renfrewshire.gov.uk

Renfrewshire Council

Notice of Meeting and Agenda
Local Review Body.

Date	Time	Venue
Tuesday, 30 January 2024	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener):

Councillor Chris Gilmour: Councillor Neill Graham: Councillor Bruce MacFarlane: Councillor Iain Nicolson:

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx
For further information, please email democratic-services@renfrewshire.gov.uk

25/01/2024

Items of business

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

https://renfrewshire.public-i.tv/core/portal/home

Apologies

Apologies from members.

Declarations of Interest and Transparency Statements

Members are asked to declare an interest or make a transparency statement in any item(s) on the agenda and to provide a brief explanation of the nature of the interest or the transparency statement.

1 **Procedure Note** **1 - 2**

2 **LRB01.24**

Review the Planning Authority's decision to refuse planning permission for the erection of two chalets at East Fulwood Farm House, Houston Road, Inchinnan, Renfrew PA4 9LX. (22/0706/PP)

2(a) **Appellant's Submission** **3 - 76**

Submit documentation in support of a review of the Planning Authority's decision to refuse planning permission for the erection of two chalets at East Fulwood Farm House, Houston Road, Inchinnan, Renfrew PA4 9LX. (22/0706/PP)

2(b) **Planning Authority's Submission** **77 - 158**

Submit documentation on which the Planning Authority decided to to refuse planning permission for the erection of two chalets at East Fulwood Farm House, Houston Road, Inchinnan, Renfrew PA4 9LX. (22/0706/PP)

3 **LRB02.24**

Review the Planning Authority's decision to refuse planning permission for the erection of single storey dwellinghouse and associated works at site on Eastern Boundary of No 2 Johnshill, East End Lochwinnoch. (23/0179/PP)

3(a) Appellant's Submission

159 - 246

Submit documentation in support of a review of the Planning Authority's decision to refuse planning permission for the erection of single storey dwellinghouse and associated works at site on Eastern Boundary of No 2 Johnshill, East End Lochwinnoch. (23/0179/PP)

3(b) Planning Authority's Submission

247 - 342

Submit documentation on which the Planning Authority decided to refuse planning permission for the erection of single storey dwellinghouse and associated works at site on Eastern Boundary of No 2 Johnshill, East End Lochwinnoch. (23/0179/PP)

Item 1

A. At the meeting

1. When a Notice of Review is submitted, the role of the Local Review Body ("the LRB") is to consider the planning application afresh and reach a decision.

2. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.

3. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.

4. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board.

5. No parties have the right to speak at the meeting.

B. Procedural format

1. The members are expected to have read the papers and documents relevant to the application and noted the relevant planning policies in advance of the meeting. The Convener will ask the members to confirm whether they have done so.
2. Members have the opportunity to ask the Planning advisor for advice in relation to planning matters that are relevant to the Notice of Review, but do not have to do so.
3. If new material has been submitted panel members will decide whether this new material can be accepted. The Legal Advisor will advise on the test to be applied when deciding whether new material can be accepted.
4. The panel will consider whether the applicant has asked for further procedure in this case and will take the decision whether they have sufficient information before them to determine the notice of review, or whether further procedure is required.
5. If the panel decide that they do not have enough information to determine the notice of review at the present time, then they will decide whether there is a requirement for:
   a. Further written submissions
   b. Site visit
   c. Hearing

Note: Upon the decision being taken regarding the appropriate action (at a, b, and c above) today's meeting about this matter will be brought to a close, with further consideration of the notice of review continued to a future meeting of the LRB.

6. If the panel determine that there is sufficient information within the documentation to reach a decision on the Notice of Review today, the Local Review Body will consider the following points:

a. The planning policies that apply to the application - noting if the application was contrary to the Local Development Plan;

b. The applicant's reasons for requesting a review, as stated in the notice of review;

c. Any representations raised by other parties;

d. Any material considerations identified by the applicant in the notice of review documents to support a departure from the policy and details of what these are; and

e. Any material considerations not mentioned by the applicant which could justify a departure from the policy.

C. Decision

1. If the Local Review Body decides to grant planning permission, it will:

a. Specify the reasons for granting planning permission; and

b. Detail any conditions to be attached to that planning permission and the reasons for those conditions.

2. If the Local Review Body decides not to grant planning permission, it will:

a. Specify the reasons for refusing the application; and

b. If conditions were suggested to allow grant, confirm why they were not prepared to grant with those conditions.

APPELLANT'S SUBMISSIONS

Renfrewshire Council

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100603380-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	ICDP Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	William	Building Name:	Moorpark House
Last Name: *	Findlater	Building Number:	11
Telephone Number: *	[redacted]	Address 1 (Street): *	Orton Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G51 2HF
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	East Fulwood Farm House
First Name: *	Lyndsey	Building Number:	
Last Name: *	Martin	Address 1 (Street): *	Houston Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Inchinnan
Extension Number:		Country: *	Scotland
Mobile Number:	[redacted]	Postcode: *	PA4 9LX
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:	EAST FULWOOD FARM HOUSE
Address 2:	HOUSTON ROAD
Address 3:	INCHINNAN
Address 4:	
Address 5:	
Town/City/Settlement:	RENFREW
Post Code:	PA4 9LX

Please identify/describe the location of the site or sites

Northing	667869	Easting	245532

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of two Chalets

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The incorporation of measures of mitigation adequately deals with the Policy 22 of NPF4 and Policy 13 of the LDP and the New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage) as outlined on the submitted Appeal Statement, Amended Site Layout and Flood Risk Assessment by Messrs Terrenus Land & Water.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Increasing the Finished Floor level by 150mm to take account of the 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event. SEPA had this information but the Officer did not. Additionally incorporating a small raised stilted walkway to an exit point on dry land.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1. Appeal Statement Application 22/0706/PP 2. Revised drawing L(--)01 Rev A indicating extent of raised walkway. 3. Terrenus Land & Water, Flood Risk Assessment

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

[redacted] 22/0706/PP

What date was the application submitted to the planning authority? *

17/08/2022

What date was the decision issued by the planning authority? *

11/07/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr William Findlater

Declaration Date: 09/10/2023

ICDP Architects, Moorpark House, 11 Orton Place, Glasgow G51 2HF
[redacted]

APPEAL STATEMENT Application 22/0706/PP

Project: Erection of Two (2) Chalets **Report prepared by:** WJF
Address: East Fulwood Farm House, Houston Rd, Inchinnan, Renfrew PA4 9LX
Job No: GW 22 723
Applicant: Ms Lyndsey Martin
Date: 9 October 2023

1.0 INTRODUCTION

1.1 The application reference 22/0706/PP was registered on 5 December 2022 seeking Planning Permission to erect two Chalets at East Fulwood Farm.

1.2 The application was refused under delegated powers on 11 July 2023.

2.0 REASONS FOR REFUSAL

2.1 **Reason 1**. citing the following reason for the decision:

> *The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy 13 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).*

3.0 RESPONSE

3.1 **Policy 22 of NPF 4**: Policy 22 Flood Risk and Water Management is addressed and relevant as the proposed development will be resilient to current and future flood risk. As per Policy 22a) i and iv, the development proposal of two Chalets within a flood risk area can be supported if they are for the redevelopment of an existing site for an equal or less vulnerable use and where proposals demonstrate that the long term safety and resilience can be secured in accordance with relevant SEPA advice (Part a. iii and iv respectively).

3.2 The application site is brownfield in nature and the proposed use of the site is of equal vulnerability as the previous use was residential in nature being conjoined to the Farmhouse for purposes associated with the residence.

3.3 For development proposals that meet criteria Part iv, where flood risk is managed at the site rather than avoided there is also a requirement for the first occupied/utilised floor to be above the flood risk level and have an additional allowance for the freeboard and in the event of a flood to avoid the creation of an island development and that safe access/egress can be achieved.

3.4 The Applicant has commissioned a detailed Flood Risk Assessment by Messrs Terrenus Land & Water (included with this Application) to examine in detail the potential risks associated with this small scale development. For new developments the acceptable risk of flooding must take account of the various factors including risk to human health and the direct and indirect financial losses relating to flooding. Under existing conditions, the risks from flooding at the site are determined as follows:

1. The majority of the site is at **Little or No Risk** of flooding from an isolated extreme costal flooding event. The northwest edge adjacent to the Lin Burn is at **Low to Medium Risk.**
2. The site is at **Little or No Risk** of surface water flooding.
3. The site is at **Little or No Risk** of flooding as a result of a failure in the local drainage network.
4. The site is at **Little or No Risk** of isolated groundwater rise.
5. The site entrance and along the southeast boundary are considered to be **Medium to High Risk** of fluvial flooding. The majority of the site is at **Low to Medium Risk** of fluvial flooding from the Lin Burn.

