarding potential noise issues relating to the proposed residential element of the application.</p> <p>Glasgow Airport Limited state that the area indicated for the proposed residential use is within the 55 dB and 60 dB (2017) noise contours as outlined in the published Glasgow Airport Noise Action Plan 2018 – 2023. The Glasgow Airport Masterplan (2011) also shows that the site is within the 57dB and 66dB indicative noise contours.</p> <p>They state that 57dB was the historic threshold contour, above which significant community annoyance could be experienced.</p> <p>Glasgow Airport Ltd then state that more recent research has prompted Government policy to move towards a figure of 51dB level.</p> <p>The Airport support the approach taken in the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance that ‘Applications for residential development under or in the vicinity of aircraft flight paths, where noise levels in excess of 57dB are experienced will be refused.’</p> <p>They state that given the location of the proposed development</p>
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	<p>within the noise contours above the 'community annoyance' threshold, it is important that the Planning Authority and the applicant give due consideration to the appropriateness of noise sensitive uses, specifically residential in the vicinity of the airport.</p> <p>Response The current 'Actual' noise contours provided to Renfrewshire Council by Glasgow Airport Ltd are from 2011. These are set out within the Adopted Renfrewshire Local Development Plan (2014). No updated 'Actual' contours have been provided despite repeated requested to Glasgow Airport.</p> <p>Although the published Glasgow Airport Noise Action Plan 2018 – 2023 noise contours are available, the plans do not provide accurate detailed information by which planning applications can be assessed against.</p> <p>The representation from Glasgow Airport was not submitted as a formal consultation response, rather as an informative which may impact on further applications in relation to proposals for this site.</p> <p>It is considered that through Approval of Matters Specified in Condition applications proposed uses such as residential can be assessed in line with the most up to date noise contours which are provided by Glasgow Airport at the point of submission of such applications.</p>
CONSULTATIONS:	<p>Scottish Water - No objections.</p> <p>SEPA - No objections.</p> <p>NATS - No comments received during assessment process.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions requiring the submission of detailed proposal plans; landscaping plans; a Bird Hazard Management Plan; and full details of permanent lighting schemes.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Network Rail - No objections, subject to conditions relating to the erection of fencing; the submission of a surface and foul water drainage scheme; the submission of a landscaping scheme; and the submission of a noise impact assessment.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p>

	<p>Transport Scotland - No objections subject to conditions requiring a restriction on the number of residential units; details of the lighting scheme proposed; landscaping details; barrier proposals along the Trunk Road; and a restriction on drainage connections to the trunk road drainage system.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Health and Safety Executive - Do not advise against.</p> <p>Environment & Infrastructure Service (Roads/Traffic) - No objections.</p> <p>Environment & Infrastructure Service (Design Service) - No objections, subject to a condition requiring further analysis / reporting on compensatory storage and platforming provision for the car park proposals west of the Candren Burn, currently referred to in the applicant's Flood Risk Assessment.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p> <p>Environmental Protection Section - No objections, subject to the submission of noise assessments; a vibration survey; a site investigation report and remediation strategy; a verification report; a floodlighting survey; air quality report; and a dust management plan.</p> <p>Response Conditions will be attached to any planning consent should planning permission be granted.</p>
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SUPPORTING STATEMENTS	<p>Flood Risk Assessment - The applicant's Flood Risk Assessment considers risk from the Candren Burn; Surface water flooding; Groundwater flooding; and Infrastructure and recommends a number of measures to protect both the proposed developments and surrounding land uses (as a result of the proposed development) from the potential for flooding. These measures include increased finished floor levels and the sensitive positioning of particular land uses.</p> <p>Response Having consulted with Environment and Infrastructure (Design Services) this submission is considered to be acceptable for proposals in principle.</p> <p>Additional information shall be required however for any subsequent application for the Approval of Matters Specified in</p>
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	<p>Condition should planning permission be granted.</p> <p><u>Drainage Strategy Report</u> - The Drainage Strategy Report provides an outline analysis of the site and potential solutions for drainage within this proposed development.</p> <p>The conclusions of the report are that the development can be drained in a sustainable manner to meet both the requirements of Scottish Water, SEPA and Renfrewshire Council.</p> <p>Response Following ongoing discussion and review, the drainage approach for the development proposed is considered acceptable in consultation with Environment and Infrastructure (Design Services) and SEPA.</p> <p><u>Design Statement</u> - A Design Statement has been prepared which sets out an appraisal of the site and a design concept for the redevelopment proposals currently submitted. Constraints and opportunities associated with the site are considered as well as proposed access arrangements.</p> <p>Response As the current proposals are in principle only it is considered that this document provides an adequate appraisal of the site, taking into consideration the constraints associated with established surrounding land uses and in delivering a comprehensive redevelopment scheme.</p> <p><u>Environmental Noise and Vibration Assessment</u> - A Noise and Vibration Assessment has been submitted in support of the application due to the potential for impact from noise on the proposed developments from the adjacent A737, the A726, the railway line and Glasgow Airport and from the mixed use nature of the development itself.</p> <p>Response The mitigation measures identified in principle in terms of acoustic glazing as considered to be acceptable.</p> <p>As the application is in principle the scope of the assessment is limited and shall require to be supported by further assessments with any Approval Matters Specified in Condition application, should this application be approved.</p> <p><u>Terrenus Land & Water Investigation Review</u> - Preliminary site investigation works have found that a suitable remediation strategy shall be required to deal with identified contamination from previous land uses on site.</p> <p>Response This can be ensured in accordance with the requirements of Environmental Protection Services, with the applicant to submit</p>
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further site investigations and remediation method statements for each portion of development within the overall masterplan area, through the submission and consideration of Approval of Matters Specified in Condition applications.

Pre-Application Consultation Report - The applicant submitted a proposal of application notice (18/0390/NO) to the Council on 25 May 2018.

A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.

The report provides an overview of the pre-application consultation event held on 04 July 2018. The public consultation event was held at the Tannahill Centre, with Paisley North West Local Members and Community Councils and local residents invited. The event was also open to all other interested parties and was advertised in the local press.

The summary provided by the applicant's agents state that there were concerns at the potential impact on school capacities, traffic implications and a low level of open space provision.

Response

The content of this document meets the requirements of the Act.

As the current application is in principle full detail of open space provision cannot be concluded until Approval of Matters Specified in Condition applications or full planning permission is submitted.

In terms of school capacity, the area identified for residential use is identified within the Adopted Local Development Plan 2014 as an Action Programme site for housing, with capacity for school pupils assessed at the time the plan was compiled. There is no issue with educational provision for the residential element of this application.

Traffic implications have been considered during the assessment of this application, with no objections being raised by Environment and Infrastructure Services (Roads).

Supporting Planning Statement - The applicant's Supporting Statement considers the suitability of the site for a range of uses against the provisions of relevant national and local policies.

Within the document, the applicant has also demonstrated that the range of uses proposed, coupled with their supporting documentation and compliance with the relevant assessment policies has the potential to see significant regenerative

	<p>proposals at this location.</p> <p>Response Details given by the applicant are compliant with the Renfrewshire Local Development Plan (2014).</p> <p><u>Transport Assessment</u> - The Transport Assessment submitted considers a range of access arrangements to serve the development and confirms that a good level of access to non-car modes of travel can be achieved, including via walking, cycling, bus services and train.</p> <p>Response The information contained in the Transport Assessment is supported by a range of methodologies and investigations and are considered to be acceptable, ensuring the scale and proposed land uses can be accommodated appropriately within the development area.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E3: Transition Areas Policy E4: Tourism Policy P4: Housing Action Programme Sites Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Economic Development Criteria; Transition Areas; and Tourism Delivering the Centre Strategy: Hot Food; Public Houses; Licensed Clubs Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Environment Strategy: Noise; Contaminated Land; Air Quality; and Pipelines and Controls of Major Accident Hazards</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guidance</p>
PLANNING HISTORY	<p>An application (92/1342/PP) for the erection of Class 11 warehousing, surface car parking, a hotel, leisure facility (including 5-a-side-football pitches and golf driving range) and a car showroom/workshop/petrol filling station was subject of an appeal against the non-determination by the former Renfrew District Council. The appeal was subsequently upheld and a conditional planning consent granted on 22 February 1994.</p> <p>Planning permission was granted, in outline (97/0725/PP), for a mixed use development comprising hotel, licensed restaurant, class 6 (six) storage and distribution, 5-a-side soccer ground,</p>

	<p>golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping on 17 December, 1999. A number of related reserved matters applications have also been approved under the umbrella of the original outline consent to purify conditions and achieve consent for detailed matters such as siting, design, layout, landscaping, access and materials for the various component parts of the overall scheme.</p> <p>02/1304/PP - Mixed use development comprising hotel, licensed restaurant, Class 6 warehousing, 5-a-side soccer ground, golf driving range, petrol filling station and allotments with new access and associated infrastructure and landscaping (reserved matters No. 1 application for outline planning permission re. 97/0725/PP). Granted subject to conditions March 2003.</p> <p>06/0031/PP - Mixed use development comprising storage and distribution, leisure/hotel, residential, hospital (ACAD facility) and hotel/restaurant/public house and erection of advertising feature. Granted subject to conditions May 2008.</p> <p>06/0033/VR - Partial deletion of condition 1. Granted subject to conditions April 2005.</p> <p>06/0435/PP - Erection of residential development and formation of access roads. Refused June 2010.</p> <p>18/0390/NO - Erection of mixed use development including residential, hotel, Class 3 (food and drink), general industrial, storage and distribution and long stay car parking with associated access, infrastructure, landscaping and miscellaneous works. Accepted July 2018.</p>
DESCRIPTION	<p>Planning permission is sought in principle for the erection of a mixed-use development comprising: business, general industrial, storage and distribution, a hotel, food and drink, a long stay car park and residential uses at land to South of St James Interchange, Burnside Place, Paisley. Currently the site is overgrown, vacant land which was formally part of a wider masterplan for the area, which has remained undeveloped due to economic constraints.</p> <p>The land is identified within the Adopted Renfrewshire Local Development Plan (2014) as a Transition Area as well as incorporating a Housing Programme Action Site, where consideration can be given to a range of uses in the context of the wider regeneration of the area.</p> <p>The application site is irregular in shape, relatively flat in nature and is divided into six separate land uses, with the proposed long stay car park to be positioned to the west of the overall site between Blackstoun Road and Burnside Place, extending to</p>

	<p>5.7 ha; the industrial /logistic and office space located to the north of the site, extending to 2.7 ha; a hotel to the north east, below the business uses, with associated separate long stay car park, extending cumulatively to 1 ha; a food and beverage lodge to the east of the site, extending to 1 ha; and the residential land positioned to the south east of the site, extending to 10 ha.</p> <p>Presently the site is surrounded by a number of uses including, a long stay car park, positioned centrally between the current development pockets, the M8 motorway and further residential and commercial developments.</p>
COMMENTS	<p>In relation to the Renfrewshire Local Development Plan (2014), Policies E3 and P4 cover the application site and presume in favour of residential development within the P4 area and a range of uses within the E3 Transition Area, provided the proposed uses would have no significant affect on the character and amenity of the surrounding area and that the uses can co-exist with existing uses.</p> <p>The history of the site is also a material consideration and relevant to Policy E3 Transition Zoning in the determination of the application, with a range of uses, including many of those presently proposed having been approved on the site since 1994.</p> <p>Policy P4 relates for the most part (with a small portion of the proposed residential development located within the E3 zoned land) to the area identified on the applicant's indicative masterplan for housing in accordance with the Council's aim to support and enable housing sites which are capable of becoming effective.</p> <p>Within the Adopted Renfrewshire Local Development Plan (2014), this site is considered to be able to support residential development, subject to meeting the relevant criteria set out in the Delivering the Places Strategy of the New Development Supplementary Guidance and the Council's Residential Design Guidance.</p> <p>In this regard and whilst the proposals are in principle only at this time:-</p> <p>a) the layout, nature of built form, use of materials and density of the development shall be fully assessed through consideration of an Approval of Matters Specified in Conditions application or full planning application.</p> <p>b) in accordance with previous consents for this site, adequate provision can be made for all services.</p> <p>c) there are limited existing or local landscape or ecological</p>

	<p>features within the site which make a significant contribution requiring retention through the current application.</p> <p>d) with regard to existing land uses, Glasgow Airport and an established train line are within close proximity of the application site.</p> <p>A such it is recommended that further investigations relating to noise and air quality are submitted with any subsequent Approval of Matters Specified in Conditions application or full planning application to enable the Planning Authority, in consultation with the relevant consultees, to consider any potential impacts on residential development at this location and thereafter introduce any necessary mitigation measures.</p> <p>e) the indicative masterplan for the site demonstrates the intention to create an attractive and well connected development to facilitate movement which can be delivered through subsequent Approval of Matters Specified in Conditions applications or full planning applications.</p> <p>Overall, the use of this P4 site for residential development is considered acceptable for an application for planning permission in principle.</p> <p>The scale of the residential development located within the E3 land is also considered appropriate for the location, where a mix of uses is considered appropriate.</p> <p>Considering the hotel element of the proposed development, the scale of the site identified is proportionate for the location. It is also likely that subject to appropriate design, including scale and massing, the development could complement existing and proposed tourist facilities within the area.</p> <p>Given the location of the proposed development to the Airport and Paisley Town Centre, the locational need could be justified.</p> <p>The proposals are also in accordance with the provisions of Policy E4 relating to Tourism, with the potential to increase employment opportunities in the area, providing positive sustainable development within Renfrewshire.</p> <p>With regard to the proposed public house and restaurant facility, whilst these uses should generally be directed towards Strategic, Core and Local Service Centres, it is recognised that an element of provision of this nature would be appropriate to serve residential and hotel accommodation associated with the current mixed use proposals.</p> <p>Further consideration in relation to potential noise disturbance will be determined through an application for the Approval of Matters Specified in Conditions application or full planning</p>
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	<p>application when the scale of development and positioning of buildings can be finally determined.</p> <p>Business development within the masterplanned area comprises Class 4, Class 5 and Class 6 uses, which traditionally relate to industrial processes. Within an E3 location such uses are considered acceptable to support economic growth within Renfrewshire and given the positioning of these uses within the overall site, they have the potential to support existing similar uses, which are established in close proximity to the site.</p> <p>Sufficient separation has also been demonstrated within the masterplan layout between these uses and the residential development proposed to minimise any potential for noise disturbance associated with development of this nature.</p> <p>The final element proposed within the site relates to the provision of additional long stay car parking, adjacent to existing provision. It is anticipated that the provision will serve users of the airport and assist with its functionality in accordance with the provisions of the Delivering the Economic Strategy.</p> <p>Considering the comments of the consultees, no objections have been raised subject to the imposition of suitable conditions. This information shall require to be brought forward in a phased manner to allow suitable provisions to be put in place to serve each zone as it is developed.</p> <p>Overall the proposals comply with the adopted Renfrewshire Local Development Plan (2014).</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 before development commences in any development area/phase hereby approved, a written application and plans for the development within that area/phase, in respect of the following matters, shall be submitted to, and approved by the Planning Authority;
 - (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site;
 - (b) the details of; and timetable for, the hard, soft and water landscaping of the site;
 - (c) the design and location of all boundary walls and fences, including along the boundary with Network Rail's land;

- (d) the provision of drainage works;
- (e) the disposal of sewage;
- (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site;
- (g) access and parking arrangements, including the provision of any new roads and junctions;
- (h) the layout of the site;
- (i) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein;
- (j) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority; and
- (k) a report which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(16)" and the EPUK guidance document "Land-Use Planning & Development Control: Planning for Air Quality (January 20017)" or a method that has been agreed with the Planning Authority.

Reason: The approval is in principle only, in the interests of amenity, and to ensure there will be no distraction to drivers on the trunk road and that the safety of drivers on the trunk road will not be diminished.

2. In accordance with approved Drawing number KEP-XX-XX-DR-A-8520-0011 Rev D, the consent hereby approved shall comprise the following:-
 - a) a maximum development area for Class 4 'Office (other than that specified within Class 2), Research and Development and Light Industry', Class 5 'General Industry' and Class 6 'Storage or Distribution', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, of 2.7 hectares;
 - b) a maximum development area for long stay car parking of 6.1 hectares;
 - c) a maximum development area for Class 7 'Hotel' and supporting Class 3 'Food and Drink' Uses as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997, of 1.6 hectares; and
 - d) a maximum development area for Class 9 'Residential' Use, as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997, of 10 hectares or 250 units whichever is the lesser.

Reason: In order to define the permission and allow the Planning Authority to retain effective control, to ensure the scale of development does not exceed that assessed by the supporting Transport Assessment and to ensure that the scale and operation of the proposed development does not adversely affect the safe and efficient operation of the trunk road network.

3. That the detailed submissions required by the terms of Condition 1 above for any area/phase of development hereby approved, shall include a full Drainage Impact

Assessment in accordance with the Council's Drainage Impact Assessment guidance notes to the satisfaction of the Planning Authority. The details contained within the Drainage Impact Assessment finally approved, shall thereafter be implemented in accordance with the details approved. The statement shall also ensure there are no drainage connections made to the trunk road drainage system in order to accommodate the proposed development.

Reason: In order to meet the requirements of the Council as flood prevention authority and to ensure that the efficiency of the existing trunk road drainage network is not affected.

4. That the detailed submission required by the terms of Condition 1 above shall include a full Flood Risk Assessment, containing further analysis / reporting on compensatory storage and platforming provision for the car park proposals west of the Candren Burn to the satisfaction of the Planning Authority. The details contained within the Flood Risk Assessment finally approved, shall thereafter be implemented in accordance with the details approved.

Reason: In order to meet the requirements of the Council as flood prevention authority and SEPA.

5. That notwithstanding the permission hereby approved, the development of any area/phase shall not be brought into use until the applicant submits to and has approved by the Planning Authority a noise assessment to determine the impact of road and rail noise on the development and industrial noise on surrounding residential uses. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment.

Reason: In the interests of residential amenity.

6. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the hotel and food/beverage developments do not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

7. Deliveries and collections by commercial vehicles associated with the uses hereby approved shall not be made to or from the site between 2300 hours and 0700 hours Mondays to Saturdays and at no time on Sundays or other Bank or Public Holidays without the prior written consent of the Planning Authority.

Reason: In the interests of residential amenity.

8. That prior to occupation of any unit within an identified phase of development the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site.

Reason: To demonstrate that the works necessary to make the site suitable for use have been completed.

9. Notwithstanding the permission hereby approved, the proposed residential development shall not be brought into use until the applicant undertakes a survey to determine the impact of floodlighting from the existing car park and the proposed car park /other developments on the site using the principles set out in British Standard BS EN 12193:2007 Light & Lighting - Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall include details of:-

- a description of the existing and proposed lighting units including height, type, shape and luminous flux of the floodlights.
- the luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect neighbouring properties.
- the direction and aiming angle of each floodlight and the upward waste light ratio for each light.
- the Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

Works which form part of the scheme shall thereafter be completed before the proposed development becomes operational, unless otherwise agreed by the Planning Authority.

Reason: In the interests of residential amenity and to ensure that there will be no distraction or dazzle to drivers on the trunk road and that the safety of the traffic on the trunk road will not be diminished.

10. Prior to the commencement of any development works on any area/phase of development hereby approved, the developer shall submit for the written approval of the Planning Authority a Bird Hazard Management Plan which includes details of the monitoring of any standing water within the site temporary or permanent, the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds and signs deterring people from feeding birds.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

11. That the Bird Hazard Management Plan finally approved for any phase of development hereby approved, shall be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

12. The glazing specifications as detailed in the Noise Impact Assessment provided by RMP dated 24 October 2018 shall be required across the entire residential development (not just properties facing onto the noise sources) and shall include the installation of 6mm float glass - 12mm air cavity - 4mm float glass or acoustically equivalent glazing, to provide a minimum R_{TRA} of 29dB with attenuated trickle ventilation (minimum acoustic rating $D_{n,e,w}$ 40dB in the open position). Bedrooms shall require 8.8mm laminated glass- 12mm air cavity - 10.8mm laminated glass or acoustically equivalent glazing, to provide a minimum R_{TRA} of 40dB with attenuated trickle ventilation (minimum acoustic rating $D_{n,e,w}$ 45dB in the open position).

Reason: In the interests of residential amenity.

13. That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 within any adjacent residential property.

Reason: In the interests of residential amenity.

14. Prior to the commencement of any development works on any area/phase of development hereby approved, the developer shall submit for the written approval of the Planning Authority, a dust management plan. The plan shall set out how potential dust arising during development of the site will be managed to prevent or minimise emissions during these works. The plan shall take cognisance of the Institute of Air Quality Management (IAQM) 2014 document '*Guidance on the Assessment of Dust from Demolition and Construction*' in assessing dust impact risk and where necessary identify appropriate mitigation measures.

Reason: In the interests of amenity.

15. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority in consultation with Transport Scotland, details of the barrier proposals along the trunk road boundary with the site.

Reason: To minimise the risk of pedestrians and animals gaining uncontrolled access to the trunk road with the consequential risk of accidents.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0897/PP



Renfrewshire
Council

KEY INFORMATION

**Ward (4) : Paisley
Northwest**

**Applicant: GA Coffee Ltd
31- 40 West Parade
Newcastle upon Tyne
NE4 7LB**

**Registered: 09 January
2019**

Report by Director of Communities, Housing and Planning
Services

PROSPECTIVE PROPOSAL: Erection of hotel and ancillary
works

LOCATION: Site on North Western boundary of No 1,
Marchburn Drive, Glasgow Airport, Paisley

APPLICATION FOR: Planning Permission - Full



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RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan and are consistent with Policies E1 'Local Investment Areas and E2 'Glasgow Airport investment Zone'.
- No objections have been received.
- The principle of the development is considered to be acceptable. The proposal involves the development of a vacant site to erect a new hotel to serve the recognised need for new visitor accommodation facilities in Renfrewshire.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0897/PP

AGENT:	CBRE
APPLICANT:	GA Coffee Ltd
SITE ADDRESS:	Site on North Western boundary of No. 1 Marchburn Drive, Glasgow Airport, Paisley
PROPOSAL:	Erection of hotel and ancillary works
APPLICATION FOR:	<u>Planning Permission Full</u>

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	None received.
CONSULTATIONS:	<p>Environment and Infrastructure (Roads) - No objections.</p> <p>Environment and Infrastructure (Design Services) - No objections.</p> <p>Environmental Protection Services - No objections, subject to conditions requiring the submission of a site investigation report, remediation method statement and verification report and a restriction on noise.</p> <p>Transport Scotland - No objections.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of a Bird Hazard Management Plan prior to the commencement of any development works on site.</p> <p>SEPA - No objections.</p> <p>Scottish Water - No objections.</p> <p>Health and Safety Executive - Do not advise against.</p>

SUPPORTING STATEMENTS	<p>Planning Statement -</p> <p>The proposal involves the development of a vacant site to erect a new hotel to serve the recognised need for new visitor accommodation facilities in Renfrewshire.</p> <p>In terms of the principle of development, an extension adjacent to the Courtyard by Marriott Hotel and the positioning of further hotel accommodation in close proximity to the site, would complement the existing character of the area.</p> <p>The design, massing, access and parking arrangements for the</p>
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proposed development are also considered. The applicant states that the proposal has been designed carefully to fit with the site taking into consideration planning policy, the existing context of the surrounding buildings and the comments received in pre-application discussions with the Planning Authority.

Response

It is considered that the occupancy rates for hotels at this location and requirement for extensions to existing provision demonstrate a need for additional hotel accommodation at this location.

Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the building, it's scale in response to the surrounding area and the use of materials.

The site is located within close proximity to Glasgow Airport, The Airport can be reached from the site by a 10 minute walk along a sign-posted, pedestrian route. There is also an existing shuttle bus service. Public transport accessibility to the site is also good, with bus stops located in the vicinity.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application.

Noise Assessment - A noise assessment has been provided which considers potential impact from aircraft and road traffic noise on the proposed development as well as from the fixed plant associated with the proposed use on surrounding residential development.

Following assessment, it has been concluded that the use of suitably glazed windows and the use of mechanically ventilated systems would ensure no impact from surrounding uses on the proposed development.

Noise from the proposed use also falls below the required thresholds.

Response

Following consultation with Environmental Protection Services it is agreed that the terms of this report are satisfactory to allow the continued assessment of the proposals.

Pre-Application Consultation Report - The applicant submitted a proposal of application notice (18/0680/NO) to the Council on 27 September 2018.

A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.

