

# Planning Application: Report of Handling

Reference No. 20/0171/PP



Renfrewshire  
Council

## KEY INFORMATION

**Ward (8) :**  
Johnstone South and  
Elderslie

**Applicant:**  
Arnold Clark Automobiles  
Limited  
454 Hillington Road  
Glasgow  
G52 4FH

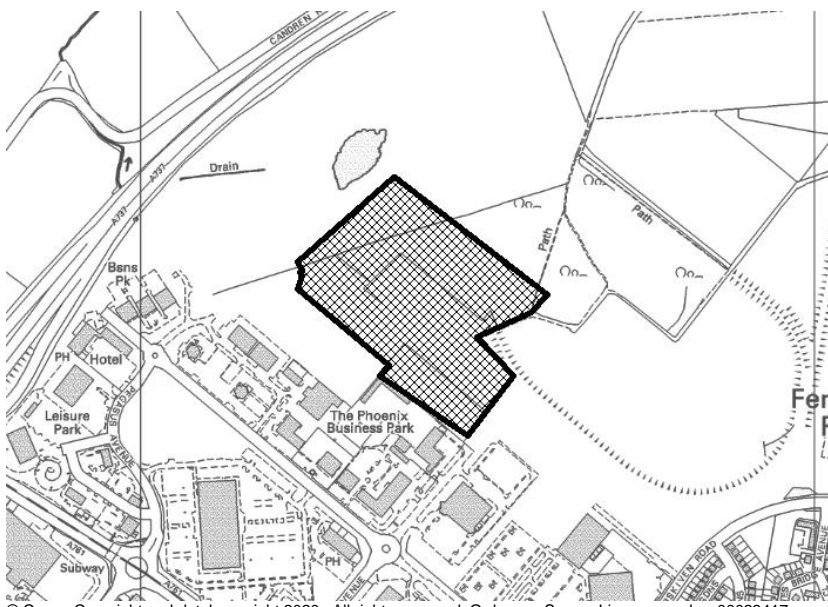
**Registered:**  
5 May 2020

Report by Director of Communities, Housing and Planning  
Services

**PROSPECTIVE PROPOSAL:** Formation of vehicle delivery and  
storage compound with associated works, including  
boundary fencing

**LOCATION:** Land at Phoenix Park, Linwood Road, Paisley

**APPLICATION FOR:** Full Planning Permission



## 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 (2014) and are consistent with Policy E1 'Local Investment Areas'. The proposals also accord with Policy E3: 'Transition Areas' of the Proposed Renfrewshire Local Development Plan (2019).
- No objections have been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposal involves the development of a vacant site to form a vehicle delivery and storage compound with associated works.

RENFREWSHIRE COUNCIL

DEVELOPMENT AND HOUSING SERVICES  
REPORT OF HANDLING FOR APPLICATION 20/0171/PP

AGENT:	Arnold Clark Automobiles Limited
APPLICANT:	Ryden
SITE ADDRESS:	Land at Phoenix Park, Linwood Road, Paisley
PROPOSAL:	Formation of vehicle delivery and storage compound with associated works, including boundary fencing
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	None received.
CONSULTATIONS:	<p><b>SEPA</b> – No objections.</p> <p><b>Response</b> – Noted.</p> <p><b>Scottish Water</b> - No objections.</p> <p><b>Response</b> – Noted.</p> <p><b>Glasgow Airport Safeguarding</b> – No objections.</p> <p><b>Response</b> – Noted.</p> <p><b>The Coal Authority</b> - No objections.</p> <p><b>Response</b> – Noted.</p> <p><b>Transport Scotland</b> - Do not proposed to advise against.</p> <p><b>Response</b> – Noted.</p> <p><b>Director of Environment and Infrastructure (Design Services)</b> - No objections.</p> <p><b>Response</b> – Noted.</p> <p><b>Environmental Protection Section</b> - No objections, subject to the submission of a site investigation report, remediation strategy, verification report and air quality report as a condition of any consent given.</p> <p><b>Response</b> – Noted.</p>