3.5 While dry pedestrian and vehicular access and egress is compromised by the functional floodplain, the anticipated depths are minimal and will not be sufficient to prevent access to the site. Furthermore, this inundation on the access is limited to only the vicinity of the site, with the remainder of the access road being free from flooding throughout all considered storm events.

3.6 **LDP Policy 13 – Flooding and Drainage**: Policy 13 promotes avoidance as the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding.

3.7 It is accepted that the site is susceptible to flood. The calculated potential flood level however is minimal and the proposed design avoids the risk of flood to residents and structures by lifting the finished floor from +450mmOD to +600mmOD an increase of 150mm.

4.0 PROPOSED DEVELOPMENT AND FLOOD RESILIANCE MEASURES

4.1 The proposed redevelopment has been applied for under the land use classification Most Vulnerable which is the same classification as the existing Farmhouse. To comply with this classification the following flood mitigation and flood resilience measures will be incorporated to ensure there is minimal impact upon the flood storage, conveyance and risk to the proposed re-development and site neighbours.

4.2 The Applicant proposes the following design measures:

1. No land raising within the functional floodplain within the site.
2. A final Ground Floor Level of 6.75mOD which will provide a 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event for the development.
3. Use of Flood Resistant construction methods and materials for the new Chalets.
4. Locating electrical equipment outwith estimated peak water surface elevations at a minimum of 6.87mOD, allowing for a 600mm freeboard.
5. Registration with SEPA Floodline for flooding alerts.
6. Installation of a bespoke flood monitoring alarm system to initiate a site flood evacuation plan.
7. Provision of a raised stilted walkway (as submitted Site Plan L(--)01 Rev A) to permit residents to exit the Chalets keeping their feet dry to the higher ground level at the Farmhouse.

5.0 PHYSICAL WORKS ASSOCIATED WITH THE EXISTING WATERCOURSE

5.1 In relation to flood risk, the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) may be affected by the development site. The Applicant acknowledges that no earthworks shall be carried out within the banks of the Lin Burn without prior consultation with SEPA and the application of the relevant licensing guidance in relation to CAR regulations.

5.2 Construction works on site will likely require sediment control for surface water runoff to ensure watercourses are not impacted by increased sediment load as a result of construction activities. A pollution prevention plan or surface water management plan will be agreed with SEPA.

6.0 CONCLUSION

6.1 Scottish Planning Policy notes that new developments should be free from significant flood risk from any source and that such developments should not:

1. Materially increase the probability of flooding elsewhere.
2. Add to the area of land which requires protection by flood prevention measures.
3. Affect the ability of the functional flood plain to attenuate the effects of flooding by storing flood water.
4. Interfere detrimentally with the flow of water in the floodplain,
5. Compromise options for future river management.

6.2 It has been established that parts of the site lie within the functional floodplain. Given that the access road to the site allows pedestrian and vehicle access during the design storm event, development of areas within the functional floodplain in line with the measures of mitigation as outlined above, can be considered to be in the spirit of the broad principles of Scottish Planning Policy.

6.3 The Applicant proposed to make a mandatory registration with the SEPA Floodline and will install a flood monitoring/ alarm system in conjunction with a site evacuation plan and operation and maintenance policy highlighting flood risk responsibilities and

mitigation measures. All accommodation is located above the maximum flood level and an elevated walkway to ground outwith the calculated flood level is also incorporated together with construction which is flood resistant.

6.4 As the Application complies with the broad principles of the Development Plan and is supported by relevant material considerations, and with there being no material considerations to indicate otherwise, the appeal should be allowed and the Application approved.

International House,
Hamilton International Park,
Stanley Boulevard,
Hamilton,
G72 0BN

www.terrenus.co.uk

EAST FULWOOD FARM, INCHINNAN
FLOOD RISK ASSESSMENT REPORT
FOR
LYNDSEY MARTIN

Report No.	1698-207	**Version:**	Original
Author:	DA	**Issue Date:**	5 April 2022

SITE SUMMARY INFORMATION

Name of Site:	East Fulwood Farm, Inchinnan
Ordnance Survey Grid Reference:	NS 45515 67875
Site Address:	East Fulwood Farm, Houston Road, Inchinnan, PA4 9LX
Local Authority:	Renfrewshire Council
Land Use (Existing):	Vacant Hardstanding
On site buildings:	No
Proposed Site Use:	Holiday Dwelling
Area (m^2);	$425m^2$
Local Development Plan (LDP);	LDP 2 2021- ENV1 Greenbelt
Type of Investigation:	Level 3 Flood Risk Assessment

TABLE OF CONTENTS

TABLE OF CONTENTS

SECTION **PAGE**

Figures

Tables

1 INTRODUCTION

1.1 BACKGROUND

The development of a holiday dwelling on the grounds of East Fulwood Farm, Inchinnan is currently under consideration by the Client, Lyndsey Martin.

The Lin Burn flows in close proximity to the northwest boundary and joins the River Gryffe some 430m south-southeast of site. As part of the development process Terrenus Land & Water Ltd was commissioned by Messrs Mabbett & Associates Ltd, on behalf of the Client, to carry out a Level 3 flood risk assessment of the site.

1.2 OBJECTIVES OF INVESTIGATION

The principal aim of the investigation is to define the functional floodplain in the local area and to assess the risk of flooding to the proposed development.

1.3 SCOPE OF STUDY

The following tasks were undertaken during the course of this investigation:

- Site walkover inspection;
- Acquisition of site topographic spot height data;
- Collation of data;
- Assessment of data;
- Joint probability analysis;
- 2D Hydraulic Modelling using HEC-RAS modelling software; and
- Production of an Interpretative Report.

1.4 PROPOSED SITE END-USE

It is understood that the proposed development of the site will involve the construction of a holiday cabin. The site location and extent is shown on Figure 1, which is included in the Appendix.

It is noted that the proposed development increases the SEPA Land Use Vulnerability Classification[1] as per table 1 in the guidance document, holiday dwellings are classified as Most Vulnerable and thus the 1 in 1000-year storm event constitutes the design storm event.

1.5 LIMITATIONS OF REPORT

Terrenus Land & Water Ltd has prepared this report for the sole use of the Client, in accordance with generally accepted consulting practice and for the intended purpose as stated in the related contract agreement. No other warranty, expressed or implied, is made as to the professional advice included in this report. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Terrenus Land & Water Ltd; a charge may be levied against such approval.

To the best of our knowledge, information contained in this report is accurate at the date of issue. There may be conditions pertaining at the site not disclosed by the study, which might have a bearing on the recommendations provided if such conditions were known. We have, however, used our professional judgement in attempting to limit this during the assessment.

It is important therefore that these implications be clearly recognised when the findings of this study are being interpreted. In addition, this should be borne in mind if this report is used without further confirmatory investigation after a significant delay.

[1] https://www.sepa.org.uk/media/143416/land-use-vulnerability-guidance.pdf

2 SITE DETAILS

2.1 DATA SOURCES

The following data sources were consulted during the course of the Flood Risk Assessment:

- Client-supplied data including site location;
- 0.5m Phase 5 DTM LiDAR data set, obtained from the Scottish Remote Sensing Portal;
- Site walkover inspection and additional topographic surveying;
- Flood Estimation Handbook – Web Service (FEH13);
- Publicly available online historic maps; and
- Available additional information.

2.2 SITE LOCATION & DESCRIPTION

The site is located within a rural area of Renfrewshire, near Inchinnan, situated 1km west of Inchinnan Business Park, and is centred on National Grid Reference NS 45515 67875. As shown on Figure 1, which is contained within the Appendix.

The site covers and area of around 425m^2 and has an approximately rectangular shaped boundary, which lies between the southern bank of the Lin Burn and the existing farm steading of East Fulwood Farm. The boundary is marked by palisade fencing on the northwest and southwest edges and the wall of the farm steading building to the southeast. The northwest boundary is open to the site access road.

An understanding for the local topography was provided by project commissioned topographic spot height survey undertaken by Terrenus Land & Water Ltd during the site walkover inspection on the 7 March 2022. The location of the spot heights acquired by Terrenus are shown on Figures 2A & 2B, contained within the Appendix.

The site is generally flat-lying with a very slight slope southeast to northwest, from a high of 6.0m OD to 5.77m OD. The Lin Burn channel bed lies at around 2.9mOD.