This provides an overview of all pre-application consultations

	<p>which have been undertaken, including details of the pre-application consultation event held on 11 December 2018.</p> <p>The public consultation event was held at the Courtyard by Marriott Hotel, adjacent to the site, with Paisley North West Local Members and Community Councils and local residents invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that the event was not well attended with 3 people going along to the event. No comments were made in relation to the development by those attending the event.</p> <p>Response The content of this report meets the requirements set out in statute for a major development.</p> <p>Drainage Impact Assessment - The Drainage Impact Assessment advises that the public sewer system has capacity to accept foul water from the development and surface water runoff can be contained within the system to mitigate flood risk.</p> <p>Response In consultation with Environment and Infrastructure (Design Services) the Drainage Impact Assessment proposals are confirmed as adequate and are integral to submitted documents.</p> <p>Phase One Desk Study - The Phase One Desk Study provides an initial analysis of the ground conditions of the site and makes recommendations for the secondary investigation works as a result.</p> <p>Response Details provide an acceptable basis for the secondary investigation works required to provide a detailed site investigation report for the development site.</p> <p>Transportation Statement - The Transportation Statement provided assesses the potential for minimising private car usage by promoting the use of sustainable transportation modes.</p> <p>Whilst it is acknowledged that the distance from the nearest bus stop is in excess of 400m, the applicant considers that this is unlikely to deter users of the proposed hotel from utilising this service if necessary.</p> <p>Pedestrian linkages to the airport are also already in place for the use of adjacent hotel customers.</p> <p>Parking provision for the proposed development is to be shared with the existing Courtyard by Marriott to compensate for the</p>
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	<p>loss of spaces currently available to that property as a result of the erection of the current proposal.</p> <p>Response In consultation with Environment and Infrastructure (Roads) the proposals are found to be in accordance with the relevant Roads policies and standards.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1: Local Investment Area Policy E2: Glasgow Airport Investment Zone Policy E4: Tourism Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Economic Development Criteria; Local Industrial Areas; Airport; and Tourism Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p>
PLANNING HISTORY	<p>17/0581/PP - Erection of restaurant (class 3) with drive - thru and associated access and parking. Granted subject to conditions December 2017.</p> <p>17/0032/PP - Erection of mast with associated camera and siting of equipment cabinet. Granted March 2017.</p> <p>18/0680/NO - Erection of hotel with associated facilities and ancillary works. Accepted October 2018.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of a 4/5 storey (5th floor to house plant) hotel, with basement level at Marchburn Drive, Paisley.</p> <p>The proposed building would incorporate 196 guestrooms with public areas and a restaurant at ground floor level.</p> <p>Fifty two parking spaces would also be created by the development.</p> <p>The proposed development would be located to the south of the existing Courtyard Marriott Hotel, within an area presently, partially used as parking provision for the Courtyard Marriott.</p> <p>The main entrance to the hotel would be from the south west, leading to the proposed public areas of the building, with the guestrooms on the upper floor levels.</p> <p>Access to the established parking for the Courtyard Marriott would be via a pend arrangement within the proposed building, with additional parking for the proposed hotel being located adjacent to it's frontage and within a designated drop off/parking area to the east of the site.</p> <p>The building itself would have a length of 96m, width of 15.7m</p>

	<p>and height of 18.5m. Finishing materials proposed include glazing, metal cladding, reconstituted stone cladding and coloured cladding panels.</p> <p>The site is located between the existing Courtyard Marriott hotel and a Travelodge Hotel, with Glasgow Airport and its operational land to the north and north west. To the north east is office space and vacant land and access is proposed to be taken from Marchburn Drive.</p>
COMMENTS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u></p> <p>The proposal site is covered by Policy E1 of the Adopted Renfrewshire Local Development Plan.</p> <p>This policy seeks to promote Local Business and Industrial Areas for the development of Class 4 - Business, Class 5 - General Industry, Class 6 - Storage and Distribution, and ancillary service provision.</p> <p>Policy E2 however, relates to the areas surrounding Glasgow Airport specifically (such as this site), as key locations which will support economic growth and the operational requirements of the airport.</p> <p>In this case the applicant has identified a requirement in the market for additional hotel accommodation to assist the operational requirements of the Airport and continue to promote it as one of the UK's top 10 airports for passenger and aircraft movements.</p> <p>Given the location of the site, between two existing hotel buildings, it's proximity to the terminal building, the scheduled expansion of the airport and its operational land and the compatibility of the proposal with Policy E2 of the Adopted Local Development Plan, it is considered that the principle of development of this nature is acceptable.</p> <p>In terms of Policy E4 relating to tourism, specific development criteria is identified within the Delivering the Economic Strategy of the New Development Supplementary Guidance.</p> <p>The criteria to be assessed, is as follows;</p> <p>Make a contribution to the local economy with a social and/or cultural benefit to the area;</p> <p>The proposals would see employment creation, both through the construction phase and the continued operation of the hotel complex itself, which would include restaurant facilities contributing to social benefit as well as economic.</p> <p>It does not result in a significant impact on visual amenity and local landscape character;</p> <p>Given the location of the proposed development and the design and scale of the building it is not considered that it would have a significant impact on visual amenity or local landscape character to the detriment of the wider area.</p>

	<p>The development can demonstrate a site specific locational need; The primary function of the hotel is to serve Glasgow Airport, therefore a locational need is justified.</p> <p>The road network is able to accommodate the development; The hotel is located in close proximity to the M8 motorway and is served by a well maintained, urban road network.</p> <p>Although parking provision currently serving the adjacent Courtyard by Marriott hotel is to be altered, the current proposals are considered to provide a suitable solution.</p> <p>Suitable infrastructure and services can be provided to serve the proposal; Following consultation, suitable infrastructure and services have been confirmed as available to serve the proposed development.</p> <p>There is high quality design which is appropriate to the site and in keeping with the surrounding area; Through the pre-application discussion process, alterations to the original building design have been implemented, with a contemporary design now being adopted, which adequately reflects the wider area in terms of use of materials and scale and massing.</p> <p>The scale, positioning and location of the development is appropriate; The extension is of an appropriate scale and form in the context of the existing built form and the positioning and location are acceptable.</p> <p>The amenity of the surrounding area will not be significantly affected by the loss of open space and by the nature of the development; No significant or utilised open space would be lost as a result of the development and no overlooking of existing operations is likely given the separation distances between the buildings and positioning of glazing.</p> <p>The development will provide facilities which will encourage and assist business; As previously assessed, the proposals would assist existing hotel facilities to contribute to this aim.</p> <p>In terms of Policy 15 'Flooding and Drainage', Environment and Infrastructure (Design Services) have raised no objections, with the Drainage Impact Assessment proposals confirmed as adequate.</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 no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-

a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report

prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

- 3 That the design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 hours and NR 35 at all other times., when measured within any dwelling in the vicinity of the development. Structure borne vibration from the development hereby approved shall also be imperceptible within any dwelling in the vicinity of the development.

Reason: In the interests of residential amenity.

- 4 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

- 5 That before the development hereby permitted is occupied, or brought into use, all the fences, or walls, for which the permission of the Planning Authority has been obtained under the terms of condition 4 above, shall be erected;

Reason: In the interests of amenity.

- 6 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall

include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area.

- 7 That prior to commencement of operation of the hotel use hereby approved, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 8 Prior to the commencement of any development works on site, the developer shall provide for the written approval of the Planning Authority, a Bird Hazard Management Plan, which shall include details of the proposed management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' and shall thereafter be implemented as approved, on completion of the development and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Glasgow Airport.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0836/PP



Renfrewshire
Council

KEY INFORMATION

Ward: 9 Johnstone North, Kilbarchan, Howwood and Lochwinnoch

Applicant:
Ashrona Power Systems
11a Bowfield Road
West Kilbride
KA23 9JY

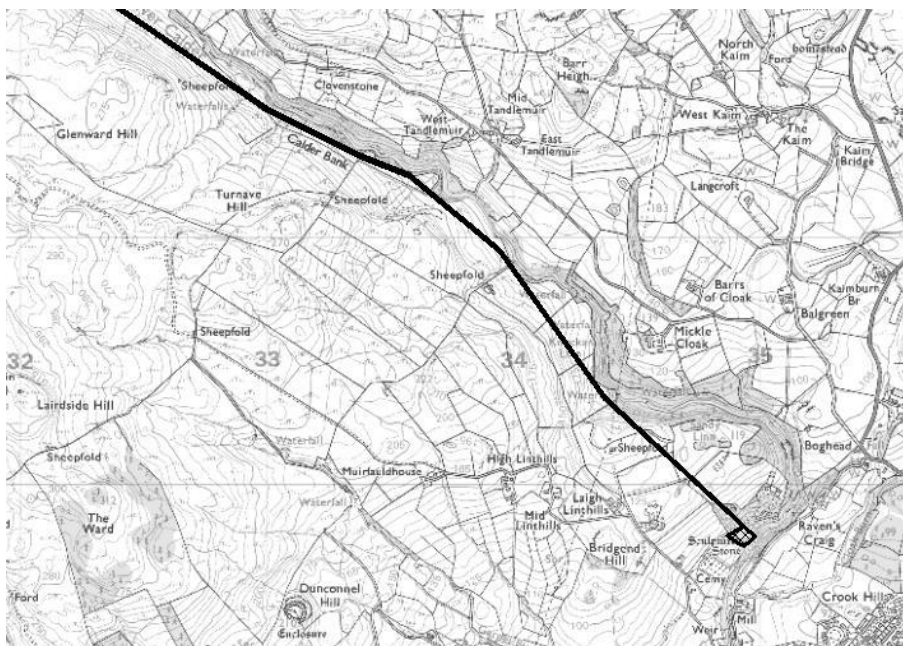
Registered: 29/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.

LOCATION: Clyde Muirshiel Regional Park, Renfrewshire

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and Housing

IDENTIFIED KEY ISSUES

- Eighty two representations have been received, eighty objections and two in favour.
- An objection has been received from Lochwinnoch Community Council.
- No objections were received other Statutory Consultees such as SNH and SEPA.
- The proposal is considered to comply with Policies ENV1, ENV2, ENV3, ENV4, I5 and I6 of the Adopted Renfrewshire Local Development Plan.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION 18/0836/PP

APPLICANT:	Ashrona Power Systems Ltd
SITE ADDRESS:	Clyde Muirshiel Regional Park – Renfrewshire
PROPOSAL:	Installation of 1.99MW hydropower scheme comprising of intake, pipeline and turbine house with associated access track.
APPLICATION FOR:	Planning Permission-Full

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Eighty two representations have been received, two in favour of the application and eighty against.</p> <p>The points raised in favour of the application can be summarised as follows:</p> <ul style="list-style-type: none"> • Climate change is a serious problem, and we have to generate as much electricity from renewable as possible; • Hydro power is considered to be the least intrusive renewable source. <p>The points raised against the application can be summarised as follows:</p> <p>(1) Loss of trees, impact on protected species including bats, otters, badgers, reptiles and breeding birds, impact on wildlife, impact on existing fish including wild brown trout (it is noted that wild brown trout exist along the stretch of river effected by the proposal) and implications for any future attempts to reintroduce fish to the river, impact on flora and fauna, impact on the fragile ecosystem of the river;</p> <p>(2) Reduction in river flow. Submitted report is based on the Garnock not the Calder River. Calder is a spate river, and existing water levels fluctuate. Assurances are sought that the river will not ‘run dry’ as a result of the development;</p> <p>(3) Loss of an iconic beauty spot. Many tourists visit the bridge and Calderglen and will be put off by this development;</p> <p>(4) Fencing of 2.4m in height will be required around the power station, and this will have a detrimental impact on visual amenity;</p> <p>(5) Voltage differences in the ground around the turbine house are a danger to life;</p>
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	<p>(6) Impact of grid connection between the turbine house and the electricity network, this will likely be an overhead line which will result in a loss of trees. There is no indication of this in the application;</p> <p>(7) Impact of noise on nearby residential properties and gardens (from turbine house and intake), and it will not be possible to ensure noise will fall under the NR 25 rating curve;</p> <p>(8) Impact of noise on adjacent graveyard, walking routes, and on the peace and tranquillity of the area;</p> <p>(9) Access is not suitable. Surrounding local road network is unsuitable for HGV's, and will need reinforcement in order to accommodate construction traffic. Road network is also mainly single track, and existing traffic will be disrupted by construction traffic;</p> <p>(10) There has not been enough local consultation, and the developer should be required to hold a public meeting;</p> <p>(11) Visual impact of the turbine house;</p> <p>(12) Proposal will adversely affect the amenity and peaceful beauty of the local countryside;</p> <p>(13) The development will generate additional traffic during its operation for maintenance purposes;</p> <p>(14) Reduction in water levels within the river will result in a risk to health via residual algae, and weeds will no longer be flushed out by higher water levels;</p> <p>(15) Risk of bank erosion on both sides of the river as the development will result in increased water levels;</p> <p>(16) Affected parties have not been notified of the application, and notification which has been done was undertaken during the Christmas period. The deadline for representations should be extended accordingly;</p> <p>(17) The press advert cannot be traced;</p> <p>(18) The proposal is commercial in nature, and will bring no benefit or financial compensation to villagers as a windfarm would be required to do;</p> <p>(19) Riparian owners of the river should have been advised of the development at the initial planning stage;</p> <p>(20) There has not been sufficient consultation with the local community, neighbouring properties or concerned bodies including Lochwinnoch Community Council and Clyde Muirshiel</p>
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	<p>Regional Park;</p> <p>(21) The river will not flow in its natural state if the development is approved. Documentation submitted in support of the application do not take into account the effect this would have on the Calder Glen and sheep and other wildlife which require access to water;</p> <p>(22) Riparian owners have an obligation not to interfere with or affect the quantity of the flow of water along the river;</p> <p>(23) Calder Glen and river are outstanding natural, ecological and environmental areas with ancient woodlands, linns and waterfalls;</p> <p>(24) The submitted ecology report does not refer to the effect of the proposal on the river;</p> <p>(25) The proposal will have a detrimental impact on the recreational value of the valley and river including for swimming and walking. It is noted that the river bank on the opposite side of the turbine house has a popular walking route;</p> <p>(26) The proposal will have a detrimental impact on the aesthetic value and character of the river through reducing the flow of water over waterfalls;</p> <p>(27) Riparian rights will be affected, and all riparian proprietors would need to grant the applicant the right to extract water from the river. Riparian rights should not be ignored, and the Council has a duty of care to protect riparian rights when deciding the planning application;</p> <p>(28) Applicant will have difficulties obtaining a CAR license from SEPA as they have not obtained the legal right to abstract water from the river;</p> <p>(29) The issue of breach of riparian rights is ongoing with respect to a similar hydropower scheme at the Maich Water, and there is Court of Session action being taken. This scheme will experience the same issues;</p> <p>(30) Visual impact of access tracks, intake structure, pipeline and turbine house;</p> <p>(31) The site chosen to build the turbine house is within a residential area;</p> <p>(32) Impact on setting of listed buildings at Calderbank Mill;</p> <p>(33) Loss of property values;</p> <p>(34) What steps are in place to ensure that pollution does not</p>
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	<p>contaminate the watercourse;</p> <p>(35) Detrimental impact on landscape and loss of a beautiful natural feature;</p> <p>(36) Proposal does not comply with Clydeplan as it is not in an 'appropriate area' given the designated sites within which the development will be located;</p> <p>(37) The proposal is contrary to the Clyde Muirshiel Regional Park Strategy 2016-2021 as it will have an adverse effect on the special qualities of the park;</p> <p>(38) Sensitive construction and restoration are not sufficient to overcome long term damage to habitats;</p> <p>(39) The proposal is contrary to Local Development Plan Policies ENV2 and ENV4;</p> <p>(40) The applicant has not adequately assessed the impact of the development on designated areas, and additional surveys are required;</p> <p>(41) The proposal does not comply with Scottish Planning Policy;</p> <p>(42) The proposal does not comply with the relevant criteria within the New Development Supplementary Guidance;</p> <p>(43) The environmental impact would outweigh the small contribution the scheme would make to ameliorating climate change;</p> <p>(44) The proposal does not comply with the Councils Renewables Background paper;</p> <p>(45) Proposal would industrialise the Regional Park;</p> <p>(46) The applicant has not consulted with near neighbours or submitted neighbour notification notices to neighbouring properties;</p> <p>(47) Existing noise is that of nature, with very little man made noise. Previous industrial land uses are irrelevant;</p> <p>(48) Proposal will destroy the reputation of Lochwinnoch which is built around nature and conservation;</p> <p>(49) Proposal does not comply with Planning Advice Note (PAN) 1/2011 on Noise;</p> <p>(50) The initial ecology survey is deficient, and the SEPA fish habitat assessment has been omitted. Report does not include</p>
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	<p>woodland assessment or aerial EPS, and no information regarding impact on trees or bats;</p> <p>(51) The proposal would have no benefit or mitigation for the local community, and applicant is a private developer with no local connections. Proposals to generate power from the river should benefit the community including a share of the income;</p> <p>(52) The Calder is a spate river, and the proposal will result in no seasonal variation to the flow of the river;</p> <p>(53) There is no mention of flow monitoring stations, and an accurate compensation flow cannot therefore be measured;</p> <p>(54) Turbine house design does not include sound insulation;</p> <p>(55) Fish ladder at the Bridgend Weir should be required at the time of construction, and not at a later date;</p> <p>(56) The statement in the fish survey that the river has little suitable spawning gravel is contested. The river has many pools which act as spawning grounds for fish;</p> <p>(57) The current scheme at the Maich should serve as a warning as to the ecological and environmental damage hydro schemes can do;</p> <p>(58) Current grid cannot cope with additional electricity generation;</p> <p>(59) Reduction in river flow will diminish the river habitat for fish, and a minimum flow along the river should be maintained;</p> <p>(60) Controls should be put in place to control pollution risk from silt. A pollution prevention plan is required;</p> <p>(61) The proposal will industrialise the Regional Park;</p> <p>(62) Power generation would go direct to the grid, and would not benefit local homes;</p> <p>(63) The application should be determined by the Planning Board;</p> <p>(64) A full Environmental Impact Assessment is required to assess impact of the removal of water from the Calder;</p> <p>(65) A mechanism for ongoing community dialogue should be put in place if the scheme is consented to address unforeseen impacts. This would meet the obligations of the Community Empowerment Act;</p> <p>(66) Increase in traffic on Calder Street;</p>
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	<p>(67) Disrupting the flow of the river may result in further risk of flooding. Flood risk and bank erosion should be modelled;</p> <p>(68) Have the RSPB, SEPA and local angling clubs been consulted;</p> <p>(69) The proposal will not achieve the flow of water required to provide consistent generation up to the output levels stated in the application:</p> <p>(70) How much subsidies are being used as part of the cost/benefit study as part of the planning application;</p> <p>(71) Remediation plans post closure are required, and sufficient funds (environmental bond) should be made available to clean up the site if the company goes bankrupt;</p> <p>(72) Impact on the Kaim Dam, and water moved from the Calder to the Kaim watershed as part of Scottish Waters drinking supply operations;</p> <p>(73) Has adequate erosion prevention engineering been designed into the tailrace area;</p> <p>(74) Development will require upgrades to the public infrastructure to support the project and ensure public safety, and also remediation if any of the roads are damaged by operations;</p> <p>(75) Has the applicant had discussions with the Regional Park, and is there a royalty being paid to the park;</p> <p>(76) Previous proposal for an 'Archimedes Screw' was more beneficial and of a lower impact. However it was rejected;</p> <p>(77) The noise assessment is inaccurate and misleading. The marked centre for the turbine house is in the wrong location, while a property stated as non residential is in fact residential. There is also perfect line of site from neighbouring properties to the turbine house, and it is not shielded by woodland;</p> <p>(78) The form, finish and visual appearance of the turbine house is not appropriate to its location;</p> <p>(79) The noise report does not list the equipment used to take the measurements, and how it has been calibrated;</p> <p>(80) It is not clear who has provided the 60dbA background noise measurement, or where it was taken from;</p> <p>(81) Weather conditions during the time of the noise readings were not noted;</p>
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	<p>(82) Other schemes used as a noise comparison are not near the power output of the proposed turbine house, and cannot therefore be used as a valid comparison;</p> <p>(83) No evidence to support assertion that turbine noise will be reduced by surrounding woodland and flow of the water. The surrounding topography may amplify the sound of the turbine house;</p> <p>(84) Prevailing wind direction will carry the sound towards the most sensitive receptors;</p> <p>(85) Background noise levels will be reduced as the scheme will reduce the flow of water down the river;</p> <p>(86) No attempt has been made to quantify the pre-existing noise environment, and a detailed on-site survey is required;</p> <p>(87) Noise assessment should be done to BS 4142:2014, and a noise spectrum of NR20 should be applied;</p> <p>(88) Noise disturbance would infringe the right of persons to enjoy their property as per the Environmental Protection Act 1990;</p> <p>(89) Outflow from the turbine house would affect riverbed sediment in a productive part of the river;</p> <p>(90) The impact of the development will deter tourists, and this will have a knock on effect for local shops and businesses;</p> <p>(91) The woodland adjoining the river is of much greater ecological importance than has been recognised and will be impacted by a reduction in flow. Specific reference is made to an associated reduction in humidity and spray, and the impact this would have on lichens, bryophyte and a red listed fern species referred to as Wilsons filmy fern;</p> <p>(92) The Council should seek independent opinions on the information which has been submitted;</p> <p>A petition against the proposal was also received from a group 'Not the Calder Action Group'.</p> <p>Representation in the form of a presentation from a group of ecologists was also received. The group comprised of professionals in the fields of protected species, plants, trees, bats and fish.</p> <p>The group raised concerns with the standard of ecological information received in support of the application, and that it does not go far enough to assess the potential impact of the hydro scheme.</p>
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	<p>Specific concerns related to surveys for birds, surveys for reptiles, surveys for otters, impact on the Special Protection Area, impact on the ancient woodland fringe and its habitat for plants and lichens, Biodiversity Action Plan implications, protection of trees and bats, extent of tree felling required to accommodate the development, and consequences for fish ecology.</p> <p>It should be noted that the ecological information submitted to date has been approved by SNH and SEPA subject to a number of conditions which would be put in place to safeguard protected species in the Special Protection Area and trees.</p> <p>It is acknowledged that the ecological information submitted to date does not refer to the impact of the development on the woodland fringe.</p> <p>It is also acknowledged that this area is of ecological value and the applicant was asked to provide further information on the potential impact of the proposed scheme on the woodland adjacent to the river.</p> <p>Response The points raised against the application will be grouped into themes where appropriate in order to respond to them effectively:</p> <p>Habitat, Ecology, Protected Species and the Environment (1), (23), (40), (43), (50), (55), (56), (57), (64), (89), (91)</p> <p>Potential impact on habitats, ecology, protected species and the environment is addressed in detail in the main body of the report.</p> <p>The importance of the natural environment in and around the Calder, and comments on the standard of the ecological information submitted by the applicant is noted.</p> <p>The ecological data submitted by the applicant has been approved by both SNH and SEPA.</p> <p>Both SNH and SEPA have recommended a number of conditions to ensure that potential impacts on habitats, ecology, protected species and the environment are mitigated.</p> <p>These conditions will ensure that the proposed scheme does not have a significant effect on habitats, ecology, protected species and the environment.</p> <p>River Flow Impact (2), (14), (21), (24), (52), (53), (59), (72)</p> <p>Impact on river flow is a matter which is administered by SEPA</p>
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	<p>as part of the CAR license. Through this process SEPA will ensure that a compensation flow is always maintained. The compensation flow is based on the ecological needs of the River Calder and would be designed to maintain the river ecology in its current state. The compensation flow is measured at the intake point, and any water that feeds into the river beyond this would supplement the compensation flow.</p> <p>It should also be noted that abstraction of water at the intake will only occur if there is enough river flow to maintain compensation values downstream.</p> <p>If the minimum compensation flow cannot be achieved, then no abstraction of water will take place. This will ensure that the river does not 'run dry'.</p> <p>Landscape, Visual Impact and Amenities (3), (4), (11), (12), (25), (26), (30), (35), (38), (45), (48), (61), (71), (78)</p> <p>It is not considered that the proposal will have a significant detrimental effect on landscape character or visual amenity.</p> <p>Both the intake dam and the turbine house will be partially screened by the surrounding topography, while the pipeline will be buried over its entire route.</p> <p>The visual impact of the dam and turbine house will mainly be appreciated when up close to these structures, and this impact should and will not be ignored.</p> <p>A condition to control the finish of the turbine house will therefore be applied to any grant of planning permission.</p> <p>Noise (7), (8), (31), (42), (54), (72), (79), (80), (81), (82), (83), (84), (85), (86), (87), (88),</p> <p>The Noise Impact Assessment submitted by the applicant has been accessed and accepted by the Council's Environmental Protection Section.</p> <p>The assessment concludes that noise at residential receptors is unlikely to exceed the background noise level, while noise impact on the cemetery would be negligible.</p> <p>Background noise levels have been established, and the methodology adopted by the applicants has been accepted.</p> <p>It is not considered that background noise levels will be significant during the operation of the hydropower scheme as the water abstracted by the scheme will be returned to the river at the turbine house.</p>
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	<p>A condition will be attached to ensure that noise at residential receptors does not exceed the agreed limit, with additional mitigation required in the event that noise levels are exceeded. This situation will require to be monitored by the Council.</p> <p>Traffic, Roads and Access (9), (13), (66), (74)</p> <p>The applicant has prepared a construction methodology statement which outlines how the project will be delivered, and the measures which will be put in place to mitigate traffic issues relating to the implementation of the scheme.</p> <p>Noise and disturbance are part and parcel of the implementation of any development scheme and is not considered to be a valid reason to refuse the application.</p> <p>The measures as detailed in the methodology statement will contribute to mitigating impacts associated with the implementation of the scheme, and adherence with the methodology will be safeguarded by condition.</p> <p>Consultation and Notification (10), (16), (17), (20), (46), (68)</p> <p>Notification of the application has been undertaken in accordance with the requirements of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 by the Planning Authority.</p> <p>It should be noted that notification is only directly issued to properties within 20m of the application site boundary.</p> <p>An advert was placed in the Paisley and Renfrewshire Gazette on the 16th January 2019.</p> <p>Given the level of interest in the application, the deadline for accepting representations was extended beyond the statutory minimum of 21 days.</p> <p>In addition, it was suggested to the applicant that it may be beneficial to hold an information event in which the proposed development could be presented to the community. An information event was dully held on the 5th February 2019.</p> <p>It should be noted that there was no statutory requirement for the applicant to hold an information event or undertake any other form of pre-application consultation with respect to the planning application.</p> <p>Consultation has also been undertaken by the Planning Authority in accordance with the requirements of schedule 5 of The Town and Country Planning (Development Management</p>
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	<p>Procedure) (Scotland) Regulations 2013. Those consulted, and the responses received, are detailed below.</p> <p>Flooding (15), (67)</p> <p>The applicant has submitted a Flood Risk Assessment which has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the development is not at risk of flooding nor will it increase the risk of flooding.</p> <p>Commercial Nature of the Proposal, and Community Benefit (18), (51), (62)</p> <p>The circumstances associated with the applicant are not considered to be a material consideration in the assessment of the application.</p> <p>There would also be no legislative requirement in this instance for the applicant to offer benefits or subsidies to the local community, and this could not be enforced through the planning process.</p> <p>It is noted that the applicant has offered to make an annual financial contribution to the Community Council. However, this would be a matter for the applicants to discuss directly with the Community Council.</p> <p>Riparian Rights (19), (22), (27), (29)</p> <p>The rights of riparian landowners are a separate legal matter, and not a material consideration in the determination of the planning application.</p> <p>Pollution Risk (34), (60), (73)</p> <p>Pollution risk associated with the development is acknowledged. It is considered that this risk can be mitigated through conditions relating to adherence with the measures outlined within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement.</p> <p>Compliance with Development Plan Policy and other Guidance (36), (37), (39), (41), (42), (44), (49)</p> <p>An assessment of the proposed development with respect to the relevant policies within the Local Development Plan, the</p>
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	<p>associated New Development Supplementary Guidance and all other material considerations is outlined in the main body of the report below.</p> <p>With regard to point 36, it should be noted that the proposal is not considered to be of a 'strategic scale' as outlined in Schedule 14 of the Strategic Development Plan i.e. electricity generation where the capacity does not exceed 20MW. The proposal is not therefore a 'strategic matter', and reference should be made to relevant policies contained within the Local Development Plan.</p> <p>The Clyde Muirshiel Regional Park Strategy does not form part of the Local Development Plan and is not considered to be a material consideration. Reference to Regional Parks is instead contained within the New Development Supplementary Guidance.</p> <p>The Councils Renewables Background Paper 2013 fed into the preparation of the Local Development Plan and inferred subsequent policies and guidance. As a background paper it has no statutory status, and primacy should be given to the policies and guidance within the Local Development Plan.</p> <p>Other</p> <p>(6) The applicant has intimated that the connection between the turbine house and the electricity network will be via an underground cable. This is primarily a matter for the applicant to discuss with Scottish Power Energy Networks, and it should be noted that this body have extensive permitted development rights under Class 40 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) to make such connections without requiring planning permission,</p> <p>(28) The CAR license is a separate legal requirement administered by SEPA. Whether or not the applicant will obtain a CAR license, or any other license or permission, is not a material consideration in the assessment of the planning application.</p> <p>(32) Impact on the setting of the group of listed buildings at Calderbank Mill is addressed in detail in the main body of the report.</p> <p>In summary, it is considered that the proposal will not have a detrimental impact on the setting of these buildings given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p>(63) The application will be determined by the Communities, Housing and Planning Policy Board.</p>
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	<p>(65) Further and ongoing dialogue with the community is not considered to be something that can be requested or enforced through the planning process as it would not meet the test of 'necessity'.</p> <p>Relevant conditions to manage the operation of the hydro scheme will be attached should the application be granted.</p> <p>(76) There is no record of any planning or listed building applications being received for an Archimedes' Screw. It is noted that applications to restore the Bridgend Dam, and construct a fish pass, were granted in 2004.</p> <p>(90) It is not considered that the proposal will deter tourists as the elements which make the Calder attractive to tourists will not be significantly affected by the proposed development.</p> <p>(92) The Planning Authority has obtained opinions on the information submitted through consultation with relevant bodies. It is noted that no objections to the proposal have been received from consultees.</p> <p>Not Material Considerations (5), (33), (58), (69), (70), (75)</p> <p>Voltage differences in the ground around the turbine house, property values, capacity of the grid, viability of the scheme, subsidies and royalties are not material considerations in the determination of the planning application.</p>
CONSULTATIONS:	<p>SEPA – Initial objection to the application on the grounds of a lack of information. The information requested by SEPA can be summarised as follows:</p> <ul style="list-style-type: none"> • Impact on Groundwater Dependent Terrestrial Ecosystems which are present along the pipe route and are protected under the Water Framework Directive. The layout and design of the development must avoid impact on such areas; • Disturbance and re-use of excavated peat. No information has been submitted to demonstrate that deep peat has been avoided as part of the layout design; • Details of the location, size and nature of borrow pits; • A 10m buffer must be demonstrated between construction works and watercourses; • A site-specific schedule of mitigation including details of working corridors and buffer strips, storage and re-use of materials, trench excavation and back fill, re-fuelling of vehicles, prevention of silt run-off, and watercourse crossings. <p>Following the submission of further information, SEPA confirmed that they have no objections to the proposal subject to conditions.</p>