	<p><b>Director of Environment and Infrastructure Services (Roads / Traffic)</b> - Improvements to wider infrastructure sought relating to a previous planning approval in principle for the overall redevelopment of this area.</p> <p><b>Response</b> – The applicant has submitted a comprehensive Transport Statement outlining the potential impact of the proposals on the local and trunk road network. A Design and Access Statement was also submitted to highlight the sustainable measures to be put in place to encourage walking and cycling to the workplace. Requirements associated with the historic outline consent relate to a number of interventions around the entire Phoenix site, many of which have already been implemented and some are not relevant to this application site. All the necessary traffic and transportation interventions associated and relevant to this application have been put forward by the applicant through this proposal.</p>
SUPPORTING STATEMENTS	<p><u>Pre-Application Consultation Report</u> - The applicant submitted a proposal of application notice (19/0482/NO) to the Council on 11 July 2019 as the application is a Major Development.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation event held on 26 August 2019.</p> <p>The public consultation event was held at Arnold Clark Linwood Ford, adjacent to the site, with Johnstone South and Elderslie Local Members, the local MP and MSP and Community Councils 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 attended by 25 people, including Arnold Clark employees. No adverse comments were made in relation to the development by those attending the event.</p> <p><b>Response</b> - The content of this report meets the requirements set out in statute for a major development.</p> <p><u>Design and Access Statement</u> – The Design and Access Statement provides a history to the site, details how the facility would be utilised and considers the location of the site in the wider context of the area.</p> <p><b>Response</b> – The detail set out in this document is considered to be adequate for the purposes of assessing the application.</p> <p><u>Mining Stability Report Including Coal Mining Risk Assessment</u> - Considers that there is a likelihood of mine workings having</p>

	<p>taken place on site. The assessment confirms that the location of the proposed development is considered to be minerally stable.</p> <p><b>Response</b> – The detail of this document is considered to be adequate for the purposes of assessing the application.</p> <p><u>Tree Survey &amp; Arboricultural Constraints</u> – No protected specimens are located within the development site. It is recommended that any trees within the site, which are not deemed as suitable for removal, will be adequately protected during construction works.</p> <p><b>Response</b> - Noted and relevant legislation to be adhered to should consent be issued.</p> <p><u>Transport Statement</u> - The applicant's Transport Statement states that the primary objective of the proposal is to create a centralised vehicle compound for the transporter vehicles presently delivering to the established Arnold Clark dealerships at Phoenix Retail Park, reducing movements on Saturn Avenue and Griffen Avenue.</p> <p>The document also considers that the existing site accessibility is of a good standard and that the development can be accessed by all modes of transport.</p> <p>Traffic generated by the development is not likely to be significant and would not result in any adverse impact on the surrounding road network.</p> <p><b>Response</b> - Principles of document identify a development compliant with the relevant assessment policies and guidance.</p> <p><u>Planning Statement</u> – The proposal involves the re-development of a vacant brownfield site to create a vehicle compound area for Arnold Clark.</p> <p>In terms of the principle of development, it is considered that the location would be sustainable. The applicant recognises the need to reduce on street parking and accommodate vehicles outwith forecourts within established dealerships.</p> <p>The nature of the development is not uncharacteristic for the area.</p> <p>The applicant states that the proposal has been considered carefully to fit within 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.</p> <p><b>Response</b> - The conclusions made by the applicant are agreed when an assessment of the development is made.</p>
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	<p><u>Drainage Assessment</u> – A Drainage Assessment has been provided which considers the existing drainage position on site and proposed measures to accommodate the current proposals.</p> <p><b>Response</b> - In consultation with the Director of Environment and Infrastructure (Design Services) the Drainage Assessment proposals are confirmed as adequate and are integral to submitted documents.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy E1: Strategic Economic Investment Locations Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Economic Strategy: Economic Development Criteria and Strategic Economic Investment Locations Delivering the Infrastructure Strategy: Infrastructure and Development Criteria; Connecting Places; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy E3: Transition Area Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I5: Waste Management</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Economic Strategy: Transition Areas Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage; and Provision for Waste Recycling in New Developments Delivering the Environment Strategy: Noise and Contaminated Land</p>
PLANNING HISTORY	<p>03/1006/VR – Variation of condition 2 of outline planning permission 01/806/VR to extend the period within which applications for approval of reserved matters may be made up until to 28 October 2005 in respect of mixed use development to include business park, commerce park, industry, autopark, restaurants, leisure park (including hotel), retail, new roads, car parking and landscaping. Granted subject to conditions November 2003.</p> <p>05/1101/PP – Mixed use development including classes 4, 5 and 6 business/industrial development, residential development, landscaping and amenity space. Granted subject to conditions March 2009.</p> <p>11/0580/PP – Variation and deletion of conditions attached to outline planning permission 05/1101/PP for mixed use development including classes 4, 5 and 6 business/industrial development, residential development, infrastructure improvement, landscaping and amenity space. Granted subject</p>