2.2.1 Ground Truthing

The LiDAR dataset was 'truthed' against the spot height survey data at key locations within the site and surrounding area. Table A, below, provides a sample of the spot height survey points against the LiDAR data. The average deviation between the LiDAR and survey data is 17mm, with the greatest differential being 30mm which is reasonable in this instance. The locations of the survey points chosen for comparison are shown on Figure 3. The LiDAR data was found to be a reasonable and accurate representation of the local topography.

Survey Point	Surveyed Levels	LiDAR Data Levels	Deviation
1	6.13	6.12	+0.01
2	6.0	6.01	-0.01
3	6.48	6.48	0
4	6.58	6.61	-0.03
5	5.46	5.49	-0.03
6	4.99	5.01	-0.02
Average Deviation		0.017	
Maximum Deviation		0.03	

Table A: Ground Truthing

The survey comparison found that LiDAR levels within the Lin Burn channel were typically around 600mm higher than actual surveyed levels. This effect is due to the water and vegetation within the channel providing a surface within the LiDAR dataset.

2.3 SITE HISTORY

The site and East Fulwood Farm as a whole is shown on the First Edition Ordnance Survey maps dated 1863. The site and adjacent farm steading are shown to be relatively unchanged since the earliest record. The farm steading is noted to have been changed, likely the historic structure was demolished and replaced with the steading that is now present. The warehouse of the landscaping company to the southeast of site is absent and due to its modern construction, was likely erected in the 2010's.

Little change is recorded in the wider area, with the exception of the relatively recent M8 to the west and the expansion of the industrial estate and Inchinnan to the east.

2.4 SITE NEIGHBOURS

Immediately adjacent to the southeastern site boundary is the farm steading of East Fulwood Farm, with the courtyard beyond. Further southeast is the parking area and warehouse of a local landscaping firm.

Immediately south of the site is the garden of East Fulwood Farm, with small paddocks beyond.

The Lin Burn flows north to south along the northwest and western site boundary, with agricultural fields beyond.

Immediately north of the site is the road bridge over the Lin Burn which connects to the fields north of the site.

2.5 HYDROLOGY AND DRAINAGE

The Lin Burn is the closest watercourse to the site. This watercourse is fed by the fields north of site and has a catchment of 5.03km^2. The burn is culverted at numerous locations along its course and generally lies within a steep-banked trapezoidal channel. Approximately 440m south-southeast of the site, the Lin Burn comes to confluence with the River Gryffe.

The River Gryffe, which is a tributary of the Black Cart Water and the River Clyde further downstream flows from west to east originating from Loch Thorn and the Gryffe Reservoirs 20km upstream of the site.

During the site walkover, the channel bed of the River Gryffe was noted to be generally flat with gravel and cobbles present. The banks of the watercourse are earthen and well-defined.

The Black Cart Water is fed by the hills of Clyde Muirshiel some 14km southwest of the site. It is additionally fed by runoff from the fields and by tributaries along its course towards the River Clyde.

2.5.1 SEPA Flood Map

The Scottish Environment Protection Agency (SEPA) has produced 'Flood Maps' for the local area. These maps are enhanced and show potential flooding from coastal, rivers (fluvial) and surface water (pluvial) sources. In addition, the maps provide a breakdown of flood likelihood in broad agreement with the Scottish Planning Policy Risk Framework.

A review of the maps indicate that the site is within the Medium to Low Likelihood of fluvial flood risk, with a High Likelihood of fluvial flooding immediately adjacent to the northwestern boundary.

There is no likelihood of surface water flood risk at site, according to the SEPA flood maps.

There is no likelihood of coastal flood risk at site, however, a high likelihood of coastal flood risk is present along the course of the Lin Burn in the immediate vicinity of site, and along the River Gryffe and the Black Cart Water in the wider vicinity. This indicates that there is coastal/tidal influence on the water levels at site.

There is no likelihood of flood risk from any source on the access road or Houston Road as it heads east.

SEPA makes the following statement about the Flood Map:

> *"The river flood map was developed using a nationally consistent approach to producing flood hazard information, such as depth of water and speed of flow arising from river flooding. It is based on a two-dimensional flood modelling method applied across Scotland to all catchments greater than 3km^2. The river flood map includes hydraulic structures and defences such as bridges, culverts and flood storage areas where appropriate information was available.*

and

> *The surface water flood map combines information on rainfall and sewer model outputs. It incorporates data from a national surface water study, a regional surface water study with increased resolution in selected areas and a Scottish Water sewer flooding assessment."*

The flood map should be treated with caution and SEPA makes the following general comment:

> *"The flood maps are designed to provide a community level assessment of flooding and its impacts. They model flooding at a national scale. As with any approach of this scale, there are limitations and assumptions made to enable modelling and a consistent approach to be applied across Scotland. Limitations arise from the data used to create the maps, the modelling techniques applied and the ability to incorporate datasets from local studies into a national approach."*

Additional background details of the SEPA flood map can be found on the SEPA website: http://www.sepa.org.uk/flooding/flood_maps.aspx

2.5.2 Scottish Water Assets

From a review of Scottish Water asset plans there are no known Scottish Water drainage assets in the vicinity of the site with the nearest assets being along Barnsford Road A726 1km east of site.

A trunk water supply main runs adjacent to the Lin Burn upstream of site and along the access road. A visible washout is located upstream of the bridge adjacent to the site's northern boundary.

An abandoned pipe is present along the northern edge of Houston Road south of site, evidence of which is visible upstream of the Houston Road bridge over the Lin Burn.

The Scottish Water assets plans are included in the Appendix.

2.6 GEOLOGICAL SETTING

The following summary of the solid and superficial geology of the site is based on a review of the British Geological Survey (BGS) Geology of Britain Viewer[2].

The underlying superficial deposits are recorded to comprise gravel, sand and silt of Devensian age raised tidal flat deposits.

The bedrock at site is recorded to comprise a mix of the Lower Limestone Formation and Limestone Coal Formation.

2.7 FLOOD DEFENCE WORKS

There are no known flood defence works within the vicinity of the site.

[2] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

3 FLOOD RISK ASSESSMENT

3.1 GENERAL

Flooding occurs when the amount of water arriving on land exceeds the capacity of the land to discharge that water (by infiltration, overland flow, groundwater rise or a failed drainage system). It can occur on any level or near-level areas of land but the main concern in inland areas is with land adjacent to watercourses (fluvial flooding) and the possibility of overland flow (surface water flooding).

3.2 COASTAL FLOOD RISK

3.2.1 Coastal Flood Boundary Conditions for the UK (2018)

A review of the Coastal Flood Boundary Conditions for the UK: Update 2018 was undertaken, and the September 2020 dataset was utilised following download from data.gov.uk[3]. The data was downloaded and used under Open Government License V3.0.

The nearest node to the site lies on the River Gryffe, within the Clyde Estuary section of the dataset. The node is situated at the confluence of the Lin Burn and the River Gryffe, some 430m south of the site. The Coastal Design Sea Level – Coastal Flood Boundary (CDSL-CFB) Extreme Sea Level Estuary layer was examined and data for the node at Chainage 1806_51 was adopted. The dataset includes the extreme sea level values for still water sea levels and are based on 2017/18 topographic data for boundary outlines.

Confidence levels provide allowances for uncertainty. The 2.5% and 97.5% confidence levels associated with an extreme sea level estimate are the values such that, in the interval between these values, there is a 95% probability of observing the true extreme sea level. This interval is often referred to as the 95% confidence interval and is commonly used to quantify the uncertainty associated with parameter estimates of a statistical model. The 2.5% and 97.5% confidence levels are provided and referred to as 'C1_' and 'C2_' respectively.