	<p>SEPA request that a condition should be attached to ensure that works are undertaken in accordance with the mitigation measures detailed in the Phase 1 Habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys by CSM Ecology dated 11/02/2019 and revised 02/2019).</p> <p>SEPA acknowledge that a borrow pit is required, and a condition should be applied to ensure that a detailed excavation and restoration statement for all borrow pots is submitted as part of a revised construction method statement.</p> <p>SEPA has also provided information on the requirement for authorisation of the hydro scheme element of the proposal under The Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>CAR authorisations control the following aspects of the development:</p> <ul style="list-style-type: none"> • The location at which water may be impounded and abstracted as well as where it is returned to the water environment. This includes the weir, intake, tailrace and outfall; • The rate at which water may be abstracted, the release of compensation or hands-off flows, fish passage; • The timing of works which are likely to impact on the water environment. <p>The CAR authorisation does not cover the following:</p> <ul style="list-style-type: none"> • The visual appearance of the impounding structure; • The construction and location of the pipeline, borrow pits, construction compounds, turbine house and access roads; • Impact on terrestrial ecosystems <p>SEPA have confirmed that while the CAR licence is being progressed subject to advertisement in the press, the information provided to date shows that the hydropower proposal is potentially capable of being consented.</p> <p>Planning conditions relating to protection of the water environment in relation to the hydro scheme element of the planning application should not be imposed.</p> <p>SEPA have also offered advice on flood risk. SEPA note that the proposed scheme is regarded as 'water compatible' in relation to land use vulnerability guidance and is generally suitable for the medium to high flood risk classification which covers the site.</p> <p>SEPA do not therefore object to the application on flood risk grounds. Watercourse crossings should convey the 1 in 200 year flood plus an appropriate allowance for freeboard and a clear span structure where possible.</p>
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	<p>SNH – No objections subject to conditions. The intake and first c. 690m of the pipeline lie within the Renfrewshire Heights SSSI (which is further designated as a Special Protection Area to reflect its importance to hen harriers at a European Level).</p> <p>Development proposals which may affect the status of the Special Protection Area have to be assessed under the Conservation (Natural Habitats, &c) Regulations 1994 and the Conservation of Habitats and Species Regulations 2010.</p> <p>The local authority is required to assess the possible effect of the proposal on the qualifying interest of the Special Protection Area before it can be consented.</p> <p>The first stage of the assessment is to gauge whether a proposal is likely to have a significant effect on the Special Protection Area and, if so, then to gauge whether the effect would be great enough to harm the integrity of the Special Protection Area with respect to the hen harrier population.</p> <p>SNH are of the view that the proposal would not have an adverse effect on the integrity of the Special Protection Area. This conclusion is based on the small scale and temporary nature of the proposed works, and on the location of the proposed works close to the outer edge of the Special Protection Area.</p> <p>SNH also comment that within recent years hen harriers have not nested within 500m of the location of the works, although they may forage there. As such, SNH recommend that all works should be timed to take place outwith the breeding season (April to August inclusive) so as to minimise the potential to disturb breeding birds.</p> <p>SNH accept the findings of the initial ecological survey (dated November 2018), and acknowledge that most of the land involved is semi-improved farmland of relatively low ecological value.</p> <p>It is stated that further ecological survey is to take place. SNH welcome this, and advise that further survey should include bats, otters, voles, badgers and other protected species.</p> <p>If these species are found to be present, the survey should include a proposal to draw up species protection plans ahead of the start of construction works.</p> <p>SNH have also provided comment on the revised ecological survey. SNH remain of the opinion that the proposal would not have an adverse effect on the integrity of the Special Protection Area. The recommendations contained in section 5 and table 14 of the report should be adhered to.</p>
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	<p>A pre-prepared method and timings statement should be prepared for the whole route to ensure that the project can be suitably managed.</p> <p>SNH also advise that Species Protection Plans for bats, badgers and otters should be drawn up well in advance of construction starting, with each plan setting out advice to the developer on the necessary action and mitigation to follow should these species be found to be present during the works.</p> <p>Environmental Protection Section – The proposed development will result in the introduction of a noise generating development adjacent to residential properties. The application should not be determined until the applicant submits a noise assessment for approval.</p> <p>The noise assessment shall determine the impact of generators and turbines on adjacent property, and appropriate mitigation shall be included where the rating level exceeds the measured background noise level.</p> <p>Notwithstanding this, the survey shall also include appropriate mitigation where the LA_{max} level is predicted to exceed 60dB (external) during the night period at the façade of any nearby property.</p> <p>The Environmental Protection Section has reviewed the Noise Impact Assessment submitted by the applicants. The noise measurement locations, noise sensitive receptors and methodology utilised are appropriate for the assessment.</p> <p>For all locations measured, the model has predicted that resultant noise levels will be significantly below the existing background noise levels.</p> <p>Notwithstanding this, it is recommended that a condition is attached to address uncertainty relating to the final plant specification, and to ensure that construction for the turbine housing has a minimum sound reduction value. A verification report will also be required to demonstrate that plant and the construction materials used reach the required noise standards. If the standards are not met, the scheme shall discontinue until additional mitigation is installed.</p> <p>Environment and Infrastructure Services (Design Services) – Flood Risk Assessment required to cover any impact on others and the site from the inlet, flow diversion to pipe work, and the hydro power station itself.</p> <p>The submitted Flood Risk Assessment has been assessed and considered acceptable by the Environment and Infrastructure Services (Design Services).</p>
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	<p>Environment and Infrastructure Services (Roads/Traffic) – Consideration must be given to impacts associated with the construction phase and operational phase of the development.</p> <p>For the construction phase, the following additional information is required:</p> <ul style="list-style-type: none"> • Number of lorry movements and what they are bringing; • Frequency of deliveries and drop off points to ensure safe access and exit; • Timing of construction; • Delivery of concrete and other materials to the dam and power station; • Sufficiency of existing passing places; • Condition of roads, and whether they will need to be strengthened; • Requirement for a dilapidation survey and monitoring of the road surface; • How will the turbines and transformers be delivered, and are they special loads? <p>For the operational phase, the following additional information is required:</p> <ul style="list-style-type: none"> • The frequency, number and type of vehicles being used to access the intake and turbine house; • Details of access from the public road; • Type of junctions which are being proposed. <p>Lochwinnoch Community Council – Object to the application on the following grounds:</p> <ul style="list-style-type: none"> • The pipeline and dam pass through protected areas including an SPA, SSSI and Wild Land designation; • Precious assets and fragile eco-systems of the Clyde Muirshiel Regional Park, which are enjoyed by thousands of visitors a year, should be protected from commercial and industrial ventures in order to preserve them for future generations; • The Community Council has written to SEPA to oppose the CAR license; • The river and its environment, including the natural ecosystem, use of the river and its surrounds for recreational activities, habitat for fish and other species, and the waterfalls and pools which make up the river, will be adversely affected; • Riparian rights, and the consent of landowners to obtain water from the river has not been given; • The volume of representations indicates the strength of feeling within the community towards the proposal;
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	<ul style="list-style-type: none"> • Impact of noise on nearby woodland cemetery and main Lochwinnoch Cemetery; • Impact of noise, both during and after construction, on nearby residential properties; • The period for representations is unreasonable; • The planning application should not have been validated as information available at the time was in draft form, sketchy or missing; • The submitted documentation was inaccurate and misleading: the regional park manager had not been consulted prior to the application being made, the power generated will not go straight to Lochwinnoch but instead will go direct to the national grid, and the statement by the developer regarding contributing to the Community Council has not been discussed. <p>West of Scotland Archaeology Service – The proposed development falls within an area of some archaeological sensitivity. Several recorded archaeological sites lie close to the areas of proposed disturbance.</p> <p>It is recommended that there is an archaeological walkover survey undertaken, with trial trenching of areas likely to be affected by development and targeted towards areas of likely archaeological potential. An 8% sample of the development area should be tested.</p> <p>A condition requiring this survey work to be undertaken should be attached should the Council intend to grant planning consent.</p> <p>Response</p> <p>The conditions requested by consultees are noted and will be applied should the application be granted.</p> <p>In response to the points of objection raised by Lochwinnoch Community Council:</p> <ul style="list-style-type: none"> • The location of the pipeline and dam within protected areas is noted. The impact of the proposal on protected areas is addressed in detail in the main body of the report; • The impact of the proposal on the assets and eco-systems of the Regional Park is addressed in the main body of the report. It is considered that commercial developments can be accommodated within the Regional Park if consideration is given to location and environmental impact; • The CAR license is a separate licensing process administered
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	<p>by SEPA. The consultation response from SEPA states which aspects are given consideration through the CAR license, and which aspects are not and should thereafter be addressed through the planning process. However, it is beneficial for SEPA to be furnished with as much ecological information as possible so that they can set the mitigation flow accordingly;</p> <ul style="list-style-type: none"> • The impact of the proposal on the river environment has been addressed in detail in the main body of the report; • Riparian rights are a legal matter, and not a material consideration in the assessment of the application; • The volume of representations is noted. However, the key consideration is the content of the representations. The points raised in the representations have been summarised and responded too; • The applicants Noise Impact Assessment concludes that noise impact on the cemetery will be negligible. The assessment has been approved by the Environmental Protection Section; • The applicants Noise Impact Assessment concludes that noise associated with the development is unlikely to exceed background noise levels at residential receptors. The assessment has been approved by the Environmental Protection Section; • The period for representations has been extended; • The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2013 sets out the information necessary to submit a valid application. It was considered that the applicant had submitted enough information to make the application valid. Given the complexity of the proposal, there would be an expectation that further information would be required before a decision could be made; • Further information has been submitted to address inaccuracies as well as more detail in order to consider the proposal. There is no legislative requirement in a planning sense for the applicant to consult with the Regional Park prior to the application being submitted. It is acknowledged that the power will go to the grid. However, it is noted that Lochwinnoch is supplied by the grid. Contributions to the Community Council is a matter to be discussed between the applicants and the Community Council and does not have a bearing on the planning application.
PRE-APPLICATION COMMENTS:	General advice provided on the relevant Local Development Plan policies, and the issues likely to arise during assessment of the application.

SUPPORTING STATEMENTS	
<p>Planning Statement (November 2018)</p>	<p>Provides background to the proposed development. States that the power output of 1.99MW will have the capacity to power the equivalent of 1300 homes.</p> <p>Water is abstracted from the river Calder just within the Clyde Muirshiel Regional Park Special Protection Area and SSSI boundary, and a temporary track will be laid to access the site. The intake dam has provision for a fish ladder.</p> <p>Two river crossings will be required at locations 500m downstream of the weir. One of the river crossings will provide provision for pedestrian crossing and will replace an existing bridge which is in a poor condition.</p> <p>The pipe lay route from the dam runs parallel with the river Calder for approx. 4500m, and the pipe will be 1m in diameter and buried over its entire length.</p> <p>The turbine house will be two storeys and built within a natural indent in the river bank. The upper structure will be constructed of concrete and blockwork with a sandstone exterior wall, with a concrete base tied into the bed rock. The roof will have soil applied and will be sown with a wildflower seed mixture. Two Francis type turbine units will be installed within the building.</p> <p>The statement also includes information on the construction method, supervision and reinstatement. The pipe will be laid in short lengths, with excavation, pipe installation, backfill and surface reinstatement of <100m lengths at a time. Turf will be set aside then re-used. Overall the area of disturbed ground is not high.</p> <p>Intake will be constructed from concrete, with river water diverted through a pipe from temporary upstream clay or sand bagged dam.</p> <p>CMS Ecology will be employed as an Ecological Clerk of Works to advise on issues relating to protected species and sensitive areas.</p> <p>Areas of excavation associated with the proposal, including around the turbine house, pipe route and intake, will be smoothed and reseeded or planted with trees/shrubs as appropriate. It is stated that natural and seeded regeneration occurs rapidly.</p> <p>Response</p> <p>The Planning Statement provides useful background information on the proposal and how it would be implemented.</p>

	<p>Additional information on reinstatement was added to the statement at the request of the Planning Authority to ensure that disturbed ground is made good. Ultimately this can be safeguarded by condition.</p> <p>The length of time required for regeneration of the land is noted and is comparable to regeneration of the land associated with a similar project on the Maich Water.</p>
<p>Ecological Survey (5 November 2018)</p>	<p>Summary of the initial ecology walkover survey conducted along the course of the proposed pipeline. This includes an informal Phase 1 Habitat assessment which was extended to include scope for any protected or otherwise notable species.</p> <p>A formal National Vegetation Classification was also conducted.</p> <p>The route predominantly crosses acid grassland, bracken, semi improved grassland and improved grassland. There were no specially protected, or notable floral or faunal species observed on the route, and the likely impacts from the installation of a small diameter pipeline across these habitat types is considered to be minimal.</p> <p>There would be a requirement for mitigation measures during the construction phase.</p> <p>Response</p> <p>The ecological survey provides information on habitats associated with the route of the pipeline only. These are noted as being of minimal ecological value.</p> <p>Deficiencies in the scope of the survey were highlighted to the applicant following review by the Planning Authority and taking into consideration comments from consultees and representations.</p> <p>The applicant was advised to extend the scope of the survey to include assessment of likely impact at the intake and turbine house (given that these are located within designated areas).</p> <p>The requirement for a fish habitat assessment, and a more in-depth survey of other protected species was also requested.</p>
<p>Ecological Survey (11 February 2019)</p>	<p>A more in-depth ecological survey was issued in February 2019. The scope of the survey has been extended to include Groundwater Dependant Terrestrial Ecosystems, designated areas, bats, fish and other protected species.</p> <p>The survey also includes mitigation measures, site enhancement and restorative works.</p> <p>The survey states that some elements of groundwater</p>

	<p>dependent habitats were found along the route of the pipe. No deep peat was present.</p> <p>There is scope for ground nesting birds to breed in the tussocky grassland at the upper part of the site, and it is likely that birds would breed in the mature trees and woodland along much of the river.</p> <p>There were no badger sets found on the site. Trees within the vicinity of the turbine house which require felling are considered to have negligible bat roost potential.</p> <p>While no evidence of otters was found, the site is considered suitable as a habitat for otters and otters will be present in the river.</p> <p>The site is not considered suitable for water voles.</p> <p>The survey states that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level. This is due to the Bridgend Weir which provides an obstacle to the upstream movement of salmon, sea trout, eels, lamprey, spawning river trout and loch trout. The proposal is upstream of the Bridgend Weir.</p> <p>The habitat between the intake and the turbine house was most closely identified as bedrock channels where the substrate is predominantly bedrock. This is considered to be largely unsuited to egg-laying alevins, fry, parr or smolts.</p> <p>The survey considers several different ways in which the proposed development could potentially impact on sensitive ecological receptors:</p> <ul style="list-style-type: none"> • Habitat loss and deterioration: Short term impacts associated with construction phase, and long-term impacts associated with reduction in the flow of the river. The survey states that the long-term impact will not be detrimental to economically important or ecologically vulnerable fish species or spawning locations as the river habitat within the length of the scheme does not support them. • Incidental mortality during construction: Operations affecting habitat suitable for terrestrial mammals. • Damage/disturbance to nesting sites from noise and visual disturbance: Operations within habitat suitable for ground nesting birds. • Pollution: Accidents leading to fuel, oil or other chemical spills, and discharge of contaminated groundwater/surface water. <p>The following mitigation measures are proposed;</p> <ul style="list-style-type: none"> - Clay plugs and perforated drainage pipe will be inserted to
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	<p>control water movement near identified groundwater dependent habitats;</p> <ul style="list-style-type: none"> - Utilising existing roads and regularly used and long-established farming access routes as far as is practicable; - Adherence to the 'Guidance for Pollution Prevention', with any chemicals stored on site protected from leakages by suitable bunds; - Appointment of an ecological clerk of works to monitor mitigation measures. <p>Further survey is advised with respect to bats, badgers, nesting birds, otters and water voles where construction activities would pose a direct risk to these species, and this would primarily be timed to coincide with construction activities.</p> <p>It is noted that the risk of impact to sensitive species and habitats can be alleviated by providing suitable mitigation measures that would avoid, reduce or minimise potential impacts to any vulnerable ecological receptors.</p> <p>The site would also benefit from proportionate enhancement by way of bat box installation and wildflower seed mixes.</p> <p>The survey concludes that there will be no significant adverse effects to the Renfrewshire Heights Special Protection Area and SSSI conservation objectives or qualifying interests.</p> <p>The applicant has also provided a response to the comments made by the group of ecologists. The response states that at least 24 watercourses will supply the river downstream of the intake, and this will supplement the compensation flow which will be required by SEPA.</p> <p>It is concluded that there will be no significant impact on the woodland adjacent to the watercourse.</p> <p>It is also noted that vegetation within this woodland is mostly dependent on groundwater seepage and rainwater as opposed to the river flow.</p> <p>Areas of the river with deeper water (below waterfalls and in pools) will still hold small numbers of resident fish and invertebrates.</p> <p>Response</p> <p>The content of the ecological surveys has been approved by SNH and SEPA on the basis that conditions should be applied to mitigate the impact of the development on designated habitats and protected species.</p> <p>The ecological information submitted is considered to cover the potential impacts arising from the development, and is of a</p>
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	<p>sufficient standard to allow a recommendation on the proposal to be made.</p>
<p>Flow Estimate for River Calder (February 2015)</p>	<p>Report presents the estimated annual and seasonal flow statistics for the site. While the mean annual flow rate is 1.284 cubic metres per second, there are seasonal variations to the flow with a high of 2.193 cubic metres per second in January, and a low of 0.537 cubic metres in July.</p> <p>Response</p> <p>The flow report can be used to assist in calculating potential output from the hydro scheme.</p> <p>It also gives an indication of minimum flows and conforms with the representations which state that there is significant seasonal variation to flows along the Calder.</p> <p>The report does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Noise Impact Assessment (27th February 2019)</p>	<p>Noise modelling is based on the simultaneous operation of two 1MW twin-jet pelton turbines, and primary noise sources identified for inclusion include the turbines, ventilation fans and transformer.</p> <p>The closest residential receptors are located approx. 120m to the north.</p> <p>Consideration is given to impact on the residential receptors and the cemetery.</p> <p>Baseline sound level monitoring has also been undertaken.</p> <p>The BS4142 assessment concludes that for all residential NSR's during both daytime and night-time the rating level does not exceed the background sound level.</p> <p>Assessment of noise impact at the cemetery indicates that the existing noise levels are likely to increase by less than 1 decibel and as such the magnitude of impact is negligible.</p> <p>Accordingly, the assessment states that the proposed development will not have an adverse noise impact on the local area.</p> <p>Response</p> <p>The Noise Impact Assessment has been considered and the details found to be acceptable by the Environmental Protection Section subject to a condition to ensure that minimum sound levels within residential receptors are achieved, and that additional mitigation would be required should the minimum</p>