	<p>to conditions October 2012.</p> <p>17/0637/PP – Section 42 application to amend conditions 1 and 3 of planning permission 11/0580/PP to extend time period for submission and approval of matters specified in conditions and commencement of development from date of approval of planning permission. Granted subject to conditions January 2018.</p> <p>19/0445/PP - Formation of vehicle delivery and short-term storage compound, erection of vehicle valet building and transport office and associated works.</p> <p>19/0482/NO - Formation of vehicle delivery and storage compound with associated works. Accepted July 2019.</p>
DESCRIPTION	<p>This proposal relates to the continued redevelopment of a vacant industrial site located to the north east of The Phoenix Retail &amp; Leisure Park.</p> <p>The application site extends to approximately seven hectares. It is bounded to the north by the A737 to the south by car showrooms, to the east by vacant industrial land and to the west by business units. Access to the site is proposed from Pegasus Avenue.</p> <p>Planning permission in principle was granted under the provisions of application 11/0580/PP in 2011, for a mixed use development including classes 4, 5 and 6 business/industrial development, residential development, infrastructure improvements, landscaping and amenity space.</p> <p>The current application seeks permission for the formation of a vehicle storage compound (with associated works and boundary fencing) for Arnold Clark, which is a secondary application to a consent granted in 2019, for ancillary development associated with this proposed use.</p> <p>The storage parking compound for vehicles would comprise 2440 spaces (to cater for 11 Arnold Clark dealerships within Phoenix Park, including Vauxhall, Skoda and Seat and Ford), with a vehicle preparation area comprising 170 staff parking spaces, with ancillary lighting and fencing.</p> <p>Hours of operation would be 0500 hours – 2200 hours, five days per week with additional weekend operation when required.</p> <p>Overall, the development would result in an additional 75 employment positions operating across two shift patterns.</p>
COMMENTS	<p>Policy E1 covers the application site within the Adopted Renfrewshire Local Development Plan (2014), whilst Policy E3 'Transition Areas' covers the site within the Proposed Renfrewshire Local Development Plan (2019).</p>



	<p>Policy E1 seeks to promote development of Class 4, 5 and 6 uses within Strategic Economic Investment Locations such as this, which the current proposals demonstrate.</p> <p>Policy E3 supports a range of uses, providing they can co-exist with existing uses, having no significant affect on the character or amenity of the surrounding area.</p> <p>Taking into account the provisions of both policies, the principle of development of the nature proposed is acceptable for the location, subject to further consideration against the relevant provisions of the New Development Supplementary Guidance on Delivering the Economic Strategy.</p> <p>With regard to the Council's Economic Development Criteria, the development would respond to the locational needs of existing established operators within the wider Phoenix Park, providing them with storage capacity to lessen the impact vehicles associated with these car dealerships, display space within their forecourts used appropriately as well as lessening the overspill of vehicles outside and on the roads around the wider Phoenix Park.</p> <p>The proposal will also generate an additional 75 employment opportunities (cumulatively between this proposal and the earlier consent under Phase 1, approved in 2019) and facilitate the reuse of vacant land.</p> <p>Within the applicant's supporting documentation, it has also been demonstrated that good accessibility to a reasonable choice of walking, cycling and public transport modes can be offered to staff.</p> <p>The development would also assist in improving the current amenity of the area, by reducing on-street parking, whilst bringing forward the reuse of a long term vacant site, which is reflective of the wider areas character.</p> <p>In terms of traffic generation, it is unlikely that any increase would result, given that the development has been proposed to centralise many of the functions which currently operate within the curtilage of the existing dealerships owned by the applicant at the Phoenix. Indeed, existing parking conflicts are likely to reduce as a result of the development, bringing betterment to the area.</p> <p>The design of security fencing, lighting and waste management arrangements proposed are also considered appropriate for the location.</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 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a desktop review simple air quality assessment in terms of the air quality impact, taking into account the location of the site, the nearest 'relevant exposure', and the information contained within the transport assessment. The simple air quality assessment should provide confirmation 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'.

Where this is not possible, a full detailed air quality assessment will be required in accordance with the above criteria.

Reason: In the interests of protecting air quality at this location.

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.