Table B below summarises the dataset entry for the node at Chainage 1806_51:

Is study area within estuary areas?	Adopted Chainage point	*Allowance for Uncertainty - c1 (2.5%) Confidence Level (mO.D.)*		Coastal Design Sea Levels - Coastal Flood Boundary Extreme Sea Levels Estuary (mO.D.)		*Allowance for Uncertainty - c2 (97.5%) Confidence Level (mO.D.)*	
Yes	**1806_51**	c1_T1	3.68	T1	3.73	c2_T1	3.78
		c1_T2	3.85	T2	3.91	c2_T2	3.97
		c1_T5	4.06	T5	4.14	c2_T5	4.23
		c1_T10	4.18	T10	4.29	c2_T10	4.40
		c1_T20	4.30	T20	4.44	c2_T20	4.60
		c1_T25	4.34	T25	4.49	c2_T25	4.67
		c1_T50	4.44	T50	4.63	c2_T50	4.85
		c1_T75	4.49	T75	4.70	c2_T75	4.98
		c1_T100	4.50	T100	4.73	c2_T100	5.03
		c1_T150	4.52	T150	4.77	c2_T150	5.12
		c1_T200	4.54	T200	4.81	c2_T200	5.19
		c1_T250	4.54	T250	4.83	c2_T250	5.24
		c1_T300	4.56	T300	4.86	c2_T300	5.28
		c1_T500	4.58	T500	4.92	c2_T500	5.40
		c1_T1000	4.61	**T1000**	**5.01**	c2_T1000	5.59
		c1_T10000	4.68	T10000	5.03	c2_T10000	6.47

Application of Climate Change Allowance - (using Table 3 from SEPA Guidance for Clyde River Basin) (m)
0.85

T1000 plus Climate Change Allowance (mO.D.):
5.86

Table B: Extreme Sea Levels and Climate Change Allowance

[3] https://data.gov.uk/dataset/73834283-7dc4-488a-9583-a94.8320072d9a9d/coastal-design-sea-levels-coastal-flood-boundary-extreme-sea-levels-20184

As can be seen from Table B, the T1000 Tide extreme sea level within the Clyde Estuary has been predicted at 5.01mOD. A review of the project commissioned spot height data indicates that the majority of the site is at or above 5.66m OD. This puts the site entirely outwith the 1 in 1000-year tidal event floodplain.

Application of the SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning[4] guidance puts the site within the Clyde River Basin Region, with a corresponding sea level rise allowance of 0.85m, up to year 2100. It should be noted that SEPA recommend that an additional allowance of 0.15m per decade after the year 2100 be applied where the design life of a development is known to extend beyond that date. Assuming a design life up to year 2100 the peak extreme sea level estuary level for the site would be 5.86mOD. The inclusion of climate change to the 1 in 1000-year tidal level would impact the northwestern edge of the site, however, depths are less than or equal to 200mm.

3.2.2 Assessed Risk of Inundation from the Sea

The site is situated inland of the Firth of Clyde and is protected by the canalised Black Cart Water and heavily modified River Clyde.

The distance from the estuary mouth with the Firth of Clyde will limit tidal, wave and wind fetch from generating significant waves.

The northwestern edge of the site is considered to be at **Low to Medium Risk** of coastal flooding from an isolated extreme sea level coastal event.

The remainder of the site is at **Little or No Risk** of flooding from coastal sources.

Hydraulic modelling of the Tidal conditions at the site are discussed in full in Section 3.7 below.

3.3 JOINT PROBABILITY

The analysis was undertaken using the DEFRA / Environment Agency (EA) Flood and Coastal Defence R&D Programme Technical Reports FD2308/TR1, FD2308/TR2 and FD2308/TR3. These reports look at Joint Probability: Dependence Mapping and Best Practice, Use of Joint Probability Methods in Flood Management and Joint probability: Dependence between extreme sea surge, river flow and precipitation. Together these technical reports provide a robust methodology and approach to the assessment of Joint Probability and form the current guide to best practice for this assessment.

The first variable was established as the peak flow rate of the River Gryffe for a range of eleven (11) return periods: 1 in 1-year, 1 in 2-year, 1-in 5-year 1 in 10-year, 1 in 20-year, 1 in 50-year, 1 in 75-year, 1 in 100-year, 1 in 200-year, 1 in 500-year and 1 in 1000-year. The peak flow estimations for each return period were carried out using the Revitalised Flood Estimation Handbook, Version 2.3 (ReFH2.3), which calculates the peak flow estimation from the Flood Estimation Handbook Web Service (FEH13) Catchment Descriptors.

The second variable was established as the peak still extreme sea level for the same return periods. The data was taken from the Coastal Design Sea Level – Coastal Flood Boundary Dataset (April 19) and applied to the DEFRA/EA Skew Surge Joint Probability Method. The results of the assessment are shown in Table B in Section 3.2.1 above. As the tidal sequence is applied for the peak sea level assessment, the number of records / years for the joint probability assessment was set at 707.

The Correlation Factor (CF value) for the 1 in 1000-year event used the 1 in 500-year values from Table 3.6 of the DEFRA/EA R&D Technical Report FD2308/TR1 (pg38). This is the most severe storm event considered under the current guidance and extrapolation was not considered a feasible approach. Thus, the correlations will be approximate.

---

4 https://sepaweb.maps.arcgis.com/apps/webappviewer/index.html?id=a01f82dbc66145f4a4b558d7b840f51a&extent=-2086266.4068%2C6926044.231%2C1044594.2717%2C9056497.0833%2C102100

The level of dependence for the relationship between river flow and surge was taken from Figure 2 in the DEFRA/EA R&D Technical Report FD2308/TR2 (pg22). The nearest river station to the site was taken as Station 84011 – Gryffe at Craigend (NGR NS414663). The River Gryffe at Craigend is noted to be Well Correlated in the level of dependence between river flow and surge. This level of dependence has been adopted for the simple desktop joint probability assessment. The CF value for the 1 in 1000-year event was calculated at CF = 182.

The results of the simple desk study joint probability analysis are shown in Table 1, included in the Appendix.

A review of Table 1 shows that the 1 in 1000-year peak flow estimation of the River Gryffe (317.21m^3/s) has a joint exceedance return period peak sea level of 0.69mOD, which is less than a peak tide of a 1 in 1-year tidal event. This means that a 1 in 1000-year fluvial storm event (Q1000) is not likely to occur during any tidal storm event. Conversely, a 1 in 1000-year tidal storm event (T1000) is likely to coincide with a 1 in 1-year fluvial event (Q1) of 50m^3/s.

Under less severe fluvial storm events such as the Q200 and Q500, the corresponding tidal event remains less than 1 in 1-year and vice versa.

3.4 SURFACE WATER

Topographic maps, LiDAR data and project commissioned spot height survey data were interrogated to determine general overland flow pathways for the site and the surrounding area. The general indicative overland flow pathways are shown on Figure 4, which is included in the Appendix.

Within the site, overland flow pathways stem from the access road and flow west across the site. The local landform will prevent ponding within the site.

Overland flow from the adjacent fields will be prevented from entering site by the raised road and the Lin Burn.

It is therefore considered that the site is at **Little or No Risk** of surface water flooding.

It is understood that any proposed development will comply with Renfrewshire Council requirements for Sustainable Drainage Systems (SuDS), if applicable.

3.5 LOCAL DRAINAGE

No drainage infrastructure currently serves the site. Standard roof drainage was noted to be in place along the southeast boundary, servicing the farm steading. No road drainage at site or along the access road was evidenced during the site walkover inspection.

In the event of the adjacent roof drainage becoming blocked, some nuisance water may wash onto site. The gentle slope of the landform and the lack of ponding-supporting topography will mean that any such water will wash across the site as shallow overland flow and fall into the Lin Burn before being carried away from site.

Standard field drainage is expected to be in place in the neighbouring fields. This drainage will discharge into the Lin Burn and not directly impact the site. Any upwelling from damaged field drains will be prevented from entering site by the raised road deck and the presence of the Lin Burn.

A failure in road drainage along Houston Road leading to upwelling at the gullies may result in shallow overland flow onto the southernmost extent of the farm access road. This flow will wash across the access road due to the lack of kerbing and infiltrate into the soils of the fields.

Due to the site's sloping topography towards the watercourse and the lack of significant drainage infrastructure within the site or surrounding area, the site is assessed to be at **Little or No Risk** of flooding from a failure in drainage systems.

3.6 GROUNDWATER RISE

Given the presence of historic Made Ground and the underlying superficial deposits of alluvium, there is potential for perched groundwater beneath the site.

The groundwater in close proximity to the Lin Burn is likely to be in hydraulic continuity with the watercourses, but the extent will be extremely limited due to the narrow profile of the burn.

Site commissioned survey spot height data records the bed of the Lin Burn to be at around 3.0mOD, with the lowest site level around 5.66mOD. This gives at least 2.66m between the site level and the bed of the burn.

Local superficial groundwater will be impacted by the Lin Burn, however the site is considered to be at **Little or No Risk** of isolated Groundwater rise. Groundwater may be present at shallow depth and encountered during any further excavation.

3.7 FLUVIAL FLOOD RISK

3.7.1 General

Fluvial flood risk in the vicinity of the site arises primarily from the interaction of the Lin Burn and the River Gryffe.

The hydrological analysis uses modified Flood Estimation Handbook Web Service data (FEH13) together with the Hydrologic Engineering Centre's River Analysis System (HEC-RAS), developed by the U.S. Army Corps of Engineers (USACE). HEC-RAS Version 6.1. HEC-RAS provides appropriate 2D hydraulic flood modelling capabilities for the determination of flood routing, overland flow conveyance and flood storage.