	<p>sound levels be exceeded.</p>
<p>Habitat Survey, River Calder (14/15 January 2019)</p>	<p>The survey draws on fisheries data from several samples taken between 2004 and 2017. Eleven samples were taken upstream of the Bridgend Weir. Trout were present in all samples, with minnow in two samples and eel in one</p> <p>The fish habitat survey was undertaken between Bridgend Weir and the Muirshiel Park Visitor Centre. Two types of habitat were recorded: 'productive habitat' (1923 linear metres of the 5,870 linear metres surveyed), and unproductive 'bedrock channel' (3947 linear metres of the 5,870 linear metres surveyed). It is noted that the Calder is 7,079 linear metres in length, however some was considered too dangerous to survey.</p> <p>The report concludes that the Bridgend Weir presents a barrier to the upstream migration of salmon.</p> <p>Salmon and sea trout are therefore unlikely to be present in the reach affected by the proposal.</p> <p>Trout and minnow dominate the fish community which is upstream from Bridgend Weir, and it is assumed that both species will be present in the reach affected by the proposal.</p> <p>There is a preponderance of unproductive bedrock habitat in the survey reach.</p> <p>The report concludes that the impact for the resident fish community of water abstraction on the connectivity between patches of productive habitat should be considered during any development.</p> <p>Response</p> <p>The survey provides useful information on fish stock and habitats within the stretch of the Calder which will be impacted by the proposal.</p> <p>It is acknowledged that while the Bridgend Weir presents an impassable barrier, there is a stock of trout and minnow beyond the Weir. This conforms to comments within several representations.</p> <p>The report again does not address the impact of reducing flows along the river, and this needs to be considered as a separate matter.</p>
<p>Material Handling and Road Traffic Management Methodology</p>	<p>The report outlines the methodology and arrangements that will be utilised to enable construction and ongoing operation/maintenance of the proposed hydro scheme.</p> <p>The upper half of the pipeline will be installed from the intake</p>

	<p>position downwards, with access taken from a hardcore access track which connects to the existing roadway serving the Clyde Muirshiel Regional Park.</p> <p>Deliveries of pipe and other materials will be taken directly to the Clyde Muirshiel Regional Park car park area. From there they will be broken down and transported to the work area by tractor and trailer.</p> <p>The lower half of the pipe will be installed from Laigh Linthills farmland using existing unmade access infrastructure.</p> <p>A marshalling yard remote from the site is proposed, again where pipe and other materials would be broken down for onward transport by tractor and trailer.</p> <p>Frequency and timing of lorry movements will be managed to avoid conflict with visitors to the Regional Park, and ceremonies at the graveyard.</p> <p>Movements would also principally take place in the morning and evening to minimise inconvenience to residents.</p> <p>At the operational stage, access to the intake and turbine house would be taken once a week, with access and parking areas formed during the construction phase utilised in this regard.</p> <p>Response</p> <p>The methodology is considered to address the issues raised by the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Adherence to the methodology will ensure that impacts on the local road network during construction and operation of the hydro scheme are mitigated to an acceptable level.</p>
Flood Risk Assessment (17 February 2019 Rev C)	<p>The assessment estimates the effect of flood levels in the River Calder, and their impact on the design of the proposed hydro scheme.</p> <p>The assessment recommends a redesign of the weir to provide a 'normal' flow channel, and to provide an emergency overflow channel in times of flood.</p> <p>The span height of both the upper and lower bridge crossings is outwith the 1 in 200 year +20% flood flow level.</p> <p>The turbine house has been elevated and set back into the bank so that it does not encroach on the wetland area during most flood conditions.</p> <p>The flow abstracted at the intake is the same as the flow out of the turbine house at all times, a maximum of 1.9 cubic metres per second.</p>

	<p>The flow below the turbine house is indistinguishable from the natural flows occurring at that point and therefore does not generate any flood risk above that naturally occurring.</p> <p>The assessment states that SEPA regulated compensation and residual flows will be allowed to pass the intake at all times.</p> <p>Response</p> <p>The Flood Risk Assessment has been considered and found to be acceptable by the Environment and Infrastructure Services (Design Services). Changes to the design of the intake and the turbine house have been built into the proposal, and amended drawings have been provided.</p> <p>The reports reference to SEPA regulated compensation and residual flows is noted. These flows would be identified through the CAR licensing process.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p>Adopted Renfrewshire Local Development Plan 2014 Policy ENV1 – Green Belt Policy ENV2 – Natural Heritage Policy ENV3 – Built Heritage Policy ENV4 – The Water Environment Policy I5 – Flooding and Drainage Policy I6 – Renewable and Low Carbon Energy Developments</p> <p>Renfrewshire Local Development Plan New Development Supplementary Guidance November 2014 Delivering the Environment Strategy – Environment Development Criteria, Green Belt, Natural Heritage, Trees, Woodland and Forestry, Biodiversity, National Designations, Local Designations, Built Heritage, Listed Buildings, Scheduled Ancient Monuments & Archaeological Sites and The Water Environment</p> <p>Delivering the Infrastructure Strategy – Infrastructure Development Criteria, Flooding and Drainage, and Renewable and Low Carbon Technologies</p> <p>Delivering the Places Strategy – Regional Parks</p> <p>Material Considerations Scottish Planning Policy</p>
SITE VISIT	<p>For the purposes of assessing this application, site visits have been undertaken to the applicants other hydro power schemes at Largs and Kilbirnie, the hydro power scheme on the Maich Water and the site of the proposed hydro power scheme within the Calder Glen.</p>

	<p>The hydropower scheme at Largs is located adjacent to the Brisbane Glen Road, and was granted permission by North Ayrshire Council in 2009. The scheme has been operational for a number of years, and provides an insight as to the longer term impact of such schemes on the landscape and environment. The turbine house is of a similar construction to that proposed (stone walls with a grass roof).</p> <p>Observations on site show that the route of the pipe is indistinguishable within the landscape, while the area around the turbine house had also largely been restored.</p> <p>Noise from the turbine house was imperceptible at approx 70m, however it is noted that the scheme at Largs is smaller than that proposed at Lochwinnoch.</p> <p>The hydropower scheme at Kilbirnie is located adjacent to Holehouse Farm, and was granted permission by North Ayrshire Council in 2014.</p> <p>It is currently under construction, and provides an insight into the impacts that such schemes have during the construction phase.</p> <p>The hydropower scheme on the Maich was granted permission in 2015 (application ref: 14/0890/PP). It is also operational, and again gives an insight into the recovery of the landscape following the construction phase.</p> <p>A site visit to the Calder Glen was undertaken on the 28 January, and comprised a detailed inspection of the area around the proposed turbine house and intake dam.</p> <p>The proposed pipeline route was observed from the access road leading up to the Clyde Muirshiel Regional Park Visitor Centre.</p>
DESCRIPTION	<p>This application seeks planning permission for the installation of a 1.99MW hydropower scheme comprising of an intake, pipeline and turbine house with associated access track on land adjacent to River Calder to the north west of Lochwinnoch.</p> <p>The intake comprises of a concrete dam located approx 330m to the south west of the 'Scots Pine' car park associated with the Muirshiel Visitor Centre.</p> <p>An access road will be formed between the car park and the site of the intake. The dam is 11m wide and 4.2m in height, with the spill height 2m above the present river level.</p> <p>A galvanised metal catwalk runs along the top of the dam to provide access for maintenance.</p>

	<p>A pipeline 1m in diameter will connect the intake to the turbine house. The pipeline is approx 4.5km in length and runs along the south western side of the River Calder. The pipeline will be buried over its entire length.</p> <p>The turbine house will be located in an area of woodland immediately to the north east of Lochwinnoch Cemetery and will be built into a natural hollow adjacent to the river. It will incorporate a dual pitched roof and will be finished in a mix of stone and perforated screening to the walls, and a wild flower turf to the roof.</p> <p>Access to the turbine house will be taken from a minor road to the north west, with a track formed to connect the turbine house with the minor road.</p> <p>Installation of the turbine house, access track and pipeline in this area will require the felling of five trees though they are not protected by a Tree Preservation Order.</p> <p>In terms of designations, the intake and part of the pipeline will be located within the Renfrewshire Heights Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI), while the turbine house will be located within the River Calder Corridor Site of Importance for Nature Conservation (SINC).</p> <p>The nearest residential properties are located at Calderbank Mill approx. 85m to the north east of the turbine house site.</p> <p>This is a grouping of former mill buildings which are category B and C listed.</p>
ENVIRONMENTAL IMPACT ASSESSMENT	<p>The application must be screened against The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to determine whether an Environmental Impact Assessment is required.</p> <p>The 2017 regulations split developments into two categories. Those developments within 'Schedule 1' always require an Environmental Impact Assessment, while those in 'Schedule 2' may require an Environmental Impact Assessment and should be screened against the selection criteria in schedule 3 of the regulations.</p> <p>The proposed development does not fall within Schedule 1. However, it does fall within Schedule 2 as it comprises of an installation for hydroelectric energy production with an output capacity in excess of 0.5 MW.</p> <p>To determine whether a Schedule 2 development requires an Environmental Impact Assessment, consideration must be given to the characteristics of the development, the location of the development, and the characteristics of the potential impact</p>

	<p>of the development.</p> <p>The applicant has submitted a screening checklist which assesses the potential impact of the development with respect to these three themes.</p> <p>The checklist concludes that there is no significant effect arising from the proposed development which would require the submission of an Environmental Impact Assessment.</p> <p>The checklist submitted by the applicant identifies several potential environmental impacts associated with the proposed development including visual impact, use of natural resources, pollution, storage and transportation of materials, absorption capacity of the natural environment and impact on designated areas. The characteristics of the potential impact are also noted.</p> <p>The screening checklist has been reviewed and has been extended to include matters relating to flood risk and the water environment, noise and ecology.</p> <p>Given the scale of the proposed development and the localised nature of the potential impact, it is considered that these issues can be suitably addressed through the planning process.</p> <p>In view of the above, it is considered that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, it is not likely that the proposal will have a significant environmental impact which would require an Environmental Impact Assessment to be carried out.</p>
PLANNING ASSESSMENT	<p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the proposal requires to be assessed in terms of the policies set out above, and any other material considerations.</p> <p>Policy ENV1 of the Local Development Plan states that the green belt in Renfrewshire aims to identify appropriate locations to support planned growth, maintain the identity of settlements, protect and enhance the landscape setting of an area and promote access opportunities to open space.</p> <p>Appropriate development within the Green Belt will be considered acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The Supplementary Guidance identifies several forms of development which are acceptable in principle within the Green Belt. This includes renewable energy developments.</p>

	<p>Policy I6 of the Renfrewshire Local Development Plan also states that renewable and low carbon energy developments will be supported in principle.</p> <p>Support in principle within the Local Development Plan for renewable energy stems from Scottish Planning Policy which states that the planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation from renewable energy technologies.</p> <p>Both the Local Development Plan and Scottish Planning Policy clearly indicate that development of renewable energy should not be at any cost.</p> <p>In this regard, factors relating to location, siting and design both on an individual and cumulative basis must be considered.</p> <p>These factors are detailed within the Scottish Planning Policy, Renfrewshire Local Development Plan and Supplementary Guidance and will be considered in turn below.</p> <p>Policy I6 identifies the following effects which must be considered:</p> <p><u>Local environment, landscape character, built, natural and cultural heritage</u></p> <p>The benefit of hydropower schemes is the generation of clean energy. They can though have an impact on the local environment.</p> <p>These can be considered in two parts; the physical impact of the hydropower scheme itself and its ancillary elements, and the associated diversion of water away from the river.</p> <p>The Calder and its valley benefit from several environmental designations, the Special Protection Area and SSSI at Clyde Muirshiel Regional Park, and the SINC which follows the course of the river down towards Lochwinnoch.</p> <p>The applicants supporting statements, consultation responses, the content of representations, and site inspections will all be taken into consideration when determining the potential environmental impact.</p> <p>The physical impact of the hydropower scheme itself with respect to the installation of the intake, pipeline, turbine house, access and other ancillary elements is not considered to have a significant effect on the environment.</p> <p>The intake and associated access road cover a small area of the Special Protection Area and SSSI designation, and the</p>
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	<p>Planning Authority would agree with SNH that the proposal would not have an adverse effect on the integrity of the Special Protection Area.</p> <p>The route of the pipeline predominantly runs through semi improved and improved grassland which is out with the SINC boundary. The ecology survey states that the ecological value of this area mainly derives from GDTE habitats, and that impacts on these habitats can be suitably mitigated. This element of the ecology survey has been ratified by SEPA.</p> <p>The turbine house is within the SINC boundary and will result in the loss of some trees within a wooded area.</p> <p>The ecology survey notes that trees which require felling are of negligible bat roost potential.</p> <p>Mitigation in the form of pre-felling checks, and enhancement in the form of new bat box installations and replanting to replace the felled trees will compensate for the loss of trees within the SINC area.</p> <p>Impact on the river environment from a reduction in the flow of water is more difficult to quantify. The supporting information submitted by the applicants, in addition to the comments expressed in representations, suggest that the Calder does support an ecosystem of fish and other species within a network of pools.</p> <p>Representations also point to the importance of the ancient woodland fringe along the banks of the river, and the habitats and species that it supports.</p> <p>While the river is already subject to existing variations in the flow (both seasonally and as a spate river), the potential impact of the hydro scheme is to reduce flows along the river to a consistent 'compensation and residual flow' which would replicate summertime flows over an extended period. In addition, the consultation response from SEPA states that the rate at which water may be abstracted and the release of compensation or hands-off flows is a matter which is considered in detail under the Water Environment (Controlled Activities) (Scotland) Regulations.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that a CAR license would be issued on the basis that a minimum compensation or 'hands-off' flow would have to be maintained.</p> <p>This compensation flow would be a bespoke rate designed to maintain the river ecology.</p> <p>SEPA examine the needs of the river and determine a</p>
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	<p>compensation flow rate which is tailored to the ecological needs of the river.</p> <p>The compensation flow rate is measured at the intake point, so any water that feeds into the river beyond this (a catchment of approx. 11sqkm according to the applicant) would supplement the compensation flow.</p> <p>A suitable flow regime is used to ensure that the river ecology is maintained. Abstraction will only occur if there is enough river flow to maintain compensation values downstream. If the minimum compensation flow cannot be achieved, then no abstraction will take place.</p> <p>In this situation the natural river will continue to flow downstream of the intake.</p> <p>SEPA have commented that the hydropower proposal is potentially capable of being consented under the CAR license process.</p> <p>In terms of landscape character, it is not considered that the proposed scheme will have a significant visual impact.</p> <p>The pipeline will be buried over most of its length (there are two points where the pipe crosses the river), and conditions will be used to ensure that the ground is reinstated to not leave a 'scar'.</p> <p>The intake is a robust structure. However, it will not be overly visible within the landscape setting of the Muirsheil Park given the surrounding topography, and again I would not consider it to be significantly detrimental to the landscape character of the area. The turbine house will also be partly screened by surrounding topography.</p> <p>It is considered that its design or finish will not significantly harm the landscape character of the area.</p> <p>The track formed to access the intake site will be partly screened from view by a drystone dyke. Stone used to form the track will be taken from a 'borrow pit' to the east of the intake site.</p> <p>The ecology report states that this area is of low ecological value, and an existing hollow suggests that rock extraction has previously taken place at this location.</p> <p>SEPA have requested that a detailed excavation and restoration statement is provided for the proposed borrow pit as part of a revised construction method statement.</p>
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	<p>A condition to this effect will be applied should the application be granted.</p> <p>It is considered that the proposal will not have a detrimental impact on the setting of the group of listed buildings at Calderbank, the Bridgend Weir or Bridgend Bridge given the proximity of the turbine house to the listed buildings, and the intervening topography and woodland.</p> <p><u>Amenity of existing or allocated uses</u></p> <p>The proposed hydropower scheme has the potential to cause loss of amenity to nearby residents from noise associated with the operation of the turbines/generators and the transformer associated with the development.</p> <p>To address this issue, the applicant has submitted a Noise Impact Assessment (NIA). The assessment concludes that noise associated with the development will not exceed background noise levels at the nearest residential receptors, while noise impact on the adjacent cemetery will be negligible. The Environmental Protection Section has assessed and found the Noise Impact Assessment acceptable.</p> <p>It is noted that conditions have been requested to ensure that appropriate noise levels within residential properties are achieved.</p> <p>If at any point the required noise levels are exceeded, the hydropower scheme will cease operations and additional mitigation will be put in place.</p> <p>Priority has been given to safeguarding residential amenity within domestic properties. While impact on associated garden ground and the neighbouring cemetery is also considered, less weight is attached to safeguarding amenity at these locations as people spend less time in these areas, do not reside in these areas in the same way that they would reside within a dwellinghouse.</p> <p>Impact on the cemetery would be difficult to quantify, and it is not considered reasonable to require that noise from the turbine house should be inaudible within the cemetery.</p> <p>The Noise Impact Assessment states that noise impact on the cemetery will be negligible when considered against background noise levels, and again the Noise Impact Assessment has been approved by the Environmental Protection Section.</p> <p>It is therefore accepted that the applicant has used the appropriate methodology to arrive at this conclusion.</p>
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	<p><u>Visual amenity</u></p> <p>Impact on landscape character has been considered above. The Planning Authority would agree with the comments from representees that the Calder Valley is an area of high amenity and landscape value.</p> <p>However, it is considered that the physical impact of the proposal will not have a significant detrimental impact on this amenity and value.</p> <p>Site visits to other similar schemes (as detailed above) demonstrate how the land heals following the installation and construction works. This would again be controlled through condition.</p> <p>The long-term visual impact associated with the proposed scheme relates to the intake, turbine house and access tracks. These elements are not considered to have a significant impact on visual amenity on either an individual or cumulative basis.</p> <p>Consideration has also been given to the visual appearance of the river, and its waterfalls, following a reduction in flows. Several representations highlight the benefits of the river and its falls in attracting tourists to the area.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the visual appearance of the river.</p> <p><u>Outdoor sport and recreation interest</u></p> <p>Several representations have highlighted that the proposed scheme will diminish the recreational value of the Calder as a place for fishing, swimming and walking.</p> <p>The scheme will not restrict existing access into the area in the long term, and the visual impact of the scheme from walking routes is not considered to be significant or a reason to refuse the application.</p> <p>The value of the Calder for swimming and fishing would potentially be impacted following a reduction in flows associated with the scheme. This would potentially diminish the habitats within the river which support fish, and the pools which are used for swimming.</p> <p>The CAR license process will ensure that a minimum flow along the river and over the waterfalls is maintained, and this will mitigate the potential impact of the proposal on the recreational interest of the river.</p>
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	<p><u>The safe and efficient use of the airport, flight activity, navigation, flight paths and Ministry of Defence surveillance systems</u></p> <p>The proposal is not considered to raise any issues with respect to the above given the nature of the development, and its proximity to such uses.</p> <p>Proposed developments must also comply with the criteria as detailed in the Supplementary Guidance.</p> <p>Renewable and Low Carbon Technologies</p> <p>The Supplementary Guidance on Renewable and Low Carbon Technologies states that the Council is supportive of an increase in the proportion of electricity produced from renewable sources, but will require proposals for development to meet the following criteria:</p> <p><i>- There is no significant impact on the amenity of nearby residents, in terms of statutory air quality objectives, noise or other nuisances;</i></p> <p>It is not considered that the proposal will have a significant impact on the amenity of nearby residents with respect to noise. This issue is addressed in detail above.</p> <p><i>- Significant visual intrusion within the landscape in terms of scale, location, design etc. has been minimised;</i></p> <p>Impact on the landscape has been considered above. On balance, it is considered that the landscape qualities of the area will be significantly affected by the proposed development given its scale.</p> <p><i>- During the process leading to the selection of the proposed site, consideration must also be given to alternative sites, and the selection of the proposed site justified;</i></p> <p>The applicant has identified the Calder as being suitable and capable of supporting a hydropower scheme of 1.99MW capacity.</p> <p><i>- The individual or cumulative impact of the proposed development along with any other existing and approved similar developments will not lead to an unacceptable impact on the environment, amenity, community or recreational interest;</i></p> <p>The history of planning applications for renewable energy in Renfrewshire is limited.</p> <p>Two previous applications for solar farms (ref: 15/0802/PP and 15/0821/PP) were refused on landscape and visual impact.</p>
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	<p>Small scale hydropower schemes as a form of renewable energy generation are generally less intrusive than wind and solar especially in a visual sense.</p> <p>As noted above, a smaller scale hydropower scheme has been approved on the Maich Water to the west of Lochwinnoch.</p> <p>It is not considered that the individual or cumulative impact of the proposed development, and other consented schemes, will have an unacceptable impact on environment, amenity, community and recreational interests.</p> <p><i>- The transportation aspects associated with implementation of the development can be accommodated or mitigated against;</i></p> <p>The applicant has submitted a roads construction methodology statement in support of the application, and in response to comments from the Environment and Infrastructure Services (Roads/Traffic).</p> <p>Short term disruption is associated with the implementation of all developments and is not a reason to refuse the application.</p> <p>The methodology presented by the applicants seeks to mitigate disruption associated with the implementation of the hydropower scheme.</p> <p>In terms of additional roads infrastructure, the holding area associated with construction of the intake can be accessed from the existing road network.</p> <p>A small access will then be constructed from the holding area to the intake.</p> <p>The existing road network will also allow access to the site of the turbine house, while access to the pipeline route will be over existing farm tracks.</p> <p>On balance, it is considered that the transportation aspects associated with the development have been considered, and appropriate mitigation will be put in place to mitigate transportation impacts arising from implementation of the development.</p> <p><i>- Arrangements are in place to ensure restoration of the site to an acceptable standard after the operation has ceased;</i></p> <p>Observations at other hydropower sites have shown that while there are short term scars on the landscape associated with the implementation of such schemes, appropriate measures can be put in place to ensure that the sites are restored. These include reinstating the layer of turf along the route of the pipeline, recovering and seeding borrow pits, tree planting and</p>
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	<p>grass/wildflower seeding within other affected areas.</p> <p>It has been demonstrated above that the proposed scheme will not have a significant detrimental impact on landscape character or visual amenity. On this basis, it is not considered necessary to require removal of the scheme once it becomes redundant.</p> <p><i>- SEPA's Thermal Treatment of Waste Guidelines should be referred to where development involves recovering energy from waste;</i></p> <p>The proposal does not involve recovering energy from waste.</p> <p><i>- Development would be encouraged and supported where thermal treatment plants are collocated with existing energy and heat intensive uses which maximise the opportunities for effective energy use.</i></p> <p>The proposal does not involve development of a thermal treatment plant.</p> <p>Green Belt Development Criteria</p> <p>The Supplementary Guidance on the Green Belt states that all developments within the green belt require to be assessed against the following criteria.</p> <p><i>- There should be no loss of prime quality agricultural land or land of lesser quality that is locally important in line with SPP;</i></p> <p>There will be no loss of prime quality agricultural land or locally important land of a lesser quality.</p> <p><i>- Traffic and access infrastructure can be sensitively accommodated;</i></p> <p>As noted above, the extent of additional access infrastructure required to implement the development is limited to an access track to connect the holding yard at Murshiel Park with the intake site.</p> <p>The access track will be partly screened by a drystone dyke and is acceptable in a visual sense.</p> <p>Additional traffic generated by the scheme will primarily be restricted to the construction phase.</p> <p>A construction methodology statement has been prepared to mitigate potential impacts on the road network during the construction phase.</p> <p>Journeys to the site during the operational phase are restricted</p>
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	<p>to visits for maintenance approx. once a week.</p> <p><i>- There will be no significant effects on public water supply and water courses from any pollution risk;</i></p> <p>There is a pollution risk associated with the proposed development given its proximity to the Calder river. SEPA have advised that the pollution prevention measures outlined in the Planning Statement address the issues within their remit.</p> <p>From a planning perspective, it is considered that adherence to the measures within the Planning Statement and the 'Guidance for Pollution Prevention' as noted in the Ecology Statement should contribute to mitigating the pollution risk associated with the development.</p> <p>It is considered that this matter can be addressed via condition.</p> <p><i>- The local landscape character will be maintained and enhanced;</i></p> <p>Impact on local landscape character has been addressed in detail above. It is considered that local landscape character will be maintained.</p> <p><i>- Appropriate proposals to protect and provide access to open space have been incorporated;</i></p> <p>The proposal will not have an impact on existing access to open space. There will also be some minor enhancements to existing access in the form of two new crossings across the Calder: the catwalk associated with the intake dam, and a walkway incorporated into one of the pipe bridges.</p> <p>The proposal is considered to protect and provide access to open space in this regard.</p> <p><i>- Development layout, design and siting should respect and incorporate important features such as traditional field enclosures, water courses and features, woodlands and skylines;</i></p> <p>Impact on landscape character has been addressed in detail above.</p> <p><i>-It can be demonstrated that there is careful consideration of the design, scale and grouping of any buildings;</i></p> <p>The turbine house incorporates a battered stone finish to both side elevations, and a 'green' wildflower turf finish to the roof.</p> <p>The front and rear elevations incorporate a perforated green screen to assist with ventilation, while the rear elevation also</p>
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	<p>incorporates louvered vents.</p> <p>A similar finish to the turbine house was observed at the Largs and Kilbirnie hydro schemes. The proposal in this instance has a greater expanse of perforated screening.</p> <p>The finish of the screening, and its distribution across the façade of the building, will be controlled by condition to ensure that it is suitably in keeping with the location.</p> <p>It is considered that the overall design of the proposed turbine house is acceptable and will not have a significant detrimental impact on the local landscape character or visual amenity of the area.</p> <p><i>- Appropriate landscaping proposals have been incorporated;</i></p> <p>The ecology statement recommends replacement tree planting and sowing of a wildflower mix as mechanisms to remediate the site, and to replace the trees which will be felled to accommodate the turbine house and its access.</p> <p>This matter can be addressed by condition.</p> <p><i>- There are adequate services available for the development;</i></p> <p>It is not considered that availability of services is a significant issue given the nature of the proposed development.</p> <p><i>- There is no significant detrimental effect on identified nature conservation interests, including species and habitats;</i></p> <p>These matters are considered in detail elsewhere in the report. It is acknowledged that the proposed development will have an effect on nature conservation interests and habitats.</p> <p>The effect in this instance is considered to primarily derive from a reduction in flows along the river.</p> <p>While the installation and physical footprint of the hydropower scheme will also have an impact, it is considered that this can be mitigated by controlling the timing of construction activities in certain areas and undertaking further protected species surveys during the construction phase.</p> <p>If protected species are found within the vicinity of the development, or are likely to be disturbed by the development, then works would need to cease until suitable mitigation could be put in place.</p> <p>The impact on the water environment is also addressed above. It is noted through consultation with SEPA that issues relating to the rate at which water may be abstracted, and the release</p>
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	<p>of compensation or hands off flows, are considered during the CAR hydro licensing process.</p> <p>It is considered that maintenance of a compensation flow will ensure that significant detrimental effects on conservation interests, species and habitats are avoided.</p> <p><i>- All buildings for conservation are to be structurally sound and capable of conversion without substantial rebuilding;</i></p> <p>The proposed development does not relate to the conversion of a building.</p> <p>Further policies which must be considered in addition to those above are Policy ENV2 which states that developments must not have an adverse effect on the integrity of sites protected for their natural conservation interest.</p> <p>Policy ENV3 which requires development proposals within the vicinity of a built heritage asset to ensure that there is no negative impact on the setting of that asset.</p> <p>Policy ENV4 which encourages protection of the existing water environment.</p> <p>All developments must be assessed against the relevant criteria within the Supplementary Guidance as follows.</p> <p>Natural Heritage</p> <p>The Supplementary Guidance states that natural heritage makes an important contribution to the local character, identity and quality of an area.</p> <p>A good natural environment, water environment, landscape setting and a range of biodiversity compliment a place, and these assets should be protected.</p> <p>As stated above, it is acknowledged that the hydropower scheme will have an effect on natural heritage. The issue to be considered is whether the benefits arising from the proposed scheme can be balanced against those effects which cannot be mitigated or compensated for, and the extent to which the effects which cannot be compensated or mitigated for impact upon the local character, identity and quality of the river Calder and its valley.</p> <p>National and Local Designations</p> <p>The application site falls within three designated areas; Renfrewshire Heights Special Protection Area and SSSI, and the River Calder Corridor SINC.</p>
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	<p>The SG states that developments will require to safeguard the nature conservation value of these sites and will only be permitted where it will not significantly affect the integrity of the site or qualities for which it has been designated.</p> <p>Renfrewshire Heights is of national and international importance for its population of breeding hen harriers. Hen harriers require a mixture of habitats to provide them with suitable nesting sites and to support large numbers of small birds and mammals upon which they prey.</p> <p>When considering developments in this area, the local authority is required to assess the possible effect of the proposal on the qualifying interests and conservation objectives of the SSSI and SPA through a Habitats Regulations Appraisal.</p> <p>The conservation objective in this instance is to avoid deterioration of the habitats of the qualifying species or significant disturbance of the qualifying species, thus ensuring that the integrity of the site is maintained. This involves ensuring for the hen harrier that the following are maintained in the long term: population of the species as a viable component of the site, distribution of the species, distribution and extent of habitats supporting the species, structure, function and supporting processes of habitats supporting the species, and no significant disturbance of the species.</p> <p>In their consultation response, SNH confirmed that they are of the view that the proposal would not have an adverse effect on the integrity of the SPA given the small scale and temporary nature of the works, and the location of the works close to the outer edge of the protected area.</p> <p>The Planning Authority agree with SNH's conclusions in this regard on the provision that suitable conditions are attached.</p> <p>Representations confirm that hen harriers are present in the protected area. It is therefore considered that works within the designated area should be restricted to out with the breeding season (April to August inclusive) to ensure that hen harriers nesting within or near the site are not disturbed. This would also allow hen harriers to forage in the area during this time.</p> <p>The scale of the works will not result in significant habitat loss within the designated area, either for the hen harrier or the mammals on which they feed.</p> <p>The Supplementary Guidance states that developments will require to protect and where possible enhance SINC's to ensure their nature conservation interest is maintained.</p> <p>The conservation interest of the SINC relates to the woodland which fringes the river (some of which benefits from an ancient</p>
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	<p>woodland classification) and the habitats and species that the woodland supports.</p> <p>The potential impact on the SINC from the proposed development derives from the installation of the turbine house and pipeline within the SINC area, and the reduction in flow through the SINC area.</p> <p>As stated above, installation of the turbine house and pipeline will require felling of at least five trees within the SINC area. The ecology survey suggests that the affected trees have negligible bat roost potential.</p> <p>Representations received suggest that additional tree felling will be required. It is considered that further tree felling would be acceptable provided that each tree is subject to a bat survey to determine bat roost potential in accordance with BS8596-2015 Bats in Relation to Trees and Woodland, and that compensation in the form of replacement trees and installation of bat boxes is required.</p> <p>Works in the area should also be undertaken in accordance with BS8537-2012 Trees in Relation to Design, Demolition and Construction.</p> <p>The impact on the SINC arising from a reduction in flows must also be considered.</p> <p>Representations suggest that the woodland fringe to the river is of significant ecological value, and that some plant species are dependent on spray/mist and humidity generated by existing flows. Diminishing the flows would compromise this habitat.</p> <p>As states above, the hydro scheme will require to maintain a minimum compensation flow along the course of the river to ensure that the habitats it supports can be maintained. This is controlled through the CAR license process.</p> <p>Many of the representations state that comments will also be issued to SEPA. This is beneficial as if SEPA are fully aware of the ecological importance of the river they can set the compensation flow accordingly.</p> <p>The compensation flow will also be supplemented by the catchment which is downstream of the intake.</p> <p>Taking the above into consideration, it is concluded that the compensation flow will ensure that the integrity and environmental value of the SINC is maintained.</p> <p>Trees, Woodland and Forestry</p> <p>The Supplementary Guidance states that the Council seeks to</p>
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	<p>enhance trees, woodlands and forestry throughout its area. As noted above, it is acknowledged that trees within the vicinity of the turbine house and pipeline will require to be felled to accommodate the proposal.</p> <p>The Supplementary Guidance requires compensatory planting where trees are removed to accommodate development, and this will be safeguarded by condition.</p> <p>Management of the retained trees will also be encouraged, while the value of the woodland will be enhanced through the installation of bat boxes.</p> <p>Biodiversity</p> <p>The Supplementary Guidance states that the Council would like to see an increase in the general level of biodiversity, as well as protection and enhancement of existing local habitats. This guidance reflects the aims of the Renfrewshire Biodiversity Action Plan 2018-2022 which must also be considered.</p> <p>To maximise the benefits for a diverse natural environment, the following criteria will require to be considered;</p> <p><i>- Development should not significantly affect existing species, habitats and ecosystems;</i></p> <p>The proposed scheme will affect existing species and habitats. The primary issue to be considered is whether the effects are significant, and if they can be mitigated and/or compensated to an acceptable level.</p> <p>It is considered that effects on the SSSI, SPA and SINC arising from the installation of the scheme can be mitigated against and compensated for. This will ensure that the effect on species, habitats and ecosystems arising from this element of the proposal will not be significant.</p> <p>Potential impacts on designated areas arising from a reduction in flows has also been considered above.</p> <p>The requirement to maintain a compensation flow to safeguard the ecology of the river is noted, and this will ensure that significant effects on river ecology arising from the proposed scheme will be mitigated. The ecological information submitted by the applicant is also relevant in this regard.</p> <p>The proposed pipeline route also crosses one Groundwater Dependent Terrestrial Ecosystem (GWDTE). The risks associated with the proposal are that the GWDTE can become dried out, and that the pipeline route can become as preferential pathway for water movement through the GWDTE instead of its present route.</p>
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	<p>The applicants Ecology report identifies mitigation measures which will be employed during the construction phase to ensure that the GWDTE habitat is safeguarded.</p> <p>SEPA has reviewed these measures and considers them to be acceptable.</p> <p>A condition will therefore be attached to ensure that these mitigation measures are put into practice during the implementation of the scheme.</p> <p><i>- Design and layout of sites encourages species dispersal through improving connectivity and habitat availability;</i></p> <p>It is not considered that the proposed scheme will have a significant impact on species dispersal and connectivity.</p> <p>The surveys submitted in support of the application suggest that the Calder already has several 'natural barriers' which would restrict the movement of fish along the river. The most notable barrier is the Bridgend Weir to the south west of the turbine house. The intake dam may present a further barrier to fish movement.</p> <p>Fish passage is an issue which would be addressed by SEPA as part of the CAR license process. SEPA have requested that conditions relating to protection of the water environment are not imposed on a grant of planning permission.</p> <p><i>- Adverse effects on species and habitats should be avoided with mitigatory measures and implementation strategies provided or compensation provided by biodiversity offsetting;</i></p> <p>Effects on species and habitats has been considered in detail elsewhere in the report.</p> <p>It is acknowledged that hydro schemes will have some effect on the natural environment. This can be offset by conditions relating to safeguarding protected species, maintenance of a minimum compensation flow along the river, and compensation for any loss of habitat.</p> <p><i>- Proposals would not be acceptable where they would have a significant effect on protected species unless it can be justified in accordance with the relevant protected species legislation;</i></p> <p>On responding to the initial ecology report, SNH advised that further ecological survey would be required to look for otters and water voles.</p> <p>It was also recommended that bats should be considered.</p>
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	<p>If otters, voles, bats, badgers or other protected species are found, SNH would expect species protection plans to be drawn up ahead of construction works.</p> <p>SNH have also reviewed the revised ecological survey and advise that its findings are generally acceptable.</p> <p>The recommendation from SNH to prepare species protection plans in advance of works starting is noted.</p> <p>Such a plan would ensure that the proposal takes into account any protected species present on the site and would set out the necessary steps to be taken, and mitigation to follow, should protected species be encountered.</p> <p>It is considered that a condition to this effect would ensure that the proposed development will not have a significant effect on protected species.</p> <p>The Water Environment</p> <p>The Supplementary Guidance states that the Council will support developments that mitigate impacts on the water environment, as well as enhance biodiversity and recreational opportunities.</p> <p>It is acknowledged that this guidance sits at odds with the Local Development Plan commitment to support all types of renewable generating technologies in principle as the nature of hydropower schemes such as the one proposed is that they will change the nature of the water environment in which they are located.</p> <p>Again, this comes back to ensuring that a balance is struck between the benefits of such schemes in generating clean energy, and the effect they will have on the water environment, its biodiversity and recreational opportunities.</p> <p>The Local Development Plan therefore seeks to ensure that such hydropower schemes are in the right location, and are of an appropriate scale and design.</p> <p>The following criteria should be considered:</p> <p><i>- The development will not significantly compromise the water environment in terms of its ecological status and should seek to improve the water body status and not prevent it from being able to achieve good ecological status in the future;</i></p> <p>The proposed hydro scheme will change the nature and character of the water environment by diverting water away from the river for a 4.5km stretch and thus reducing flows along this stretch of the river.</p>
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	<p>The value of the river as a habitat for fish is detailed in the supporting information, with the ecology survey stating that the affected length of the river is not an important watercourse to fish or fisheries at a local, regional, catchment, national or international level, although representations highlight that the watercourse is locally important as an area for fish and fisheries.</p> <p>While the river does support fish and other aquatic life, this is mainly restricted to trout. The only other species caught between within the reach of the hydro scheme are minnows and an eel.</p> <p>SNH have not commented on the effect of the proposal on the water environment.</p> <p>SEPA have not objected, and again they state that abstraction of water and compensation flows are controlled through the CAR license process.</p> <p>SEPA's Guidance for developers of run-of-river hydropower schemes states that mitigation must be included within such schemes to ensure a minimum flow must pass over, or through, the weir to the river channel downstream to sustain water-dependent plants and animals. This is referred to as a hands-off flow.</p> <p>The guidance also states that specific ecological issues may require a greater hands-off flow, and the compensation flow required will be tailored to the ecological value of the water course.</p> <p>The CAR license process should therefore ensure that the development will not significantly compromise the water environment.</p> <p>SEPA will also monitor the effectiveness of the compensation flow.</p> <p><i>- There will be no significant impact on water quality in adjacent watercourses or areas downstream;</i></p> <p>There will be no significant impact on water quality during the construction phase provided that suitable pollution prevention and control measures are put in place. This can be required via condition.</p> <p>Consideration must also be given to any potential impacts on the river downstream of the turbine house. This could relate to either the flow of water existing the turbine house displacing sediment on the river bed, or temperature or oxygen variations in the water which has been diverted through the pipe.</p>
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	<p>All the water abstracted by the intake is returned to the river at the turbine house location.</p> <p>The Flood Risk Assessment submitted by the applicant states that flows just below the turbine house will be indistinguishable from the naturally occurring flows at that point.</p> <p><i>- Natural hydrology should influence the sites overall design and layout, encouraging minimal engineering works;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- Design of development should integrate SUDS and/or provide innovative landscapes which have the ability to retain flood water as well as deal with water quantity, water quality and amenity;</i></p> <p>This criterion is aimed at residential developments and is not therefore relevant in this instance.</p> <p><i>- The development would lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment, leading to control of invasive non-native species and/or improvements to fish passage;</i></p> <p>The proposal will not lead to the creation, enhancement or better management of existing habitats and biodiversity within the water environment.</p> <p>The principal issue with the proposed scheme is ensuring that the impact on the water environment is offset in so far as is possible and balancing the benefits of the hydropower scheme against the impacts on the water environment.</p> <p><i>- Protection and enhancement of watercourses, floodplains and wetlands which are important contributors to the water environment for alleviation of flood risk, wildlife, recreation and the amenity needs of the community;</i></p> <p>The wildlife, recreation and amenity value of the watercourse is noted.</p> <p>It is considered that compensation flows required as part of the CAR process will mitigate the impact of the scheme on the recreation and amenity value of the river. Impact on wildlife is assessed in detail above.</p> <p>Listed Buildings</p> <p>The Supplementary Guidance requires that listed buildings and their settings require to be protected and enhanced.</p>
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	<p>Consideration must also be given to Historic Scotland's Managing Change technical guidance notes. The guidance notes on setting states that the setting of the listed building must be understood, and that finalised development proposals should seek to avoid or mitigate detrimental impacts on the setting of historic assets.</p> <p>The proposed turbine house is located approx. 100m to the south west of a group of B listed buildings at Calderbank Mill.</p> <p>The setting of these buildings is defined by the grouping of surviving former mill buildings, and the footings of other associated buildings, adjacent to the river.</p> <p>The location of the turbine house is a sufficient distance from these buildings to not have a detrimental impact on their setting.</p> <p>In addition, the proposed turbine house is located within a hollow which reduces its prominence within the landscape.</p> <p>Finally, it is within a wooded area which would also separate it visually from the listed buildings.</p> <p>Calderbank Mill is the closest grouping of listed buildings to the proposed turbine house, with Calderbank approx. 210m to the north east and the Bridgend Weir 370m to the south west.</p> <p>Scheduled Ancient Monuments & Archaeological Sites</p> <p>The Supplementary Guidance states that the Council will seek to protect and enhance unscheduled sites of archaeological significance.</p> <p>The West of Scotland Archaeology Service (WOSAS) state that the proposed development falls within an area of some archaeological sensitivity, and several archaeological sites lie close to the areas of proposed disturbance.</p> <p>As the proposal will not impact on any known areas of archaeological interest, WOSAS recommend that a written scheme of investigation is prepared which involves an archaeological walkover survey and evaluation of the area, and trial trenching targeted towards areas of likely archaeological potential.</p> <p>WOSAS advise that the written scheme of investigation can be submitted by condition prior to development commencing.</p> <p>The archaeological survey will allow for the archaeological potential of the site to be established, and for the excavation and recording of sites both prior to and during development. It is considered that this approach accords with the requirements of the Supplementary Guidance.</p>
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	<p>Environment Development Criteria</p> <p>The Delivering the Environment Strategy states that high environmental quality is central to the spatial strategy of the Local Development Plan, with policies and proposals setting out a strong commitment to protecting and enhancing the built environment.</p> <p>There is also a commitment to supporting development which can help in achieving Scotland's ambitious climate change targets.</p> <p>Taking the relevant criteria into consideration, it is not considered that the proposal will undermine the core role and function of the green belt either on an individual or cumulative basis.</p> <p>The proposal has given due regard to the importance of international, national and local designations, and appropriate conditions will ensure that the development does not have a significant adverse effect on the integrity of the national SPA and SSSI designated areas.</p> <p>The proposal will have an effect on the local SINC designation, primarily through a reduction in flows along the river and the impact this will have on the water environment, and the habitats, plants and biodiversity within the woodland edge.</p> <p>This impact will be mitigated by the compensation flows requested by SEPA through the CAR process.</p> <p>The habitat of the SINC will also be enhanced through the planting of replacement trees and the installation of bat boxes to compensate for the anticipated loss of trees. Taking the above into consideration, the effect on the SINC will not be significant.</p> <p>Planting will be incorporated into the proposal to replace any trees which are felled, while the character and integrity of listed buildings will not be significantly compromised.</p> <p>SEPA are satisfied that the peat depth survey contained within the ecology report is sufficient to demonstrate that there are no areas of deep peat within the proposed development area.</p> <p>The development will therefore avoid the unnecessary disturbance of peat and carbon-rich soils.</p> <p>Policy I5 states that new development should avoid areas susceptible to flooding and is required to demonstrate promotion of sustainable flood risk management measures.</p>
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	<p>Development must not increase the risk of flooding, and effective compensation for any loss of local flood storage capacity must be secured where any development involves land raising.</p> <p>Developments must be assessed against the criteria within the Supplementary Guidance.</p> <p>Flooding and Drainage</p> <p>The Supplementary Guidance states that development proposals should comply with the principles of sustainable flood risk management.</p> <p>The applicant has prepared a Flood Risk Assessment (FRA), and this has been approved by the Environment and Infrastructure Services (Design Services).</p> <p>It is considered that the proposal will not increase the risk of flooding, and the risk of flooding to the development itself has been mitigated.</p> <p>Infrastructure Development Criteria</p> <p>Of the criteria which are relevant, the applicant has demonstrated that there will be no unacceptable flood risk arising from the development.</p> <p>Regional Parks</p> <p>The Delivering the Places Strategy on Regional Parks must also be considered. The SG states that development within Clyde Muirshiel Regional Park will only be permitted where it can be demonstrated that:</p> <p><i>- It is for recreational, leisure or tourism use which will bring social or economic benefits to the area;</i></p> <p>The proposal does not fall within the category of recreational, leisure or tourism development, and will not bring social benefits to the area.</p> <p>Economic benefits in the form of a contribution to the Community Council have been proposed by the applicant.</p> <p>This would be a matter for the applicant and the Community Council to resolve, and would not be controlled through the planning process.</p> <p><i>- There is no significant impact on the nature conservation, landscape character or heritage resources;</i></p> <p>These matters have been addressed in detail above. There will</p>
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	<p>be no significant impact on the landscape character of the Regional Park.</p> <p>The SPA and SSSI designations within the Regional Park also will not be significantly affected. Impacts on the SINC arising from a reduction in flows are noted.</p> <p><i>- The development does not cause significant conflict with neighbouring land uses:</i></p> <p>The development will not cause significant conflict with neighbouring land uses. Conflict with neighbouring residential properties could potentially arise from noise associated with the operation of the hydropower scheme. The impact is not considered to be significant.</p> <p><i>- There are opportunities for the provision of active travel and/or habitat networks to be maintained or enhanced;</i></p> <p>The proposal will provide two new crossings over the Calder, and this will improve active travel networks within the Regional Park.</p> <p>Impact on habitat and habitat networks has been discussed in detail above.</p> <p><i>- Any proposed building or structure is appropriate in design and scale to its surroundings;</i></p> <p>The proposed turbine house and intake dam are of an appropriate scale and design and are suitably in keeping with the character of the surrounding area.</p> <p><i>- The development has no significant impacts on the visual amenity of the area;</i></p> <p>The landscape qualities of the Regional Park will not be significantly affected by the proposal.</p> <p><i>- Development does not prevent or significantly impact upon recreational access to the surrounding area;</i></p> <p>The proposal will not prevent or significantly impact upon existing recreational access within the Regional Park.</p> <p>Taking the above assessment into consideration, it is concluded that the proposed development complies with the majority of the policies and guidance within the Local Development Plan and Supplementary Guidance.</p> <p>The proposal is considered to comply with Policy ENV1 and I6 which provide support in principle for renewable energy developments. It is considered that the applicant has</p>
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	<p>sufficiently demonstrated that the proposal will not have a significant detrimental impact on habitats, protected species and the environment.</p> <p>The proposal is therefore considered to comply with Policy ENV2, ENV4 and I5.</p> <p>There are also not considered to be any significant built heritage implications, with the proposal therefore compliant with Policy ENV3.</p> <p>In view of the above, it is considered that on balance the proposed hydro scheme is considered to be in the right location and is of an appropriate scale and design as required by the Local Development Plan and Scottish Planning Policy.</p>
SUMMARY AND RECOMMENDATION	<p>There is clear policy support at national level through the Scottish Planning Policy, and local level through the Local Development Plan for an increase in the proportion of electricity generated from renewable sources to help meet the Scottish Governments targets with respect to meeting electricity demand from renewable sources.</p> <p>The Local Development Plan states that there are limitations to the implementation of wind power due to radar restrictions at Glasgow Airport.</p> <p>The Local Development Plan goes onto state that the Council welcomes a range of other renewable technologies if they are in the right location, and of an appropriate scale and design.</p> <p>Run-of-river hydropower schemes such as the one proposed generate electricity by diverting water from a river into a pipe and through a turbine before returning the water to the river.</p> <p>This is a clean method of generating electricity, and the applicants state that the proposed scheme could generate enough electricity to power 1300 dwellings.</p> <p>Such schemes can have a significant effect on the environment, landscape and ecology. This primarily derives from both the physical aspects of the hydro scheme including the intake dam, pipeline and turbine house, the installation and operation of the scheme, and the consequential reduction in flows along the affected part of the river.</p> <p>The applicant has submitted a range of surveys and reports which assess the potential impact of the scheme on protected species, habitats, designated areas, the river ecology, flooding, noise and transport. These reports have been assessed by consultees, and no objections have been made.</p> <p>The volume and substance of representations is also</p>

	<p>acknowledged, and the ecological value of the River Calder and its importance to Lochwinnoch is noted.</p> <p>The impact of the hydro scheme has been considered in detail. It is concluded that the physical aspects of the hydropower scheme will not have a significant adverse impact on landscape or visual amenity, while impacts arising from its installation and operation can be managed and mitigated.</p> <p>Impact on protected species and designated areas can also be mitigated and managed through conditions which range from the preparation of protected species plans, to a restriction in the timing of construction works.</p> <p>The reduction in flows along the course of the river is a matter administered by SEPA through the CAR license process.</p> <p>While it would not be standard practice to rely on legislation outwith the planning process, weight must be attached to SEPA's role in this instance which is to ensure that a sufficient compensation flow is maintained in order to safeguard the river ecology.</p> <p>On balance, and taking the above into consideration, it is concluded that the benefits of green energy generation arising from the proposed development outweigh the potential environmental impacts on the basis that these impacts can be substantially mitigated through conditions.</p> <p>It is therefore recommended that the application is approved, subject to conditions.</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 hydropower scheme hereby approved shall be implemented in accordance with the risk reduction and mitigation measures identified in Section 4.3 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To safeguard the quality and integrity of all Groundwater Dependent Terrestrial Ecosystems (GWDTE) within 100m of any excavations associated with the implementation of the hydropower scheme.