Whilst the current HEC-RAS model (6.1) does allow for infiltration, no infiltration losses were applied to this model.

3.7.2 Model Domain

The two-dimensional (2D) flow area for the model covers an area of 3.72km^2. The model domain was established to be inclusive of all floodplain and potential overland flow pathways that could impact the site and site neighbours from the three watercourses. The extent of the model domain is shown on Figure A.

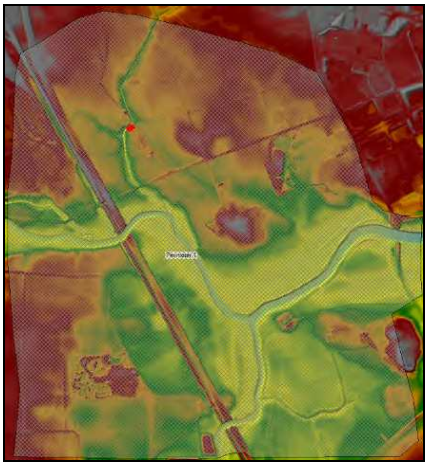


Figure A – Model domain

3.7.3 Digital Terrain Development

A digital terrain was developed in HEC-RAS using the following terrain data:

- Scottish Remote Sensing Portal 0.5m Phase 5 LiDAR DTM data set (NS46 NW & NE tiles);
- TLW GS08 Leica Geosystem Survey Staff and Net Rover Spot Heights – March 2022.

The existing terrain is a composite terrain surface generated from the RAS Mapper functionality within HEC-RAS 6.1. The LiDAR forms the basis of the topographic data and the channel profiles were refined by supplementing the LiDAR data with the project commissioned spot height survey data. This allowed for a more accurate representation of the channels. Figure B shows an extract of the final existing terrain used for the hydraulic modelling.

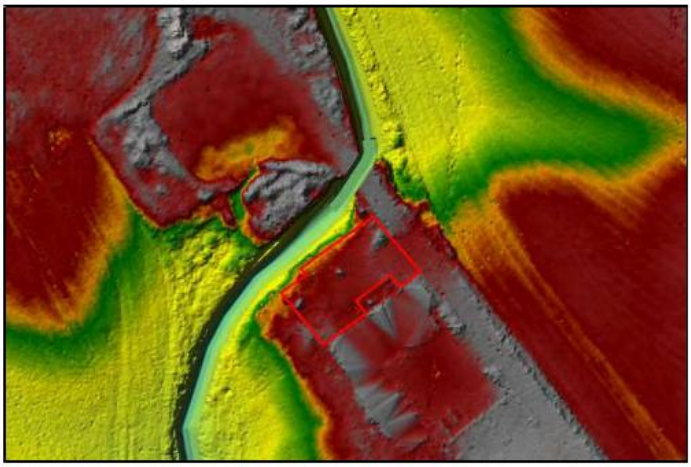


Figure B – Existing Terrain Model

3.7.4 Contributing Catchments

Catchment descriptors for the three watercourses were obtained from the Flood Estimation Handbook Web Service (FEH13).

Catchments for the River Gryffe and Black Cart Water could not be generated in the vicinity of site owing to them being considered tidal catchments at this location under the FEH methodology. Thus, in order to capture suitable fluvial catchments for these watercourses, the closest upstream catchments were extracted and extended to encompass their catchment area up to the vicinity of the site. Due to the areal alterations being greater than 10% of each catchment's area, alterations to other catchment descriptors was necessary. The revised catchment descriptors for the Gryffe and Black Cart are included in the Appendix.

The River Gryffe originates from Loch Thorn and the Gryffe Reservoirs some 20km upstream of the site. The revised River Gryffe catchment is 144.54km^2 in extent.

The Black Cart Water is initially fed from the hills and moors of Clyde Muirshiel Regional Park as the runoff flows into the Lochwinnoch lochs. The Black Cart is additionally fed by runoff from the fields and burns along its course towards its confluence with the River Clyde. The revised Black Cart Water catchment is 139.97km^2 in extent.

From review of topographic data, the representation of the Lin Burn catchment was considered accurate and its catchment descriptors were applied without any change. The Lin Burn catchment is 5.04km^2 in extent.

The revised catchment extents are shown on Figure 5, which is included in the Appendix.

3.7.5 Inflow Boundary Condition

Gauging station data for the Craigend Gauge was reviewed for the River Gryffe. The National River Flow Archive[5] indicates the gauge to lie some 4.4km west of the site at NGR NS 41476 66362. A review of the gauging station records a maximum observed flow of 142.03m^3/s since its earliest records in 1963.

There is also a SEPA gauging station on the Black Cart Water at Milliken Park (NGR NS 41122, 62025), upstream of the site. This station records a maximum observed flow of 110m^3/s since its earliest records in 1963.

[5] https://nrfa.ceh.ac.uk/

In each instance, the gauging stations are located significantly upstream of site and the highest recorded flows of each are lower than the estimations calculated using the methodologies described below.

Catchment descriptors from the Flood Estimation Handbook web service (FEH13) were used to calculate the peak flow estimation for the contributing catchments and are included in the Appendix.

The peak flow estimation was calculated using the following methodologies:

- FEH Statistical;
- Revitalised Flood Hydrograph, Version 2.3 (ReFH2.3); and
- FEH Rainfall Runoff.

The results of the flow estimations found that the FEH Rainfall Runoff was the most conservative of the methodologies.

Table 2, in the Appendix provides a summary of the design storm event peak flow estimations under various methodologies. Table 3 provides a suite of peak flow estimations under a variety of storm events using the FEH Rainfall Runoff methodology.

The inflow boundary conditions were applied as hydrographs with energy gradients calculated from the terrain.

3.7.6 Climate Change Allowance

A review of the SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning web map[6] shows that the site lies within the Clyde River Basin Region and in the West Rainfall Uplift Region.

As per the SEPA guidance, the applicable Climate Change Allowance (CCA) for the Lin Burn is an increase of 55% on Peak Rainfall Intensity due to the catchment size being less than 30km^2.

As per the SEPA guidance, the applicable Climate Change Allowance (CCA) for the River Gryffe and Black Cart Water is an increase of 44% on Peak River Flow due to the catchment sizes being greater than 50km^2.

Table B, below, lists the corresponding peak flow estimates for the watercourse.

	1 in 1000-year flow	1 in 1000-year plus Climate Change Allowance (CCA)
Lin Burn	14.55	24.78
River Gryffe	317.21	456.78
Black Cart Water	374.55	539.35

Table B – Peak inflow rates

The 1 in 1000-year and 1 in 1000-year plus climate change allowance inflow hydrographs are shown on Figures 6 to 8, which are contained within the Appendix.

3.7.7 Downstream Model Boundary

The downstream model boundary condition is set to a time/stage relationship representing a typical tidal sequence within the Clyde Estuary. The was included in the model as a stage hydrograph to represent the influence of the tide on this point of the watercourses.

[6] https://sepaweb.maps.arcgis.com/apps/webappviewer/index.html?id=a01f82dbc66145f4a4b558d7b840f51a&extent=-2086266.4068%2C6926044.231%2C1044594.2717%2C9056497.0833%2C102100

The MIKE21 Tidal Prediction mode, by DHI, was used to generate a typical 3-day tidal sequence as close to the site as possible. The tidal sequence was then modified to provide coincident peaks between the fluvial discharge from the River Gryffe and peak tide. This is a conservative estimation, as the likelihood of coincident peaks is low.

The tidal sequence was then adapted to match the peak water levels from the Coastal Flood Boundary Dataset, with a baseline fluvial scenario peak water level of 3.73m OD, which equates to a 1 in 1-year tidal storm event.

Finally, the tidal sequences were adjusted using the Simplified Harmonic Method for the storm surge profile at the nearest Admiralty Port, Rothesay Dock, Clydebank.

Additional tidal sequence levels corresponding to the 1 in 1-year plus Climate Change Allowance and the 1 in 1000-year extreme sea level with and without Climate Change Allowance, were also assessed.

The downstream boundary was applied at the downstream extent of the modelled domain across the River Gryffe. The modelling software calculates separate water surface elevations per cell face along the boundary condition line.

The downstream boundary condition was applied as a stage hydrograph and these stage hydrographs are shown on Figure 9, included in the Appendix.