2. That prior to the commencement of development on site, a detailed excavation and restoration statement (including a timetable for restorative works) for the borrow pit identified in Section 4.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) shall be submitted to, and approved in writing by, the Planning Authority. A similar excavation and restoration statement shall also be provided for any other borrow pits which are required during the course of the development. Excavation from the borrow pits, and their subsequent restoration, shall be undertaken in accordance with the approved statement to the satisfaction of the Planning Authority.

Reason: To ensure that all borrow pits are restored to a satisfactory standard in the interests of landscape character and visual amenity.

3. That the hydropower scheme hereby approved shall be implemented in accordance with the pollution control measures identified in Section 4.10.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter) and in the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To reduce the pollution risk associated with the development in the interests of safeguarding the quality and integrity of habitats, protected species and ecosystems.

4. That no development will take place on site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure that provision is made for the excavation, recovery and recording of any archaeological remains within the development site.

5. That prior to the commencement of development on site, species protection plans for bats, badgers and otters shall be submitted to, and approved in writing by, the Planning Authority in consultation with Scottish Natural Heritage. The protection plans shall detail all additional survey work to be undertaken (including surveys prior to works commencing and ongoing through the course of the construction stage), and outline the necessary action and mitigation to follow should these species be found to be present both before and during works being undertaken. Thereafter the development shall proceed in accordance with the approved protection plans, and mitigation measures shall be implemented on site where appropriate, to the satisfaction of the Planning Authority.

Reason: To safeguard any bats, badgers and otters which may be affected by the proposed development.

6. That the hydropower scheme hereby approved shall be implemented in accordance with the recommendations set out in Section 5.2, 5.3 and Table 14 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter). Supervision of works on site by an 'Ecological Clerk of Works' shall also be undertaken in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter).

Reason: To safeguard protected species and habitats and the interests of maintaining the ecological quality and integrity of the area.

7. That no works associated with the implementation of the hydropower scheme hereby approved shall be undertaken within the 'Renfrewshire Heights' Special Protection Area (SPA) and Site of Special Scientific Importance (SSSI) during the bird breeding season (April to August inclusive).

Reason: To safeguard the integrity of the SPA and SSSI, and in the interests of minimising the impact of the works on the ecological and habitat value of the SPA and SSSI in accordance with the Conservation Objectives for these areas.

8. That the hydropower scheme hereby approved shall be implemented in accordance with the Material Handling and Road Traffic Management Methodology dated the 20th February (and any subsequent revisions to this document). This includes the requirement for a dilapidation survey, and the parameters of the dilapidation survey shall be agreed in writing with the Planning Authority prior to works commencing. Works to restore damage to the local road network resulting from the implementation of the hydropower scheme, including those identified in the dilapidation survey, shall be completed within 6 months of the hydropower scheme becoming operational. Changes shall not be made to the approved methodology without first being agreed in writing with the Planning Authority.

Reason: To ensure that the development is implemented in an effective manner in the interests of traffic management on the local road network.

9. That all areas of ground disturbance associated with the installation of the pipeline shall be reinstated in accordance with the Planning Statement (November 2018 and any subsequent amendments thereafter). This will include reinstatement of the excavated turf along the route of the pipeline, with the excavated soil and turf pressed down in the appropriate order so that no air spaces occur which could promote drainage. In addition to the above, and prior to the commencement of development, the developer shall submit a further statement for the written approval of the Planning Authority to detail how any excavated material which cannot be returned to the pipeline trench will be removed from the site. Superfluous excavated material will thereafter be removed from the site in accordance with the details provided.

Reason: To ensure that reinstatement works are undertaken to a satisfactory standard in the interests of safeguarding landscape character and visual amenity.

10. That prior to the hydropower scheme hereby approved becoming operational, the developer shall submit details of bat roost boxes to be installed in the wooded area immediately surrounding the turbine house. The details shall generally accord with those set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter), and shall include the type and number of bat boxes to be installed, the location of the bat boxes within potential roost sites, and a timetable for the installation of the bat boxes. The details thereafter approved shall be implemented on site in accordance with the agreed timetable. Areas of bare soil patches created following construction activities shall also be sown with a wildflower seed mix in accordance with the details set out in Section 5.4 of the Phase 1 habitat, NVC, GWDTE, Protected Species and Fish Habitat Surveys report by CSM Ecology (issue number 1.2 and any subsequent amendments thereafter).

Reason: To provide alternative habitats in the interests of promoting biodiversity.

11. That tree felling within the vicinity of the proposed turbine house shall be restricted to those trees identified for removal on approved drawing number DD 003 A and titled 'Proposed Site Topo' (and any further amendments thereafter). No further tree felling shall take place without first being agreed in writing with the Planning Authority. Measures to protect the remaining trees shall also be implemented on site in accordance with recommendations in BS 5837:2012 'Trees in relation to design, demolition and construction'.

That prior to the hydropower scheme hereby approved becoming operational, a scheme of replacement tree planting shall be submitted for the written approval of the Planning Authority. The scheme shall include the location of replacement trees, the size and species of replacement trees, and a timetable for their planting on site. The approved scheme shall thereafter be implemented on site in accordance with the agreed timetable. Any trees which die, are removed, become diseased or fail to establish during the five years after planting shall be replaced with others of a similar size and species during the next planting season to the satisfaction of the Planning Authority.

Reason: To compensate for the trees removed to accommodate the turbine house, in the interests of visual amenity.

12. That prior to the commencement of development of the turbine house hereby approved, samples of all the external finishing materials to be used on the walls of the turbine house shall be submitted to, and approved in writing by, the Planning Authority. Only the approved details shall thereafter be implemented on site.

Reason: To ensure the finishing materials are suitable for use, in the interests of visual amenity.

13. The design, installation and operation of any plant, machinery or equipment associated with the hydropower scheme hereby approved shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR30 at all other times, when measured within any dwelling in the vicinity of the development (for an explanation of noise rating curves, refer to BS 8233:1999 Sound insulation and noise reduction in buildings - code of practice, Annex B).

Materials used in the construction of the housing for the hydropower turbines/generators shall have, as a minimum, sound reduction index values as stated within Table 5-4 on page 14 of the Noise Impact Assessment by TNEI (Revision R1 dated 01/03/2019 and any subsequent revisions thereafter).

Prior to the hydropower scheme being brought into use, a verification report shall be submitted for the written approval of the Planning Authority which demonstrates that the development complies with the above requirements. Where noise levels do not comply with those stated above at any time during the operation of the hydropower scheme, the scheme shall discontinue operating until additional mitigation has been installed to ensure that the requirements can be met.

Reason: In the interests of safeguarding amenity within neighbouring residential properties.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 17/0494/PP



Renfrewshire
Council

KEY INFORMATION

Ward 11:

Bishopton, Bridge of Weir and Langbank

Applicant:

The Good Shepherd Centre

Registered: 03/07/2017

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Residential development (in principle)

LOCATION: Residential School Accommodation, The Good Shepherd Centre, Greenock Road, Bishopton

APPLICATION FOR: Planning Permission (In Principle)



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RECOMMENDATION

Refuse

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposal is an enabling development in the Green Belt for the Good Shepherd Centre;
- There have been six objections to the proposals primarily on the grounds of inappropriate development in the Green Belt, impact on landscape, wildlife and existing trees, issues with the access to the site and ownership;
- An objection has been received from Bishopton Community Council. There have been no objections from any other Statutory Consultees;
- Development of this site is unacceptable in the Green Belt as it would not comply with the Adopted Renfrewshire Local Development Plan (2014) and associated guidance.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **17/0494/PP**

APPLICANT:	The Good Shepherd Centre
SITE ADDRESS:	The Good Shepherd Centre, Greenock Road/Chestnut Avenue, Bishopton PA7 5PF
PROPOSAL:	Residential development (in principle)
APPLICATION FOR:	Planning permission in principle

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>Six objections have been received. The issues raised have been summarised below.</p> <ol style="list-style-type: none"> 1. The site is located outwith the village boundary on agricultural land within the Green Belt used recently for the production of crops and for grazing. The proposal is contrary to the Green Belt Policy of the Renfrewshire Local Development Plan. 2. As stated in the Adopted Renfrewshire Local Development Plan, the boundaries of the Green Belt were reviewed and small amounts of green belt land were released to fulfil the needs and demands of housing requirements to 2025. The application site has not been identified and therefore has not been released from its Green Belt status. 3. There is no justification for the development of housing in this location, the development is not associated with agriculture, woodland or forestry, horticulture, recreational use that are appropriate to a Green Belt location. 4. The application site, outwith the village envelope is in a location which is not sustainable in terms of linkages to surrounding development, infrastructure, services, and transport. 5. The application site is part of a field currently utilised for agricultural purposes. 6. This area is popular with the wider population of Bishopton for informal recreation. The application would have a significant detrimental impact on the provision of an open space facility contrary to the Renfrewshire Local Development Plan. 7. There are a number of sites within or on the edge of Bishopton which could potentially fulfil housing land supply requirements. 8. The horse chestnut trees on Chestnut Avenue are subject of a Tree Preservation Order and 16 trees would be lost if this development were to proceed. 9. The proposed development's location will generate more
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vehicular movements than a similar development within a village or town envelope. It is in contravention of the Scottish Government's stated aim of reducing reliance on private cars and prioritising sustainable active travel choices such as walking, cycling and public transport.

10. Footpath provision in the vicinity is not of an appropriate standard to enable children to walk to school and as a result children from Chestnut Avenue have been provided with school transport.

It is therefore reasonable to assume that any primary school children resident in the proposed new development would also have to be provided with school transport. This would have ongoing budgetary implications for Renfrewshire Council.

11. The road from which access to the site will be taken is a private road in multiple ownership and it is unlikely that owners consent will be given to access this development.

12. The existing road infrastructure will be incapable of accommodating a development of this size.

13. It is not evident that appropriate sightlines will be achievable at the junction of Chestnut Avenue and Greenock Road. This is little more than a farm track and is not regarded as a suitable entrance / exit for more homes.

14. There will be a loss of habitat due to the development and a reduction in the attractiveness, for wildlife, of the area surrounding the development due to light pollution and noise.

15. The justification for the proposal would appear to be based on two requirements to sustain employment at the Good Shepherd Centre and the desire to secure its future, neither which would appear to be sustainable as a result of this application.

Response

A substantial focus of the objections relates to matters of the principle of the development, i.e. loss of green belt land. It is considered that a justifiable case for the loss of Green Belt has not been provided by the applicant. This is set out in detail through the assessment of this proposal.

The site was not been identified through the Adopted Renfrewshire Local Development Plan (2014) as a housing site.

It is considered that the release from the Green Belt would not comply with the Spatial Strategy of the Development Plan nor the framework set out in the Housing Land Supply Supplementary Guidance (2015).

In relation to protection of existing trees and hedgerows, the application is for Planning Permission in Principle. Detailed applications would be required to show how a layout can protect existing trees and hedgerows as part of a landscaping scheme.

	<p>Impact on existing wildlife could also be considered as part of any detailed application with mitigation measures outlined.</p> <p>With regard to issues raised in relation to the ownership of the access road, it would be a matter for any prospective developer to secure ownership of all land required to carry out their development, whether for road works, parking, landscaping, drainage or any other aspects.</p> <p>In any case it has not been adequately demonstrated that an appropriate access scheme could be satisfactorily achieved within the confines of the application site.</p>
CONSULTATIONS:	<p>Bishopton Community Council - Object on similar grounds to those set out in the individual representations outlined above.</p> <p>The Community Council also expressed concern that the proposals, if approved, could set an undesirable precedent for further encroachment into the Green Belt.</p> <p>It is also stated that nothing has changed since the determination of application 16/0568/PP which was refused as contrary to Strategic Spatial Frameworks and Policy ENV1 and Policy P2 of the Renfrewshire Local Development Plan.</p> <p>Response The Planning Authority would agree with the points raised by the Community Council.</p> <p>The Director of Environment & Infrastructure (Roads) - No objection subject to conditions including that Chestnut Avenue is brought up to an adoptable standard in accordance with the Scots Roads Development Guidelines and Designing Streets and that appropriate visibility splays can be provided.</p> <p>Response Despite several meetings and correspondence to the applicant's agent, it has not been adequately demonstrated that appropriate access, parking and pedestrian arrangements could be achieved to support these proposals.</p> <p>Therefore, applying a condition in this instance is not considered acceptable.</p> <p>The Director of Environment & Infrastructure (Design Services) - No objection.</p> <p>Environmental Protection Section - No objection subject to conditions requiring site investigation.</p> <p>West of Scotland Archaeology Service - No objection subject to a condition requiring the implementation of a scheme of archaeological investigation.</p> <p>Response A condition would be applied should planning consent be granted.</p>

<p>PRE-APPLICATION COMMENTS:</p>	<p>There have been several pre-application meetings between Planning, the applicant and the applicant's agent.</p> <p>It was re-iterated that a robust case for enabling development in the Green Belt was essential if the proposal was going to be considered at this location.</p> <p>There was also significant discussion on access to the site, the need for a robust green belt boundary, the retention of landscape features as well as trees on the site.</p>
<p>OTHER ASSESSMENTS: -</p>	<p>Background Statement - The report states that the site lies within the ownership of the Good Shepherd Centre and forms part of a larger land-holding.</p> <p>The centre wishes to expand and to add additional facilities for the use of the children in its care. The Good Shepherd gained planning permission in 2016 for an external sports pitch, changing areas, skills academy, swimming pool and specialist units.</p> <p>The current planning application for mainstream residential development would enable this expansion.</p> <p>The applicant recognises that while the proposed site is not immediately adjacent to the existing centre, it is considered to be the most appropriate location within the applicant's landholding for a new mainstream residential development.</p> <p>It also sets out that the dwellinghouses proposed will assist in meeting the identified shortfall of effective housing sites within Renfrewshire.</p> <p>The report states that while the proposed development is contrary to the Renfrewshire Local Development Plan, there are material considerations in this instance that carry sufficient weight to support the application.</p> <p>The applicant suggests that the opportunity to generate a substantial income from the sale of this land will provide monies for the development fund. This income will be an important enabling contribution from which the centre and local community will benefit.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS</p>	<p><u>Adopted Renfrewshire Local Development Plan (2014)</u> Policy ENV1: Green Belt Policy P2: Housing Land Supply</p> <p><u>New Development Supplementary Guidance (2014)</u></p> <p><u>Material considerations</u> Renfrewshire's Housing Land Supply Supplementary Guidance (2015) requires to be considered, in particular the framework for assessing housing in the Green Belt.</p>

PLANNING HISTORY	<p>16/0568/PP - Erection of residential development (in principle). This application was refused on 9 November 2016.</p> <p>16/0285/PP - Erection of skills centre/swimming pool/, provision of an external sports pitch, all with associated facilities. This application was granted subject to conditions on the 13 December 2016.</p> <p>15/0163/EO - Request for a screening opinion in respect of 2MWp solar farm. Environmental Impact Assessment not required.</p>
DESCRIPTION	<p>Planning permission (in principle) is sought by The Good Shepherd Centre, for the erection of a residential development on a site located within the Green Belt, approximately 0.4km to the north west of the built up area of Bishopton and approximately 0.4km to the south east of The Good Shepherd Centre, an institutional use set within open countryside to the north west of Bishopton.</p> <p>The application site extends to approximately 0.5 hectares and forms part of a larger land-holding within the ownership of the applicant which extends to approximately 61 hectares.</p> <p>The application site comprises part of a field on the south eastern edge of the land-holding currently utilised for agricultural purposes, separated from Bishopton by open agricultural land.</p> <p>Access will be taken from Greenock Road via an existing private road known as Chestnut Avenue which currently provides access to four dwellinghouses.</p> <p>Although the application seeks planning permission in principle, indicative plans submitted in support of the application illustrate a development of eight detached and semi-detached dwellinghouses fronting onto and taking access from Chestnut Avenue. This access road has not been included within the application site.</p> <p>There is a row of mature Horse Chestnut trees located on the southern edge of the site which are protected by a Tree Preservation Order.</p> <p>The site is bounded to the north, south and east by open agricultural land and to the west by a wooded area and open agricultural land beyond that.</p> <p>A statement submitted in support of the application claims that the residential development is required to enable the Good Shepherd Centre to expand.</p> <p>Two separate planning applications seeking an expansion of existing facilities were approved in 2016.</p> <p>The Good Shepherd Centre currently has a secure establishment based at this location which manages the needs</p>

	<p>of around 20 young people.</p> <p>It is stated that the receipts generated from the residential site would generate funds for expansion.</p> <p>Whilst the application site is not immediately adjacent to the existing centre, the applicant suggests that this is the most appropriate site, within the larger land-holding, in which to locate a main stream housing development.</p>
COMMENTS	<p>It is considered that the determining issues in this case are:</p> <ul style="list-style-type: none"> • Whether there is a need for this site to be developed for housing in the short term; • The ability of the proposed development to meet this need; • Whether the claims of the applicant in relation to enabling development have been justified and; • Whether the benefits of releasing the site for residential development would justify the use of green belt land; • The effects on the surrounding area having regard to the development plan and other material considerations. <p>The Adopted Renfrewshire Local Development Plan (2014) identifies land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements.</p> <p>The Renfrewshire Local Development Plan also set out a number of green belt release sites to assist in delivering the supply of new housing in the short term to ensure that the housing need and demand for Renfrewshire could be met.</p> <p>Following the Examination of Renfrewshire's Local Development Plan, a Reporter for the Scottish Government concluded that there was a potential shortfall in housing land supply in Renfrewshire.</p> <p>It was outlined that the Local Development Plan did not identify sufficient land to meet the housing need and demand in Renfrewshire at that time.</p> <p>In response to the Scottish Government Reporter's Examination of the Plan, the Housing Land Supply Supplementary Guidance (2015) was produced to provide a framework to assess sites which could come forward in the short term to contribute to the housing land supply.</p> <p>The applicant submitted this current proposal to assist in addressing the potential shortfall in housing land supply in Renfrewshire.</p>

	<p>When the proposal is assessed against the relevant policies of the Renfrewshire Local Development Plan and New Development Supplementary Guidance, the following conclusions can be made.</p> <p>The application site is located in the Green Belt and is subject to assessment against Policy ENV1 'Green Belt'.</p> <p>Policy ENV 1 states that, the Green Belt in Renfrewshire aims to identify appropriate locations to support planned growth, as well as maintaining the identity of settlements and protecting and enhancing the landscape setting of an area.</p> <p>It states that appropriate development within the Green Belt will be acceptable where it can be demonstrated that it is compatible with the provisions of the New Development Supplementary Guidance.</p> <p>The New Development Supplementary Guidance 'Delivering the Environment Strategy – Green Belt' considered that development within the Green Belt is appropriate in principle where it is for the purposes of or in support of a use which requires a green belt location including agriculture, forestry, recreational uses, the extension/expansion of existing industrial and business premises and the re-use/redevelopment of institutional premises.</p> <p>This proposal is for residential development and is required as an enabling development to finance the expansion of the existing institutional use the Good Shepherd.</p> <p>Following the resubmission of the proposal by the applicant, it has still not been clearly demonstrated that the development is necessary to resolve existing problems experienced at the centre and is therefore required to ensure the future of the centre.</p> <p>There are also still uncertainties that funds for the expansion plans cannot be achieved by other means.</p> <p>Therefore, it has not been adequately demonstrated that the proposal is necessary and as such it is not an acceptable form of development in the Green Belt.</p> <p>The New Development Supplementary Guidance 'Delivering the Environment Strategy – Housing in the Green Belt', sets out a number of criteria against which proposals for residential use in the Green Belt require to be assessed.</p> <p>When the proposal is assessed against these criteria the following conclusions can be made:</p> <p>The development is required to maintain and support an established activity that is suitable in the Green Belt;</p> <p>It has not been adequately demonstrated that the residential development proposed is the only viable and justifiable option which could maintain and support this institutional use.</p>
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It is demonstrated that there is a need for the residential use to be located out with the settlement;

Other than the application site being within the ownership of the applicant, it has not been demonstrated that there is a need for the residential use to be located outwith a settlement.

The proposal demonstrates outstanding quality of design;

The application is in principle only and it has not been demonstrated that the proposal will constitute outstanding quality of design.

The proposal integrates with, complements and enhances the established character of the area and has no significant impact on the landscape character.

The applicant has not provided any Landscape and/or Visual Impact Assessment to justify development at this location. It has also not been demonstrated that there will be no significant impact on landscape character.

Although the supporting information states that the development will be set within landscaping including landscaped edges, there is no robust, well defined or established defensible Green Belt edge.

It is considered that to allow development in this location could encourage further encroachment into the designated Green Belt.

In addition, it is not clear how the site would be accessed and whether a line of mature horse chestnut trees, subject of a Tree Preservation Order (TPO) could be satisfactorily accommodated within the development proposal.

Given that the application is in principle only, it is not possible to make an assessment in relation to density, design and materials.

The site is in a location to the north west of Bishopton with little containment on its boundaries which could be identified as an appropriate and defensible edge to the Green Belt.

The proposal is therefore, considered to be contrary to the provisions of Policy ENV 1.

Policy P2 'Housing Land Supply' states that the Council will maintain a 5 year supply of effective housing land at all times.

Following the adoption of the Renfrewshire Local Development Plan in 2014 it was accepted that there is a potential shortfall in the supply of effective housing land in Renfrewshire and the Housing Land Supply Supplementary Guidance was approved in 2015.

In terms of the shortfall housing land supply, the most recent agreed Housing Land Audit 2018 confirmed that there was no longer a shortfall of housing land supply in Renfrewshire.

	<p>Although there is not a current shortfall in housing land supply, this position is subject to change depending on various factors and circumstances.</p> <p>Therefore for completeness the proposal requires to be assessed in accordance with the detailed guidance set out in Policy P2.</p> <p>When the application proposal is assessed against these criteria the following conclusions can be made.</p> <p>The site is shown to be effective and can be delivered to address the identified shortfall The applicant has not provided any supporting information to demonstrate that the proposal could comply with the requirement to provide effective housing by 2019, most notably that an appropriate access to the site can be provided.</p> <p>It will not undermine the spatial strategy of the plan With regard to the criteria of the Spatial Strategy, it has been demonstrated above that the proposed development will not contribute positively to the character and appearance of the location nor will it protect its setting or the natural environment.</p> <p>Its design would comply with the criteria for implementing the spatial strategy The application is in principle only and therefore details of design would require to be assessed through the submission of further planning applications.</p> <p>It is concluded therefore that, on balance, the application proposal does not comply with Policy P2 - Housing Land Supply.</p> <p>The Housing Land Supply Supplementary Guidance (2015) provides a framework for release of further housing land against which residential planning applications are to be assessed.</p> <p>For the reasons set out above, given that the proposals do not comply with the Development Plan, it is concluded that the proposal fails to comply with the framework for release as required by the Housing Land Supply Supplementary Guidance (2015).</p> <p>Development of this site is unacceptable. It would not comply with the Spatial Development Strategy, Policy ENV1, Policy P2 and the associated New Development Supplementary Guidance of the Adopted Renfrewshire Local Development Plan (2014). Nor does it represent an exception which can be justified through the Housing Land Supply Supplementary Guidance (2015).</p>
RECOMMENDATION	Planning permission (in principle) be refused.

Reason for Refusal

1. The proposal is contrary to Policy ENV1 and Policy P2 of the Adopted Renfrewshire Local Development Plan and New Development Supplementary Guidance, and due to its scale and location, the proposed development would undermine the Spatial Strategy of the Adopted Renfrewshire Local Development Plan. The proposal would thereby introduce an inappropriate form of development into the Green Belt, result in an unacceptable erosion of the Green Belt and result in an adverse and detrimental impact on its character.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0752/LB



Renfrewshire
Council

KEY INFORMATION

Ward 5:
Paisley East and Central

Applicant: Kier Homes
Caledonia Limited

Registered: 02/11/2018

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Demolition of B Listed Building (Ross House).

LOCATION: Ross House, 145 Hawkhead Road, Paisley PA2 7BN

APPLICATION FOR: LISTED BUILDING CONSENT

RECOMMENDATION

Grant subject to conditions



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Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that on balance taking into account the condition and interest of Ross House and the likely cost of meaningful restoration they do not object to the proposal.
- There have been five representations which focus on the importance of the building, the need to preserve buildings of this type and that the need for demolition has not been proven through this proposal.
- The proposal provides sufficient evidence to satisfy the national and local tests in relation to demolition of listed buildings and it has been satisfactorily demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **(18/0752/LB)**

APPLICANT:	Kier Homes Caledonia Limited
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B Listed Building (Ross House)
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>There have been five objections to this application. The issues raised can be summarised as follows:</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated. The need for demolition has not been proven;</p> <p>The Council should be looking to preserve buildings of this type and by architects from Paisley.</p>
CONSULTATIONS:	<p>Historic Environment Scotland (HES) - Historic Environment Scotland considered that the key issue is not about the viability or practicality of saving the building, but whether it is possible to achieve a meaningful restoration that will maintain its special architectural interest.</p> <p>They conclude that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>They advise that consideration should be given to the salvage of architectural features such as the armorial panel and lamps.</p> <p>Response The supporting statement provided by the applicant sets out a comprehensive assessment of the building, the site and provides detailed information in relation to the four test that require to be satisfied when determining the demolition of a listed building. Planning agree with Historic Environment Scotland's assessment and accept that a condition of any planning permission granted should seek to salvage architectural features.</p>
PRE-APPLICATION COMMENTS:	<p>There were several meetings over the years regarding the future proposals for Ross House. There have also been several meetings out on site looking at various options for the building.</p> <p>The applicant was aware of the comprehensive details that would be required should demolition be proposed at the site.</p>

<p>DESIGN/PLANNING STATEMENT:</p>	<p>The statement focuses on the four tests on which the case for demolition will be assessed.</p> <p>It states that the B listed building was not part of the original hospital design which was prepared in 1934 but built as an adjacent facility in 1949.</p> <p>The applicant considered therefore that the building is not central to the understanding of the layout or setting of the original hospital buildings as the building is positioned across the south boulevard road which separates it from the original buildings.</p> <p>The report concludes that the building is considered to be of secondary importance to the main hospital and all the important historical references are maintained in the main hospital site, now restored and occupied by residents.</p> <p>With regard to condition of the current listed building, the report concludes that due to the compromised state of Ross House it is considered to be lost. The secondary quality of the historical character does not merit the re - creation that would be required once the building is stripped back to what is left of the structural skeleton.</p> <p>Response</p> <p>The statement provides a detailed assessment of the historic character of Ross House and its importance to the redevelopment of the hospital site as a whole.</p> <p>It is considered that due to the location of Ross House on this site, the fact that the building is not inextricably linked to the earlier planned hospital buildings that create a feature at the entrance as well as the boulevard leading from the entrance of this site, the fact that the building has a differing design, bulk and brutalist character, its retention is not as essential or as important as the already converted listed buildings on this site.</p> <p>Removal of this building with a scheme that is in keeping with the redeveloped buildings already on the site would significantly improve the placemaking qualities of this residential estate.</p>
<p>OTHER ASSESSMENTS</p>	<p><u>Developers Statement in relation to Demolition</u> - The report states that Ross House is in a poor state of repair.</p> <p>It demonstrates that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>In particular it is claimed that the cost of reinstatement to an appropriate standard is prohibitive and is not financially viable.</p>

	<p>In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building.</p> <p>The costs that would be incurred to ensure that it would not only be capable of re-use but that it would maintain the character for which it was listed would be challenging for any developer.</p> <p>It has been comprehensively demonstrated that the re-development works required together with costs incurred are such that redevelopment to residential would be prohibitive.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that the replacement proposals will respond to the unique, historic and urban context of the site.</p> <p>Response The conservation plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report explores the relationship between Ross House and the redeveloped listed buildings.</p> <p>The report clearly demonstrates that Ross House is set apart from the original complex and of differing brutalist character which does not easily translate to residential use.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report states that from brickwork investigations undertaken by appropriate professionals, it is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>The report concludes that due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair. It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report has usefully highlighted major structural inadequacies and defects of Ross House and the extensive works which would be required to enable conversion for residential use.</p> <p>The fact that a structural engineer is recommended that it should be carefully demolished as soon as practicably possible would suggested that demolition is the correct course of action for this building.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Renfrewshire Local Development Plan 2014</u> Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Policy Statement and associated Managing Change in the Historic Environment Guidance - Demolition.</p> <p>Planning legislation requires that planning decisions are made in accordance with the development plan and any other material considerations.</p> <p>In addition, as the proposal concerns a listed building the Planning (Listed Buildings and Conservation Areas) Act 1997 is also relevant.</p> <p>In this case, the proposal requires to be assessed against the above polices and guidance, the views of consultees the objections received, and the supporting information submitted by the applicant in respect of building condition and re-development viability.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>08/0383/PP - Alterations to house types on plots K1102, K1108, K1127, K1129, K1134, K1135, K1136, K1138, K1139, K1146, K1151, K1157 and K1160 in section 11 of development area (amendment to application 06/885/PP). Granted subject to conditions July 2008.</p>

	<p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0753/PP – Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping. Currently under consideration.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a category B listed building, 'Ross House', located within the former Hawkhead Hospital site, which forms part of the Hawkhead residential redevelopment scheme.</p> <p>The former Hawkhead Hospital estate was designed by Thomas Tait in 1933.</p> <p>Permission was granted for the overall Hawkhead Masterplan development in June 2006. It comprised 15 phases of development, some being new build, others involving the conversion of listed buildings to residential use.</p> <p>To date, 12 of the 15 phases have been completed and all the architectural significant buildings (phases 3, 4, 5, 8 and 9) have been restored and occupied. The only remaining phases are phases 12,13 and 14.</p> <p>Phase 12 is a small area along the sites frontage and this has planning permission for the construction of 5 new residential dwellings.</p> <p>Phase 13 is Ross House.</p> <p>Phase 14 is a new-build block with 30 two bed flats which has planning permission.</p> <p>The applicants have submitted that the principal reason for seeking the demolition of Ross House is due to its very poor condition which has dictated that it is no longer viable for reuse.</p> <p>The applicants confirmed that the building has been inspected numerous times over the last 15 years and structural surveys undertaken since planning permission was originally granted in 2006, with the most recent update undertaken by qualified structural engineers in June 2018.</p> <p>That report concluded that from the structural evidence Ross House is a dangerous building and economic repair is not viable. That report concludes that the building should be demolished as soon as practicable.</p> <p>In addition, the applicants submit that Ross House is different in character to the main hospital buildings and is positioned outwith the originally planned hospital site.</p>

	<p>The applicants submit that Ross House is a good example of a building of this type but does not exhibit the historical and architectural qualities of the listed buildings already converted.</p> <p>A suite of reports has been submitted alongside the application which seek to demonstrate the poor condition of the building, that the conversion works required would be so invasive that any architectural character would be lost and that conversion to residential use would not be financially viable.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road.</p> <p>The White Cart lies to the north and Hawkhead Burn to the south. Ross House is located to the south of the site, close to Hawkhead Road.</p> <p>It faces on to South Boulevard which is one of the main roads within the site. To the rear is an area of woodland which slopes down to Hawkhead Burn.</p> <p>The building forms a long 'U' shape with a courtyard type area between the two shorter wings facing onto South Boulevard.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings the Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>Historic Environmental Scotland's Policy sets out that Planning Authorities should only approve such applications where they are satisfied that:</p> <p>(a) The building is not of special interest; or</p> <p>(b) The building is incapable of repair; or</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p>

	<p>These four tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland's Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest</p> <p>Ross House did not form part of the original 1936 Hawkhead Hospital.</p> <p>It is the largest structure on the site. The building stands alone being set due south on the site, a significant distance from the central range of the original structures. It is considered that the building does not contribute greatly to the original hospital grouping or setting.</p> <p>The size, proportions, materials and austere style of Ross House does not make it ideal for conversion to flats.</p> <p>The renovation that would be required would include the replacement of the external brick work. Historic Environment Scotland have previously taken the view that the requirement to rebuild the facades in a different material would not be a worthwhile exercise, as the original character would be lost.</p> <p>Historic Environment Scotland considers that on balance taking into account the condition and interest of the building and the likely costs of a meaningful restoration that they do not object to the proposal.</p> <p>In considering the evidence the accompanies this application along with the consideration of the Planning Authority and Historic Environment Scotland, test (a) is therefore satisfactorily met.</p> <p>(b) The building is incapable of repair</p> <p>The reports on the building condition have highlighted major structural inadequacies and defects due to years of vacancy, general neglect and weathering. Extensive works would therefore be required to enable Ross House to be converted for residential purposes.</p> <p>The building condition reports have been prepared following engagement with Historic Environment Scotland who confirm that if the wholesale replacement of brickwork is necessary this would be unlikely to be a worthwhile exercise in terms of maintaining the interest of the building and that the</p>
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	<p>reinstatement of the original specification brickwork and windows is likely to represent a significant addition to the restoration costs.</p> <p>Historic Environment Scotland have accepted there would be a substantial conservation deficit associated with the building. Therefore, while the building is not considered to be incapable of repair the reports submitted demonstrate that associated costs are prohibitive, therefore it is inherently not economically viable to repair.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community</p> <p>With regard to benefits to the wider community, it is recognised that the building in its current condition has a negative impact on the immediate environment visually.</p> <p>In contrast, its demolition and replacement with an appropriate residential scheme could benefit the visual amenity of the immediate area and the Hawkhead Hospital redevelopment as a whole.</p> <p>Historic Environment Scotland and Renfrewshire Council policies and guidance require that cognisance is taken of the importance of the building to the character or appearance of the area, and of proposals for the future of the cleared site.</p> <p>A development proposal for the site has been submitted through planning application (18/0753/PP) for the erection of 37 dwellinghouses.</p> <p>In terms of design and the use of materials, significant effort has been made to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals and takes reference from the original Thomas Tait designs making use of clipped roof edges, white render, buff brick and coloured glazed panels.</p> <p>The proposal submitted therefore demonstrates that an acceptable development could be accommodated within the cleared site.</p> <p>A condition could be imposed to ensure that demolition is contingent on redevelopment.</p> <p>The test is therefore only partly met as any benefits would be limited to the immediate area rather than to the wider community.</p>
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	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable.</p> <p>The supporting information includes viability appraisals, valuations and marketing advice. The reports address the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>The report concludes that Ross House is in a poor state of repair and that renovation is not viable. In this regard it is stated that market research suggests revenue from conversion development value would total £6.6m against a cost of £8.5m, giving an overall shortfall of £1.9m not including land costs and profit margins.</p> <p>It is considered that the evidence that accompanies this application demonstrates that test (d) has therefore also been met.</p> <p>Conclusion</p> <p>It is concluded that although Ross House would be capable of repair its restoration would not be economically viable.</p> <p>It has been demonstrated through the accompanying information that all potential scenarios for restoration have been appropriately considered and that an acceptable alternative scheme for the resultant cleared site has been demonstrated.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Ross House is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Ross House is beyond viable conversion, refurbishment or reuse.</p> <p>It is considered that the relevant tests in both Historic Environment Scotland's Policy Statement and associated guidance and relevant Council policy and associated guidance have been satisfied.</p>
RECOMMENDATION	Grant listed building consent for demolition 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 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in planning permission reference number 16/0487/PP. The redevelopment of the site shall thereafter only proceed in accordance with the terms and conditions of this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site immediately following its demolition.

- 2 No demolition shall take place until it has been demonstrated to the written satisfaction of the planning authority that architectural features worthy of salvage have been identified and shall be salvaged through the demolition process.

Reason: To ensure that architectural features of note are saved and capable of reuse in the redevelopment of the site.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0753/PP



Renfrewshire
Council

KEY INFORMATION

Ward 5:
Paisley East and Central

Applicant: Kier Homes
Caledonia Ltd

Registered: 02/11/2019

Report by Director of Communities, Housing and Planning
Services

**PROSPECTIVE PROPOSAL: DEMOLITION OF B LISTED
BUILDING (ROSS HOUSE) AND ERECTION OF 37
DWELLINGHOUSES AND ASSOCIATED ROADS AND
LANDSCAPING.**

**LOCATION: ROSS HOUSE, 145 HAWKHEAD ROAD, PAISLEY,
PA2 7BN**

APPLICATION FOR: PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The proposals accord with the Adopted Renfrewshire Local Development Plan and are consistent with P1 'Renfrewshire's Places and the New Development Supplementary Guidance.
- Five letters of representation have been received and the issues raised have been considered and addressed through the assessment of the application.
- There have been no objections or adverse comments from any Statutory Consultees.
- The principle of the development is acceptable.

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION (18/0753/PP)

APPLICANT:	Kier Home Caledonia Ltd
SITE ADDRESS:	Ross House, 145 Hawkhead Road, Paisley, PA2 7BN
PROPOSAL:	Demolition of B listed building (Ross House) and erection of 37 dwellinghouses and associated roads and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Five objections have been received and the issues raised can be summarised as follows:</p> <p>Object to development of the site as more green space is required in Hawkhead village;</p> <p>The surrounding roads infrastructure would not cope with the increase in traffic generation;</p> <p>Ross House is an important building and still retains its core qualities albeit much deteriorated;</p> <p>The need for demolition has not been proven;</p> <p>Paisley should be looking to preserve buildings of this type and by architects from Paisley;</p> <p>Any residential development should sit acceptably within the surrounding development.</p> <p>Response</p> <p>The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>The proposal seeks to reflect design features of adjacent retained listed buildings with the contemporary design of the new build developments within the current proposals.</p> <p>The current proposal takes reference from the original Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels.</p>
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	<p>Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to open/green space, the overall masterplan for Hawkhead Hospital has adequate provision dispersed within the site.</p> <p>In addition, the development proposed is predominantly accommodated within the footprint of Ross House and therefore does not involve any significant area of additional development.</p> <p>The access and parking arrangements are acceptable to Environmental and Infrastructure Services (Roads) who are satisfied that the development proposed can be accommodated within the existing roads infrastructure.</p> <p>The acceptability of the demolition of Ross house will be assessed through the concurrent listed building application for demolition.</p>
CONSULTATIONS:	<p>Environment and Infrastructure Services (Design Services) – No objection subject to the submission of an updated Flood Risk Assessment /Drainage Impact Assessment.</p> <p>Response Accepted. An appropriate condition shall be applied to any planning permission granted.</p> <p>Environment and Infrastructure Services (Roads) - No objection subject to conditions requiring the submission of a swept path analysis, widening of road bends, provision of an appropriate footpath linkage and sufficient parking provision.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Environment Protection Section – No objection subject to appropriate site investigations /remediation measures for potential contamination and the submission of a Noise Impact Assessment with appropriate remediation if required.</p> <p>Response Accepted. Appropriate conditions shall be applied to any planning permission granted.</p> <p>Scottish water – No objection.</p> <p>Response Accepted</p> <p>Scottish Natural Heritage – No response</p>

	<p>Response</p> <p>Given that development of the site has already been accepted in principle through previous consents, potential impacts on nature conservation interests are not considered to be unacceptable.</p>
PRE-APPLICATION COMMENTS:	<p>There have been several pre-application meetings with the applicant over the years as the phases of redevelopment proceed.</p> <p>There was extensive discussion regarding the appropriate style, materials, built form and positioning of any new residential units on this part of the site and the importance of the relationship with the other redeveloped and new build element of the overall site and the master planned approach.</p>
DESIGN/ACCESS STATEMENT:	<p><u>Design & Access Statement</u> - The statement focuses on the four tests on which the case for demolition of the existing Ross house Listed Building will be assessed to allow for the redevelopment of the new units on the site should demolition be accepted.</p> <p>The applicant outlines that the B listed building was not part of the original hospital design which was prepared in 1934. Ross house was built as an adjacent facility in 1949.</p> <p>It is therefore considered that Ross House is not critical and/or central to the understanding of the layout or setting of the original hospital buildings which have been listed as the building is located across the south boulevard road which separated it from the original buildings at the entrance to the site.</p> <p>The report concludes that the building is of secondary importance to the main hospital. All of the important historical references are maintained in the main part of the former hospital site which has now been successfully restored and occupied by residents.</p> <p>With regard to the design of the proposed new residential dwellings, the applicant has set out in the plans and all accompanying documents that all design considerations as detailed in the Renfrewshire Local Development Plan and Supplementary Guidance as well as the Renfrewshire's Places Residential Design Guide 2015 have been taken into account and are integral to the layout, design and appearance of the proposals. The detailed layout also fully adheres to the original master plan for the site.</p> <p>Response</p> <p>It is considered that this document provides an adequate appraisal of the site.</p>

	<p>The applicant recognises the importance of formulating a development which reflects and sits sympathetically with existing listed and non-listed buildings, in delivering an acceptable and attractive redevelopment scheme.</p>
OTHER ASSESSMENTS: -	<p><u>Site Investigation Appraisal</u> - The report states that investigations have found levels of gas within the site to be negligible and consequently no gas protection measures are proposed.</p> <p>Contaminant concentrations were found to be low and therefore no remediation or mitigation measures are proposed.</p> <p><u>Geo-Environmental and Geotechnical Interpretative Report</u> - The report states that the majority of chemical testing did not identify any contamination which is considered to pose a constraint to site development.</p> <p>Marginal elevated concentrations of metals and organic contamination was encountered.</p> <p>The report concludes that specific remediation/mitigation measures are not envisaged for the site as it is anticipated that site clearance/scrapping will remove the majority of the shallow heavy metal contamination.</p> <p>Additionally, it is stated that where contamination has been identified it is in the areas where the construction of hardstanding (ground slabs/car parking) is proposed which will create a physical barrier effectively cutting the pollutant linkage between the contamination source and end user.</p> <p>It is stated that evidence suggests that no pollution linkage exists between the contamination in the made ground and controlled waters and the groundwaters showing no specific contamination issue.</p> <p>Response Having consulted with Environmental Protection Section, a condition of any planning permission would require the submission and approval of a Site Investigation Report and Remediation Strategy prior to the commencement of development.</p> <p><u>Drainage Statement</u> – It is stated that separate drainage systems are proposed for foul and surface water and will be in accordance with Scottish Water’s requirements.</p> <p>Response Having consulted with Environment and Infrastructure (Design Services) it is considered that additional information shall be required to demonstrate that any drainage scheme proposed is reflective of the Flood Risk Assessment/Drainage Impact</p>

	<p>Assessment submitted and approved for the site as a whole in 2006.</p> <p>A condition of any planning permission granted would therefore require the submission and approval of an updated Flood Risk Assessment/Drainage Impact Assessment prior to the commencement of development.</p> <p><u>Developers Statement outlining reasons for Demolition</u> - The report states that Ross House is in a very poor state of repair and seeks to demonstrate that its renovation is not viable.</p> <p>The report addresses the condition of the building, the viability/non-viability of conversion, repair costs and sales values.</p> <p>It concludes that due to the works required, renovation would not be economically viable and would compromise the character of the building.</p> <p>Response The report adequately sets out the factors which are indicative of the current compromised condition of the building and the costs that would be incurred to ensure that it would be capable of re-use.</p> <p>The redevelopment works required together with costs incurred would form the basis of the assessment on the acceptability of demolition through the concurrent application 18/0752/LB.</p> <p><u>Tree Management Plan</u> - The purpose of the Tree Management Plan is to prioritise work programmes to existing trees/woodland within the development site as a whole.</p> <p>The aim of the management plan is to reduce the risk of trees causing harm to people and property, to deal with trees which are likely to cause future damage to infrastructure, trees which are interfering with services or enjoyment of a property and trees which are causing an inconvenience.</p> <p>It is stated within the report that due to the desire to retain as many mature trees as possible, trees are only recommended for removal where they pose a high current risk.</p> <p>It recommends that out of the 137 individual trees within the site that 6 trees are removed, that five trees have major crown reduction and that five trees are pruned.</p> <p>Response The report adequately demonstrates the health of the trees on site and provides a justification for the tree works proposed.</p> <p><u>The Conservation Plan</u> - The Conservation Plan concludes that</p>
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	<p>the proposals will respond to the unique, historic and urban context of the site.</p> <p>It is proposed to create a framework of sound environmental principals within which sensitive architectural expression can take place within and or/outwith the existing buildings and their environs.</p> <p>The proposals will accommodate parking and service elements in a manner which reduce their impact while satisfactorily achieving these necessary functions.</p> <p>Response The Conservation Plan is useful in setting out the framework for the re-development of the Hawkhead Hospital site as a whole.</p> <p>The report sets out and explores the relationship between Ross House and the remainder of the original listed buildings.</p> <p>It is considered that the Conservation Plan demonstrates that Ross House is set apart from the original complex and is of differing character and scale to those listed buildings already converted.</p> <p>It further demonstrates that given its brutalist design, Ross House is not easily converted to a domestic scale.</p> <p><u>Foundation Strategy for Demolition Works</u> - It is stated that following the demolition works it is proposed that all existing basements, substructure and foundations shall be removed in their entirety and suitable materials retained on site. It is stated that the resultant excavation shall be backfilled.</p> <p>Response The report adequately demonstrates the practicality of demolition.</p> <p><u>Ross House Condition Update</u> – The report outlines that extensive brickwork investigations have been undertaken by an appropriate professional.</p> <p>It is concluded that the masonry facing bricks are approaching their design life and based on their properties are highly susceptible to further degradation over time.</p> <p>Due to the nature of the existing defects and its current condition, Ross House is considered to be beyond the point of repair.</p> <p>It is recommended that it should be carefully demolished as soon as practicably possible.</p>
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	<p>Response</p> <p>The building condition report highlights the major structural inadequacies and defects due to years of vacancy, general neglect and weathering.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy P1: Renfrewshire's Places Policy ENV2: Natural Heritage Policy ENV3: Built Heritage Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Places Strategy: Places Development Criteria; Places Checklist Delivering the Environment Strategy: National Designations; Listed Buildings and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide 2015</p> <p>Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.</p> <p>In this case the proposal requires to be considered against the policies and guidance set out above, the comments of the consultees, the history of the site, any representations received and any other relevant material considerations.</p>
PLANNING HISTORY	<p>06/0885/PP - Demolition of existing listed ward blocks, conversion and refurbishment of remaining listed buildings for residential use and erection of residential development with access, car parking and associated works. Granted subject to conditions and Section 75 Legal Agreement June 2007.</p> <p>06/0886/LB - Demolition of existing listed ward blocks and alteration, conversion and refurbishment of remaining listed buildings to form residential units. Granted subject to conditions July 2007.</p> <p>12/0829/VS - Modification of Section 75 agreement relating to planning consent ref. 06/0885/PP. Withdrawn May 2013.</p> <p>18/0752/LB – Demolition of B listed building (Ross House). Currently under consideration.</p>
DESCRIPTION	<p>This application seeks planning permission for the development of part of the former Hawkhead Hospital Site for residential development.</p> <p>The proposal involves the demolition of a 'B' Listed Building known as 'Ross House' and the erection of 37 dwelling houses.</p>

	<p>The site originally formed part of the larger re-development of the former hospital grounds and buildings which was granted planning consent for redevelopment in 2006.</p> <p>The masterplan for the site was designed around the retained listed buildings from the original hospital designed by Thomas Tait in 1933.</p> <p>The retained buildings were refurbished to create flats and houses. New build residential units were also constructed throughout the site around the original buildings.</p> <p>Hawkhead Hospital is located to the south-east of Paisley on the eastern side of Hawkhead Road. The White Cart lies to the north and Hawkhead Burn to the south.</p> <p>Ross House is located to the south of the site, close to Hawkhead Road. It faces on to South Boulevard which is one of the main roads within the site.</p> <p>The building is 4 storeys in height with a flat roof. It is constructed predominately of brick with some stone features around the entrances.</p> <p>It was originally built as a nurse's home after the 2nd World War.</p> <p>The current application proposes a mix of detached and semi-detached two storey houses. They would have pitched roofs finished in roof tiles and would have a mix of render, facing brick with timber doors and glazed balconies.</p> <p>The new houses would be arranged in a rectangular form, following the shape of the site. They would form two rows arranged back to back with one row facing onto South Boulevard and the other onto the new access road and SUDS pond.</p> <p>Access to the development is to be taken from Hawkhead Road, with parking to serve the development located within the plots and throughout the development generally.</p> <p>The demolition of the building will require Listed Building Consent and a separate application for Listed Building Consent has been submitted and is being considered concurrently with this application.</p>
OTHER COMMENTS	<p>Policy P1 covers the application site and identifies the land as suitable for development which would be compatible and complementary to existing uses within the area.</p> <p>As the wider former Hawkhead hospital site currently benefits from permission for residential redevelopment, the proposed</p>

	<p>residential development in an area which is characterised by similar development is considered to be acceptable in principle.</p> <p>Considering the provisions of the Delivering the Places Strategy of the New Development Supplementary Guidance as well as Renfrewshire's Places Residential Design Guidance, the following criteria are assessed: -</p> <p>a) The density of the development is in keeping with the wider residential developments at this location, adhering to the principles of the original master plan for the site and is considered appropriate.</p> <p>b) With regard to layout, built form, design and the use of materials, again the proposal reflects the originally approved master plan concept for the location, with suitable road frontages to the dwellings proposed, and of a scale akin to those residential blocks immediately adjacent and to the site.</p> <p>In terms of design and the use of materials, the proposals reflect the design features of adjacent retained listed buildings with a contemporary design.</p> <p>The current proposal takes reference from the original Thomas Tait designs and in particular makes use of clipped roof edges, white render, buff brick and coloured glazed panels. Materials to be used are also generally reflective of the surrounding development.</p> <p>With regard to amenity, sufficient separation distances have been achieved between development blocks to prevent the potential for overlooking from the development.</p> <p>The access and parking arrangements are to the satisfaction of the Director of Environment and Infrastructure (Roads).</p> <p>c) Concerning the provision of open and play space within development, the overall master plan for the redevelopment of this site sees adequate provision dispersed within the site in accordance with the original 2006 consent.</p> <p>d) The development proposed would be contained predominantly within the footprint of the demolished Ross House and a small area of land to the south west, adjacent to the designated SINC.</p> <p>The remainder of the SINC contained within the application site would remain as existing providing the location for the SUDS pond and natural landscaping would be maintained.</p> <p>As such it is unlikely that any impact would be significant or unacceptable in accordance with Policy ENV2.</p>
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	<p>e) Adequate service provision to serve the proposed development can be achieved, in accordance with the currently approved consent for this site.</p> <p>f) Given the nature of surrounding development, which is primarily residential, the proposed use is considered to be compatible and the Environmental Protection Section has raised no objections with regard to noise or air pollution from any existing surrounding or proposed land use, provided that appropriate mitigation measures, if required, are undertaken.</p> <p>An updated site investigation and remediation method statement shall be required due to the time which had lapsed since the submission of the original information in 2006.</p> <p>g) Given the location of the proposed development within the overall site, the development would not constitute backland development and a suitable frontage has been demonstrated.</p> <p>Taking the above into account, the proposal does not conflict with the provisions of The New Development Supplementary Guidance Delivering the Places Strategy or the Council's Residential Design Guidance.</p> <p>To ensure compliance with Policy I5, it is considered prudent to attach a condition to any consent given requiring the submission of full drainage details prior to the commencement of any construction works on site, as the applicant has provided only the original Drainage Impact Assessment with the current submission from 2006 which is now outdated.</p> <p>In light of the above assessment it is considered that the proposal is generally in accordance with the relevant policies and guidance of the Adopted Local Development Plan, the New Development Supplementary Guidance and the Council's Residential Design Guidance.</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 before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an

indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

2. That prior to occupation of the last 5 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 1 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species;

Reason: In the interests of amenity.