3.7.8 Roughness Coefficient

A global Manning's n roughness coefficient value of 0.03n was applied to the whole domain. This value was derived from the mid-range for short-grassed pasture, which makes up the majority of the model domain. Where notable land use changes occur a separate Manning's n map layer was added to the model to reflect changes in land use. The Manning's n map layer overwrites the global Manning's n value and applied a new value corresponding to the terrain as can be seen below on Figure C.

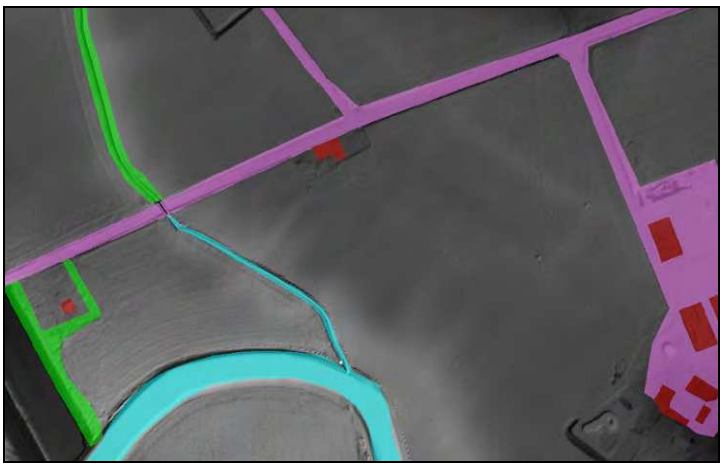


Figure C – Existing Manning's n Layer Extract

The Manning's roughness coefficients n values assigned to the polygons are summarised below in Table C:

Colour	Land Use Classification	Manning's n Value
Cyan	Channel	0.03
Green	Woodland/brush	0.07
Magenta	Road	0.013
Red	Building	0.1

Table C – Existing Manning's n values for hydraulic modelling

All Manning's n values are based on a review of aerial imagery, the site walkover inspection and are aligned to those described in Manning's n for Channels (Chow, 1959).

Manning's n values of 0.07n were applied to areas of more dense vegetation and brush coverings, or areas with mature stands of trees with branches outwith the flood zone. Road surfaces were attributed a roughness value of 0.013n for asphalt. The channel was set with a roughness value of 0.03n for clean, straight channels.

Where the existing buildings are present within the floodplain, a Manning's n roughness value of 0.1n was applied to the footprint of the building. This simulates the slowing of flow through vents, doors and other openings into the building. No terrain modifications were made to represent buildings within the model.

3.7.9 Structures

There are two structures present within the model domain, these being the bridge immediately upstream of the site and the Houston Road bridge downstream.

Each of these structures has been included in the model as a 1D (one-dimensional) feature, with a break line assigned perpendicular to flow to represent the overtopping weir. Each structure is set to a weir representing the overtopping level of the road, and an associated culvert barrel. The details of each structure are described below.

The upstream bridge has a 1.7m wide, 1.9m tall arched culvert orifice, with a weir set at the road deck level.

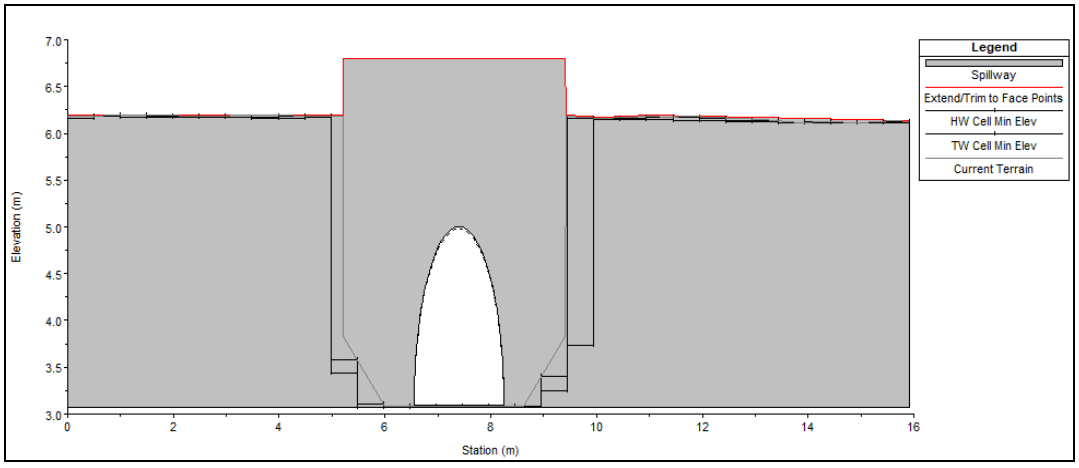


Figure D – 1D HEC-RAS Structure – Upstream Bridge

The downstream bridge has a 1.9m wide, 1.9m tall arched culvert orifice, with a weir set at the road deck level.

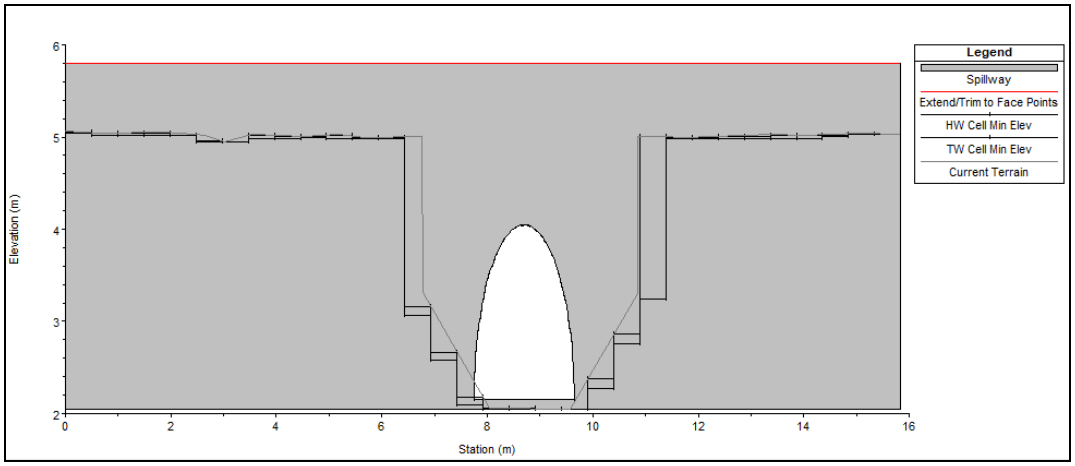


Figure E – 1D HEC-RAS Structure – Downstream Bridge

3.7.10 Computational Mesh

A 5m-by-5m computational mesh was assigned to the whole model domain. The profiles of the Lin Burn, River Gryffe and Black Cart Water were aligned through the use of central break lines and

lateral bank break lines. The break lines served to orientate the grid cells perpendicular to flow and to refine the mesh resolution along the channels.

Each channel is represented by a minimum of eight cells at any cross-sectional location, however this is not necessary for accurate representation of the channels, due to HEC-RAS recognising sub-grid topography/bathymetry and creating more than 1 result per cell.

Figure F below shows an extract of the geometry file including the computational grid around the site.

Figure F – Extract of 2D Geometry with Computational Mesh

3.7.11 Computational Time Step

A fixed 0.5 second time step was applied as the computational time step. The results of the modelled outputs were reviewed for Courant Number violations and velocity spikes which could indicate instability. No instabilities were found within the modelled outputs and the model time step was assessed to be appropriate. The model simulation was set to run for 24 hours of the predicted peak flow estimation hydrographs. The simulation time allows for all the peaks, both fluvial and tidal, to pass and for receding water levels to be observed throughout the domain.

Comparison with a finer timestep of 0.2 seconds found that water levels and other key outputs remained consistent, indicating that the adopted timestep of 0.5 seconds is considered suitable.

3.7.12 Mass Balance Errors

HEC-RAS tracks the cumulative mass balance error throughout the simulation window. Mass balance errors and water surface elevation convergence errors were checked to ensure model stability and that imbalances remained below reasonable thresholds, confirming compliance with Courant Number criteria.

The maximum recorded Mass balance error is 0.0145% for the percentage error, well within tolerances. Computational Reports recording Mass Balance Errors for the modelled scenarios are contained within the Appendix.

3.7.13 Equation Set and Default Parameters

Unsteady plan files were run using the Shallow Water Equations with Eulerian-Lagrangian approach to solving for advection, the SWE-ELM (original/faster) equation set. The SWE-ELM (original/faster) equation set was chosen for the model in order to account for inertial terms resulting from the multidirectional flow paths inherent in the modelled area.

All other parameters were set to default values.