That no development shall commence on site until the applicant submits and has approved in writing by the Planning Authority: -

a) a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein

b) a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site will be made suitable for its proposed use.

3. Prior to occupation of any dwelling unit hereby approved, the developer shall provide for the written approval of the Planning Authority: -

a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy; or

b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

Reason: To demonstrate that works required to make the site suitable for use have been completed.

4. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

5. That prior to the commencement of development, a DIA/FRA shall be submitted for the written approval of the Planning Authority and shall reflect the recommendations contained within the Flood Risk Assessment Revised Final Draft by Kaya Consulting Ltd and WSP Buildings Ltd and dated August 2006. The DIA/FRA shall reflect any policy/statute/ guidance changes which have taken place

since the approval of the original DIA/FRA for the site including SEPA revised policy on flood plain development and the SIA SUDSWUP site tool with regards to SUDS design.

Reason: To ensure that appropriate drainage for the site is provided.

6. Prior to commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance. Thereafter the development shall proceed in accordance with the details finally approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

7. Prior to the commencement of any residential development on the site, the developer shall provide for the written approval of the Planning Authority, a survey to determine the impact of noise from the commercial operations on the development, using the principles set out in British Standard BS4142:1997 - 'Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas', or a method agreed by the Planning Authority. The survey shall identify the:
-

- Ambient night time noise levels between the hours of 0300 to 0400 hours;
- Internal noise levels with windows open for ventilation;
- the maximum Rating Level; and
- the minimum Background Noise Level to which any part of the development will be exposed.

If the maximum rating level exceeds those set out below then a scheme for protecting the proposed dwellings from stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Level cannot be met.

Rating Level (L_{Ar,T}) dB - Open Site /external *

- Day 55 dB
- Night 45 dB

BS 4142: 1997 indicates that where the Rating Level* (L_{Ar,T}) exceeds the Background Noise Level** (LA_{90,T}) by greater than 10dB complaints of noise are likely. In such circumstances, notwithstanding compliance with the Site Standard, and before any development is commenced, a scheme for protecting the proposed dwelling(s) from industrial/stationary noise shall be submitted to, and approved by Renfrewshire Council's Planning Authority. The Background Noise Level for the most sensitive period that the source could operate should be used for the assessment.

****Note:-** Rating Level (L_{Ar,T}) and Background Noise Level (LA_{90,T}) are calculated in accordance with BS4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas.

Reason: In the interests of residential amenity.

8. That prior to the commencement of development it shall be demonstrated to the written satisfaction of the planning authority that the architectural features of merit salvaged from the demolition of Ross House shall be utilised in the redevelopment of the site.

Reason: To ensure that architectural features of merit are appropriately utilised and remain on site.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact Sharon Marklow on 0141 618 7835.

Planning Application: Report of Handling

Reference No. 18/0570/LB



Renfrewshire
Council

KEY INFORMATION

Ward 6
Paisley Southeast

Applicant:
NHS Greater Glasgow
and Clyde

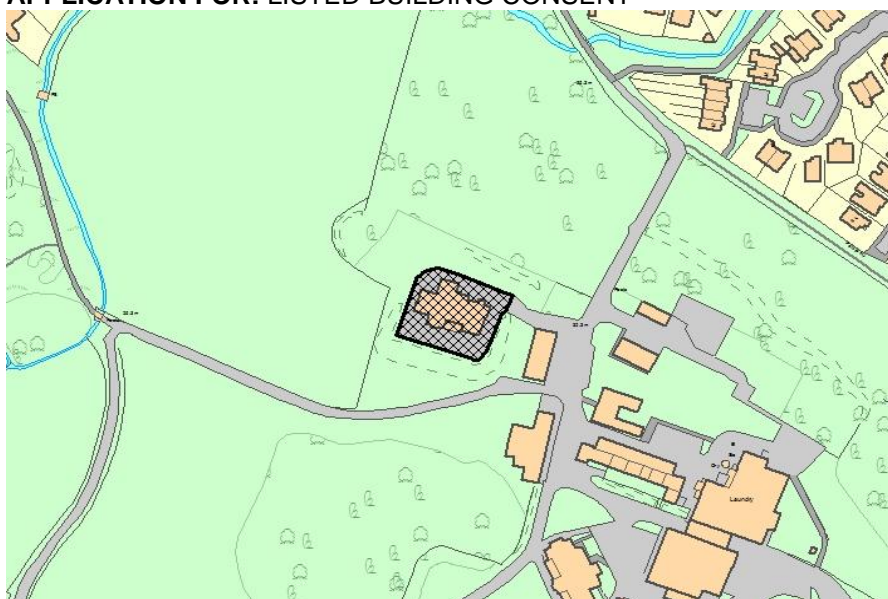
Registered: 17/08/2019

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: DEMOLITION OF FORMER HOSPITAL BUILDING (CATEGORY B LISTED).

LOCATION: HAZELWOOD, DYKEBAR, GRAHAMSTON ROAD, PAISLEY, PA2 7DE

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant Subject to
Conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- Historic Environment Scotland Policy Statement and Adopted Renfrewshire Local Development Plan Supplementary Guidance set out four tests when considering demolition of a listed building. These are consideration of special interests of the building; whether the building is beyond repair; whether refurbishment is economically viable; and whether there are wider public benefits. Only one test requires to be satisfied.
- Historic Environment Scotland advise that taking into account the condition of Hazelwood Villa and all of the circumstances of the case, they do not object.
- There have been no representations in relation to the proposal.
- The supporting information demonstrates that the restoration of the severely dilapidated and redundant Hazelwood Villa is inherently beyond viable economic repair.
- The demolition of the building would have a low scale impact on the other 15 listed buildings that are to be retained and enhanced at Dykebar Hospital.
- The removal of the building will allow a comprehensive masterplan for new housing to be delivered at the site in line with Policy P6 of the Renfrewshire Local Development Plan.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION **18/0570/LB**

APPLICANT:	NHS Greater Glasgow and Clyde
SITE ADDRESS:	Hazelwood, Dykebar Hospital, Grahamston Road, Paisley, PA2 7DE
PROPOSAL:	Demolition of former hospital building
APPLICATION FOR:	Listed Building Consent

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	No objections or representations have been received.
CONSULTATIONS:	<p>Historic Environment Scotland: - No objections. Taking into account the condition of Hazelwood Villa and the circumstances of the proposal, it is not considered that it raises such issues of national significance.</p> <p>In their consultation response Historic Environment Scotland requested further information in support of demolition. This additional information was requested by Planning and a further Economic viability supporting statement was submitted along with a Heritage Statement.</p> <p>The points that require clarification included: -</p> <p>Repair of building is not economically viable Historic Environment Scotland note that the Supporting Statement has provided an outline figure that the refurbishment and conversion into 10 flats would result in a deficit of between £620,000 and £910,000.</p> <p>Testing and a detailed assessment of these figures requires to be clearly set out. This is a key factor in the justification for demolition.</p> <p>Viability is normally tested through marketing to ensure that there is not a potential restoring purchaser.</p> <p>Response: The combined Supporting Statement submitted by the applicant states that the listed Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other buildings within the central area of the hospital, it is now in a severely dilapidated condition. There is no prospect to bring it back into hospital use.</p> <p>The applicant's statement has provided additional information including an outline specification of works and cost plan for conversion of Hazelwood Villa.</p>

	<p>Consulting engineers have undertaken structural assessment and found that extensive restoration to bring the property back into active use would cost around £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p> <p>The information demonstrates the lack of economic viability for the Hazelwood Villa's redevelopment as an alternative sustainable use and given the estimated redevelopment shortfalls, it is considered highly unlikely that a restoring purchaser will come forward given the deficit in value.</p> <p>In terms of marketing, that applicant confirmed that the building has been available to approaches from potential restoring purchasers since the late 1990s.</p> <p>The building has been on the Buildings at Risk Register since January 1995. Given the low scale of importance of Hazelwood Villa within the context of the wider listed complex, access to a sufficient level of grant funding would also be highly unlikely.</p> <p>Cross funding Historic Environment Scotland requested that the deficit relating to the listed Hazelwood Villa should also be considered in the context of the overall site and the potential for cross-funding.</p> <p>Response: In response to this the applicant confirmed that the inclusion of a requirement to cross fund the repair of the Hazelwood Villa from the sale of the overall site would directly impact on the sale price. This would have a reciprocal impact upon the capital receipt and consequent benefits to be derived by the NHS from the sale which indirectly benefits the ongoing sustainability of the wider hospital complex.</p> <p>Planning consider that given the dilapidated condition of the Hazelwood Villa and the relatively low scale of impact that its loss would have on the surrounding listed buildings at Dykebar Hospital, any sale requirement to cross fund the retention of the Hazelwood Villa from new development on the land to the west and south of the hospital would be disproportionate.</p> <p>The risk of such a requirement is what makes the retention of the derelict Villa an impediment to the comprehensive masterplanned approach to redeveloping this site.</p> <p>Demolition of the building is essential to deliver significant economic benefits The applicant's supporting document states that the demolition of Hazelwood Villa is necessary to maximise the potential of the Dykebar site to provide a comprehensive masterplanned approach to redeveloping this site.</p> <p>Historic Environment Scotland requested that a clear distinction</p>
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	<p>should be made between maximising potential and jeopardising development should Hazelwood Villa be retained.</p> <p>Response: The applicant confirmed that this relates to the cross funding as discussed above.</p> <p>It is considered that the retention of the derelict Hazelwood Villa would have a disproportionate impact on the sale of land and a reciprocal impact upon the capital receipt and the consequent benefits that would be derived for the NHS.</p> <p>The long-term future of Dykebar Hospital Historic Environment Scotland also raised concerns that the gradual loss and deterioration of the listed buildings within the hospital grounds could have a cumulative detrimental impact on the special interest of the hospital.</p> <p>A potential scheme of repairs and maintenance and the establishment of a maintenance plan for the remaining listed buildings should be explored.</p> <p>Response: At the request of Planning, a Heritage Statement was submitted by the applicant. This statement sets out that the removal of the costs associated with the ongoing retention of Hazelwood Villa will reduce pressure on the repair and maintenance budget for the functioning buildings at Dykebar Hospital, improving the future sustainability of these existing listed buildings.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application discussions were undertaken by the applicant's agent, Planning and Historic Environment Scotland. The applicant's agent was advised of the requirement for demolition proposals to the requirements of the relevant Local Development Plan policies, Historic Environment Scotland Policy and the need to ensure that there was a robust evidence case put forward to remove any listed building.</p>
DESIGN/PLANNING STATEMENT:	<p>Supporting Statement The initial statement and addendum includes an outline specification of works and cost plan for the conversion of Hazelwood Villa.</p> <p>This report states that Hazelwood Villa is in a poor state of repair and seeks to demonstrate that its renovation is not viable. In this regard, the report addresses the condition of the building, the viability /non viability of conversion, repair costs and sales values.</p> <p>The structural assessment undertaken found that extensive restoration to bring the property back into active use would amount to £1.91m. The estimated development value for 10 flats would be £1.29m resulting in a loss of £620,000.</p>

	<p>The statement also focuses on the economic benefits of demolition and concludes that the presence of Hazelwood Villa diminishes the residential capacity by at least 42 units and potentially 74 units thus reducing the potential to provide a comprehensive masterplanned approach to the redevelopment of the site.</p> <p>The report concludes that the demolition would have positive economic effects locally by increase in total gross value added, total gross domestic product, increase in tax revenue and potential consumer spending.</p> <p>Response: Both the initial and addendum to the supporting statement submitted by the applicant sets out a comprehensive analysis of the economic benefits and wider public benefits should the demolition of the listed building on the site be considered acceptable.</p> <p>Heritage Statement</p> <p>The Heritage Statement states that Hazelwood Villa is not an individually listed building and is a component element of Category B Listed Dykebar complex.</p> <p>The statement of special interest published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the “village” philosophy of care for the mentally ill and the most complete example designed by a single architect.</p> <p>Whilst the report acknowledges that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex, it is stated that the Hazelwood Villa does not have the same level of importance as some of the more uniquely designed buildings of the original hospital.</p> <p>In this regard, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>The report confirms that Hazelwood Villa is beyond economic repair and the removal of the costs associated with ongoing retention would reduce the pressure on the repair and maintenance of functioning original buildings at Dykebar, improving sustainability.</p> <p>The report concludes that the scale of impact of the loss of the Villa on the special interest of Dykebar would be relatively low level, considerably lower than the loss of one of the more unique original functioning buildings located within the heart of the complex and would be outweighed by the direct and indirect beneficial impacts that this would have on the prospects for the</p>
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	<p>ongoing preservation of the remaining buildings.</p> <p>Response: It is considered that the applicant has provided a comprehensive Heritage Statement for the case for listed building consent in line with Scottish Planning Policy and the planning policy framework set out in the Adopted Renfrewshire Local Development Plan.</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan (LDP) 2014</u></p> <p>Policy ENV3 - Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Environment Strategy: Listed Buildings and Conservation Areas.</p> <p><u>Material considerations</u> The Scottish Historic Environment Scotland Policy Statement and associated Managing Change in the Historic Environment: - Demolition.</p>
PLANNING HISTORY	<p>18/0392/NO – Proposal of Application Notice for Erection of Residential Development – 27 June 2018</p> <p>18/0491/EO – Request for Screening Opinion for residential development – 19 July 2018</p> <p>The wider hospital site including other hospital buildings have also been subject to applications for tree works, listed building consent over some years.</p>
DESCRIPTION	<p>This application seeks listed building consent for the demolition of a former hospital building known as Hazelwood Villa within the grounds of Dykebar Hospital, Grahamston Road, Paisley.</p> <p>Hazelwood Villa is not an individual listed building. The Villa is a component element of Category B Listing at Dykebar Hospital. It is one of sixteen buildings designed by Thomas Graham Abercrombie.</p> <p>Hazelwood Villa was constructed as part of the original development, located to the west of the main complex of buildings. It was segregated from the main hospital complex by farm steadings.</p> <p>The Dykebar Hospital Site is located within the Paisley South Expansion Area as identified within the Renfrewshire Local Development Plan. The site at Dykebar is allocated to provide new housing in the medium to long term through a masterplanned approach.</p>

	<p>A consortium of housebuilders (CALA, Barratt & Bellway) have been selected by the NHS to develop the site via a masterplanning process.</p> <p>Several NHS buildings at Dykebar would be retained for NHS operational facilities. The vacant Hazelwood Villa is not intended to be retained by NHS and forms part of the landholding to be sold.</p> <p>If Listed Building Consent was granted for the demolition of the building, the consortium of housebuilders proposed to re-use the material from the demolition of the building within landscape features in re-developing the site.</p> <p>Dykebar Hospital is located on the southern side of Paisley to the west of Grahamston Road and is enclosed on all sides by woodlands.</p> <p>Hazelwood Villa is located to the north-west corner of the site. It is Edwardian Baroque style dating from the beginning of the 20th century.</p> <p>Hazelwood Villa is 2 storey, finished with red sandstone with projecting gables with ornate detailing around the window openings.</p> <p>The villa is one of four residential villas which were built in the first phase of the hospital's construction. The villa is identical to the other three villas, of which two remain in use and one has been demolished.</p>
OTHER COMMENTS	<p>The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that in considering whether to grant listed building consent for any works, special regard must be had to the desirability of preserving the listed building or its setting, or any features of special architectural or historic merit.</p> <p>In the case of applications for the demolition of listed buildings Historic Environment Scotland Policy Statement states that no listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it.</p> <p>It considers that planning authorities should only approve such applications where they are satisfied that:</p> <ul style="list-style-type: none"> (a) The building is not of special interest; or (b) The building is incapable of repair; or (c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

	<p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.</p> <p>These tests are re-stated in Renfrewshire Council's New Development Supplementary Guidance.</p> <p>Historic Environment Scotland Policy Statement and the New Development Supplementary Guidance requires that only one of these four tests be satisfied.</p> <p>When the proposed demolition is assessed against these requirements the following conclusions can be made:</p> <p>(a) The building is not of special interest;</p> <p>Hazelwood Villa is not an individually listed building. It is a component element of Category B Listed Dykebar which originally comprised an Administrative Centre with hospital wings and several ancillary buildings within the main hospital complex.</p> <p>The statement of special interest of the site that was published by Historic Environment Scotland attributes the special interest of the complex to it being one of only three examples in Scotland of the "village philosophy of care for the mentally ill" and the most complete example designed by a single architect.</p> <p>It is acknowledged that the loss of the Hazelwood Villa as one of around sixteen buildings dating from the original phase of development of Dykebar Hospital would have an impact on the special interest of the Category B Listed complex.</p> <p>However, it is considered that this building located to the north west of the main cluster of buildings and does not have the same level of importance as some of the more uniquely designed buildings of the original and functioning hospital which are at the heart of the complex.</p> <p>Of significance, the specific physical design of Hazelwood Villa would continue to be represented in Villas 11 and 12 located within the heart of the hospital complex.</p> <p>In terms of the Hazelwood Villa's importance within the context of the Hospital, the proposed demolition requires to be considered in terms of the impact of its loss on the special interest of Dykebar Hospital as a whole, rather than as the demolition of an individual listed building.</p> <p>It is considered that Hazelwood Villa is less significant than the uniquely designed central buildings. Its contribution to the special interest of Dykebar is as one of three remaining villas,</p>
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	<p>essentially of the same design, belonging to the original phases of development.</p> <p>Hazelwood Villa is in a severely dilapidated condition and its isolated location is considered to detract from the general character and appearance of the wider complex. As such, it is considered that the retention of the villa is not essential to the preservation of the special interest of Dykebar Hospital.</p> <p>(b)The building is incapable of repair;</p> <p>The Villa has been available to approaches from potential restoring purchasers since the late 1990 and has been on the at risk register since January 1995.</p> <p>It is considered that the Supporting Statement demonstrates the lack of economic viability for the Villa's redevelopment in an alternative sustainable use.</p> <p>Whilst the report submitted in support of the application states that it is not contended that the villa is incapable of repair, the necessary repair works are so significant that the restoration of the listed building is inherently beyond viable economic repair and would make any future development unviable.</p> <p>(c) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community;</p> <p>It is considered that the benefits for economic growth and/or the wider community that would be derived from the demolition of the Villa are those which would be realised from the consequent sale and development of the land to the west and south of Dykebar Hospital.</p> <p>For this test, the supporting statement concludes that the demolition would be a significant catalyst for the swift realisation of the wider, social and economic benefits that would be derived from the comprehensive redevelopment of the Paisley South Expansion Area.</p> <p>It is considered that the general condition of the buildings within the main part of the hospital complex are in reasonable condition, however all are in need of ongoing maintenance.</p> <p>The applicant states that the costs associated with the ongoing retention of Hazelwood Villa will reduce the pressure on the repair and maintenance budget for the functioning original buildings at Dykebar Hospital, improving the future sustainability of these buildings.</p> <p>Hazelwood Villa has been surplus to NHS requirements for more than 20 years. Given the availability of other building</p>
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	<p>central to the hospital complex, the NHS have confirmed that there is no prospect of the Villa being returned to hospital use.</p> <p>It is agreed that there is a strong argument that the demolition would have both a direct and indirect beneficial impact on prospects for the ongoing preservation and enhancement of Category B Listed Dykebar Hospital in a sustainable future use.</p> <p>(d) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period</p> <p>Historic Environment Scotland's Managing Change Guidance Note acknowledges that consent may be granted for the demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. As set out above, the Buildings at Risk Register for Scotland identifies the villa as having deteriorated since at least January 1995 and that it has been subject to vandalism, fire damage and theft of rainwater goods and lead flashing from the roof.</p> <p>An outline specification of works and cost plan associated with the conversion was submitted in support of the application which assumes that the vast majority of the internal structural timbers are beyond economic repair due to the damage of the roof structure.</p> <p>Similarly, the external assessment shows water ingress, timber decay, corrosion and that the building is in very poor condition. A profit and loss development appraisal of the works required to bring the building back into active use would result in the loss of £620,000.</p> <p>In view of this, it is considered that the applicants have sufficiently demonstrated that the independent repair and conversion of the Villa to an appropriate sustainable alternative use would not be economically viable to a substantial degree. This test has therefore been met.</p> <p>It is concluded that although Hazelwood Villa would be capable of repair, its restoration would not be economically viable.</p> <p>The Heritage Statement clearly demonstrates that the low scale impact of the demolition on the special interest of Dykebar Hospital would be outweighed by the consequent economic benefits that would be derived from the comprehensive redevelopment of the Dykebar Hospital as part of the Paisley South Expansion Area.</p> <p>To ensure that demolition is not undertaken unless approved development is to take place immediately, it is considered prudent to impose a safeguarding condition that Hazelwood</p>
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	<p>Villa is not demolished until binding contracts for redevelopment are exhibited to the planning authority. This would ensure that the site would not remain undeveloped and thus result in a detrimental impact on the amenity of the area.</p> <p>It is also considered appropriate to impose a condition with respect to a detailed itemising those architectural elements of the building to be re-used within the landscape of any re-development.</p> <p>On balance it is considered that the applicant has satisfied the relevant tests and has demonstrated that Hazelwood Villa is beyond viable conversion, refurbishment or reuse.</p> <p>The proposal meets the relevant tests in both Historic Environment Scotland's Policy Statement and associated policy set out in the Renfrewshire Local Development Plan. It is therefore recommended that the Board grant listed building consent for demolition subject to conditions.</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 no development shall take place until it has been demonstrated to the written satisfaction of Renfrewshire Council as Planning Authority, that signed and binding contracts are in place to secure the redevelopment of the site immediately following demolition, and in a manner consistent with that set out in any planning permission as may be approved for the redevelopment of the site. Thereafter, the redevelopment of the site shall only proceed in accordance with the terms and conditions set out in this planning permission.

Reason: In the interest of amenity and to ensure that the listed building is not demolished unless approved development is to take place on the cleared site following its demolition.

- 2 That prior to any demolition taking place, a detailed inventory shall be submitted for the prior written approval of Renfrewshire Council as Planning Authority itemising those architectural elements (including stone, ironwork, railings and gates) which are to be retained as architectural salvage which may be re-used or incorporated into the redevelopment of the site. For the avoidance of doubt, the details shall include a method statement setting out the measures for the careful dismantling of those elements which may be reused and the arrangements for their safe storage (on or off site), until being required for incorporation into the redevelopment scheme.

Reason: In the interests of the preserving elements of architectural and/or historic importance.

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers,
please contact Sharon Marklow on 0141 618 7835.