3.7.14 Projection

All geospatial input and output data are projected using the OSGB 1936 British National Grid.

3.7.15 Sensitivity Analysis

To assess the model sensitivity to various parameters, a series of sensitivity analyses was undertaken with respect to the flow, roughness coefficient and downstream boundary conditions.

Analysis of the watercourse was undertaken with a variety of flow rates (1 in 200-year, 1 in 500-year, 1 in 1000-year and 1 in 1000-year plus Climate Change Allowance events). Profile lines were drawn at the locations shown on Figure G and maximum water surface elevations recorded and shown on Table D.

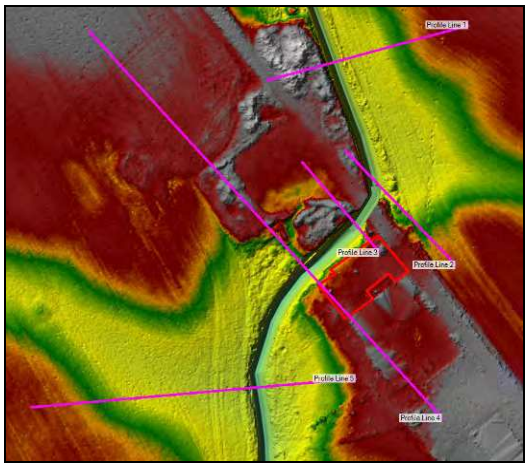


Figure F – Extract of 2D Geometry with Computational Mesh

Profile Line	Water Levels at site during fluvial storm events (m OD)				
	Q200	Q200+CCA	Q500	Q1000	Q1000+CCA
1	6.03	6.34	6.18	6.28	6.43
2	6.03	6.33	6.18	6.28	6.43
3	5.06	6.15	5.87	6.05	6.24
4	4.97	6.18	6.05	6.12	6.30
5	4.92	5.46	5.08	5.32	5.84

Table D – Flow Sensitivity Analysis

The variations in peak water level are in line with expectations. The 1 in 200-year flow is largely contained within the channel banks however, under more severe storm conditions, out of bank flows occur from higher water levels, leading to overland flow and inundation at site. The model is, therefore, not considered to be unduly sensitive to changes in peak flow. Figures 10 through 14 provide the extent of inundation during the considered storm events.

Analysis of the watercourse was undertaken with a +/-20% variation on the Manning's n values. The variation in maximum water surface elevation on the baseline scenario from the sensitivity analysis is up to 50mm at site. Such variation has negligible impact on the inundation extents at site. The model is, therefore, not considered to be unduly sensitive to changes in Manning's n value.

Further analysis of the watercourse was undertaken with variations on the downstream boundary condition. Analysis of the tidal impact was undertaken with a variety of tidal storm events (1 in 200-year with and without Climate Change Allowance, 1 in 500-year, 1 in 1000-year and 1 in 1000-year with and without Climate Change Allowance). Profile lines were drawn at the locations shown on Figure G and maximum water surface elevations recorded and shown on Table E:

Profile Line	Water Levels at site during fluvial storm events (m OD)				
	Q200	Q200+CCA	Q500	Q1000	Q1000+CCA
1	4.90	5.72	5.0	5.08	5.89
2	4.90	5.72	5.0	5.08	5.89
3	4.90	5.74	5.0	5.08	5.93
4	4.90	5.74	5.0	5.08	5.93
5	4.90	5.74	5.0	5.08	5.93

Table E – Tide Sensitivity Analysis

The variations in peak water level are in line with expectations. The tidal storm events are largely contained within the channel banks in the vicinity of site however, under the 1 in 1000-year plus Climate Change Allowance event, out of bank flows occur from higher water levels, leading to inundation at site. The model is, therefore, not considered to be unduly sensitive to changes in peak flow. The results of the tidal analysis in Section 3.2 are corroborated by hydraulic modelling.

Figures 15 and 16 provide the extent of inundation during the 1 in 1000-year tidal storm and the 1 in 1000-year tidal storm plus climate change scenario, respectively.

3.7.16 Velocity

Figure 17, contained within the Appendix records the maximum water velocities recorded throughout the model domain during the 1 in 1000-year fluvial storm event. As can be seen, maximum velocities throughout the domain are typically less than 1m/s. Highs of up to 5.26m/s are recorded in the vicinity of the large Barnsford Road and M8 structures, owing to the increase in velocity from passing through a constriction.

3.7.17 Froude Number

Figure 18, contained within the Appendix records the maximum Froude Number values throughout the model domain. Froude Numbers in excess of 1 are generally indicative of super-critical flow and have erosive potential, Froude Numbers of 1, or less, are generally indicative of sub-critical flow and have low erosive potential.

As can be seen from Figure 18, throughout the model the Froude Numbers are generally less than 1, indicating sub-critical flow and low erosive potential, as well as indicating a stable model. Froude Numbers in excess of 1 typically occur along the banks of the Black Cart water downstream of its confluence with the River Gryffe which may lead to erosion of the banks which is supported by observations made during the site walkover.

3.7.18 Courant Number

The maximum Courant Number values for the model were taken at time 6 hours and 30 minutes into the modelled run time; this is equivalent to the maximum inundation at the site. Courant Numbers are generally at or below 0.4 throughout the site and the immediate surrounding area. Courant Numbers less than 1 indicate stable model performance and sufficient timestep refinement to avoid any Courant Number violations in the hydraulic calculations. Courant numbers at or near 1 are associated with main channel flows, structures and areas of refined computational mesh grid sizes, such as within the channel of the Lin Burn.

A review of the Courant numbers confirms that the model is within acceptable tolerances, with all Courant values less than 3.0 as outlined in the HEC-RAS technical manual. This confirms that the timestep chosen is appropriate.

The maximum Courant Number values are shown on Figure 19, in the Appendix.

3.7.19 Model Results under Existing Conditions

As with all fluvial flood models, uncertainties remain that affect the relationship between flow rate and water level. The analysis must, therefore, be regarded as approximate whilst using the best available data at the time of reporting.

The 1 in 200-Year fluvial storm event constitutes the functional floodplain and should be avoided, whilst the 1 in 1000-year fluvial storm event constitutes the design storm event and influences design criteria.

The bridge immediately upstream of site constrains the peak flow in the channel and causes backing up of water, resulting in overtopping of the road and overland flow onto site through the site entrance. Flow entering site will wash across before falling back into the Lin Burn.

The peak water level during the 1 in 200-year fluvial event is recorded to be 6.03m OD at the site entrance, falling to 5.93m OD near the southern site corner.

The peak water level during the 1 in 1000-year fluvial event is recorded to be 6.27m OD at the site entrance, falling to 5.96m OD along the southwest boundary.

Elements of the site are at **Medium to High Risk** of fluvial flooding and lie within the functional floodplain, however, the expected depths are at or less than 70mm. The majority of the site is at **Low to Medium Risk** of fluvial flooding with depths up to 150mm within the site and up to 290mm at the site entrance.

Figures 10 and 13 show the fluvial inundation at site during the 1 in 200-year and 1 in 1000-year events, respectively.

3.7.20 Blockage Analysis

Under existing conditions, there are no sources that could significantly block the orifices of the two bridges. Thus, 15% and 30% blockages were considered reasonable for the sensitivity analysis if somewhat conservative. This was applied by reducing the span of the culverts, thus imposing a constriction to flow throughout the full hydrograph.

The blockage scenarios were considered for the both the 1 in 200-year and 1 in 1000-year fluvial storm events.

Under the 15% minor blockage scenario, the 1 in 200-year water levels at site rise by 20mm. Under the 30% major blockage scenario, the 1 in 200-year water levels rise by 170mm. The extent of inundation is not significantly increased under the minor blockage scenario. However, under the major blockage scenario, the vast majority of the site is inundated due to the overland flow path from the field to the northeast of site. Figures 20 and 21 provide the extent of inundation during the 1 in 200-year fluvial storm during the minor and major blockage scenarios, respectively.

Under the 15% minor blockage scenario, the 1 in 1000-year water levels at site rise by 50mm. Under the 30% major blockage scenario, the 1 in 1000-year water levels rise marginally by 90mm. The extent of inundation is not significantly increased under either of the scenarios.

4 DISCUSSION AND RECOMMENDATIONS

4.1 GENERAL

For new developments the acceptable risk of flooding should take into account various factors including risk to human health and the direct and indirect financial losses relating to flooding.

Under existing conditions, the risks from flooding at the site are defined as follows:

- The majority of the site is at **Little or No Risk** of flooding from an isolated extreme coastal flooding event. The northwest edge, adjacent to the Lin Burn, is at **Low to Medium Risk**.
- The site is at **Little or No Risk** of surface water flooding.
- The site is at **Little or No Risk** of flooding as a result of a failure in the local drainage network.
- The site is at **Little or No Risk** of isolated groundwater rise.
- The site entrance and along the southeast boundary are considered to be at **Medium to High Risk** of fluvial flooding. The majority of the site is at **Low to Medium Risk** of fluvial flooding from the Lin Burn.

While dry pedestrian and vehicular access and egress is compromised by functional floodplain, the anticipated depths will not be sufficient to prevent access to the site. Furthermore, this inundation on the access is limited to only the vicinity of site, with the remainder of the access road being free from flooding throughout all considered storm events.

4.2 DEVELOPMENT AND POSSIBLE FLOOD RESILIENCE MEASURES

The proposed redevelopment has been applied for under the land use classification 5, Most Vulnerable. To comply with this application, the following flood mitigation and flood resilience measures will be required to ensure there is minimal impact upon the flood storage, conveyance and risk to the proposed re-development and site neighbours.

The following design measures are required:

- No land raising within the functional floodplain within the site;
- A Final Ground Floor Level of 6.57mOD is recommended (providing a 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event for the development).
- Use of Flood Resilient construction methods and materials for new building(s);
- Locating electrical equipment outwith estimated peak water surface elevations at a minimum of 6.87m OD, allowing for 600mm freeboard;
- Mandatory registration with SEPA Floodline for flooding alerts;
- Installation of bespoke flood monitoring alarm system to initiate site flood evacuation plan.

4.3 PHYSICAL WORKS ASSOCIATED WITH THE EXISTING WATERCOURSE

In relation to flood risk, the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) may be affected by the development of the site. No earthworks shall be carried out within the banks of the Lin Burn without prior consultation with SEPA and the application of the relevant licensing guidance in relation to CAR.

Any construction works will likely require sediment control for surface water runoff to ensure watercourses are not impacted by increased sediment load as a result of construction activities. A pollution prevention plan or surface water management plan for construction may also be required. Early consultation with SEPA is recommended in relation to any proposed construction works to ensure compliance.

4.4 EFFECTS ON SITE NEIGHBOURS

The specifics of the proposed development are not known at this time. Due to the presence of existing made ground and impermeable surfaces, the proposed development cannot increase the hardstanding at site and therefore will not increase runoff. Any new buildings may present an obstruction to overland flow routes and this should be accommodated into the design and drainage management so as not to force water onto the adjacent property to the southeast.

The provision of Sustainable Drainage Systems will have a neutral or better impact on runoff from the site, as runoff will be attenuated to greenfield runoff rates which will be equal to or better than the existing conditions.

With a careful and considered approach, the development can achieve an overall neutral impact on the site neighbours.

4.5 OVERALL FLOOD RISK ASSESSMENT CONCLUSION

The Scottish Planning Policy notes that new developments should be free from significant flood risk from any source and that such development should not:

- materially increase the probability of flooding elsewhere;
- add to the area of land which requires protection by flood prevention measures;
- affect the ability of the functional floodplain to attenuate the effects of flooding by storing flood water;
- interfere detrimentally with the flow of water in the floodplain; or
- compromise options for future river management.

It has been established that parts of the site lie within the functional floodplain. Given that the access road to the site allows pedestrian and vehicular access during the design storm event, development of areas outwith the functional floodplain can be considered to be in line with the broad principles of Scottish Planning Policy.

Mandatory registration with the SEPA Floodline will be required as will the installation of a flood monitoring / alarm system in conjunction with a site evacuation plan and operation and maintenance policy highlighting flood risk responsibilities and mitigation actions. Bedrooms should not be located on the ground floor of any proposed residence, whether permanent or holiday, and it is recommended that flood resilient materials be used for the construction.

-oo000oo-

Terrenus Land & Water Ltd wishes to thank the Client Lyndsey Martin and Messrs Mabbett & Associates Ltd for the opportunity to prepare this report and trust that it meets with your requirements. However, should you wish to discuss the contents of the report then please do not hesitate to contact the undersigned.

Signed for and on behalf of

Terrenus Land & Water Ltd

[redacted]

Douglas Aitken

Director

[redacted]

William Hume

Director

APPENDICES

FIGURES

Site Location

Renfrewshire County Boundary

Atlas

Site Boundary

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Site Location Plan

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	1

Spot Heights

Site Boundary

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

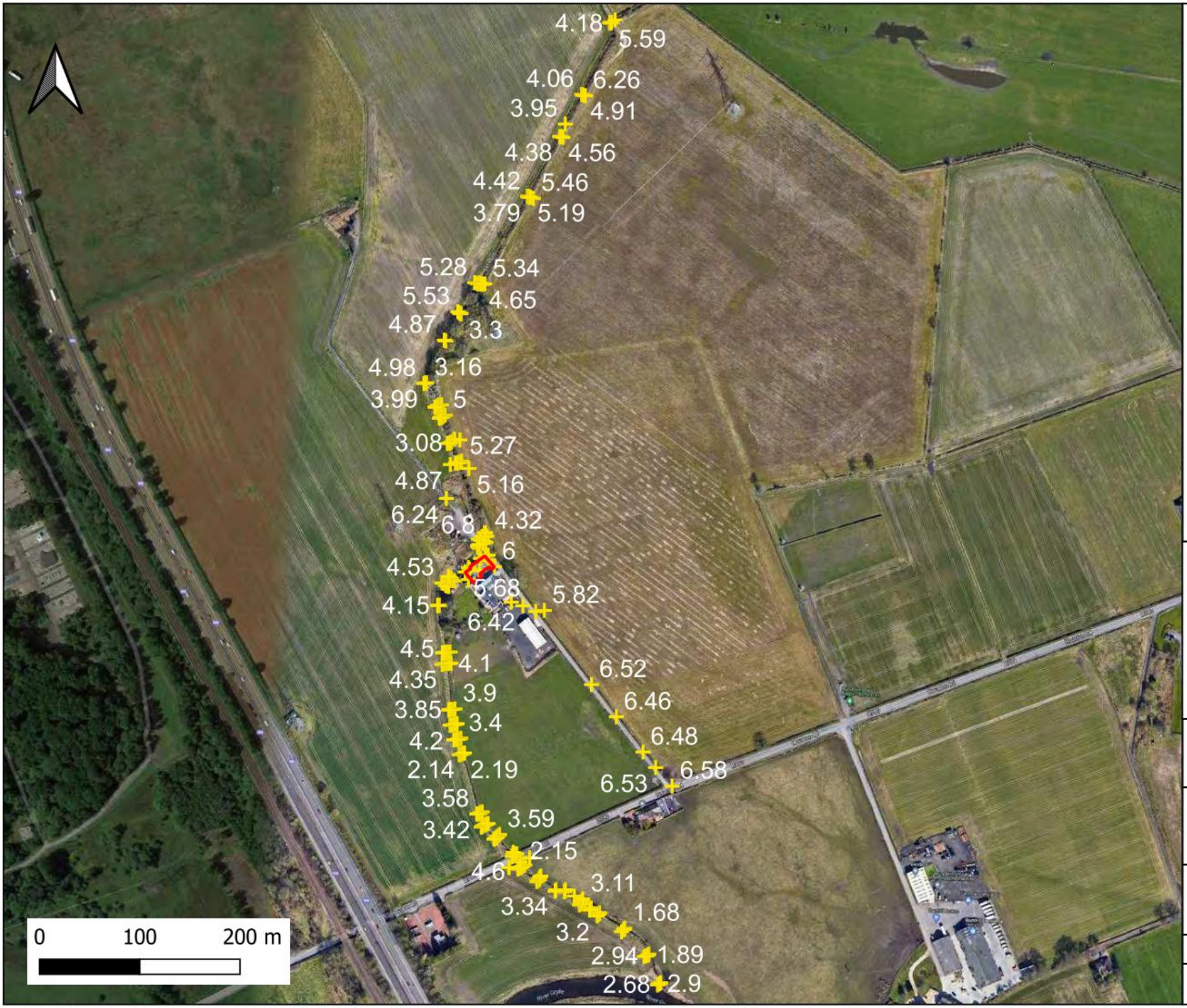
Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Spot Heights Survey

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
17/03/22	2A



Site Boundary

Spot Heights

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Spot Heights Survey

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 17/03/22

Figure: 2B

Site Boundary

Comparison Points

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Survey Comparison Points

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
17/03/22

Figure:
3

Site Boundary

Flow Accumulation

HIGH

LOW

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

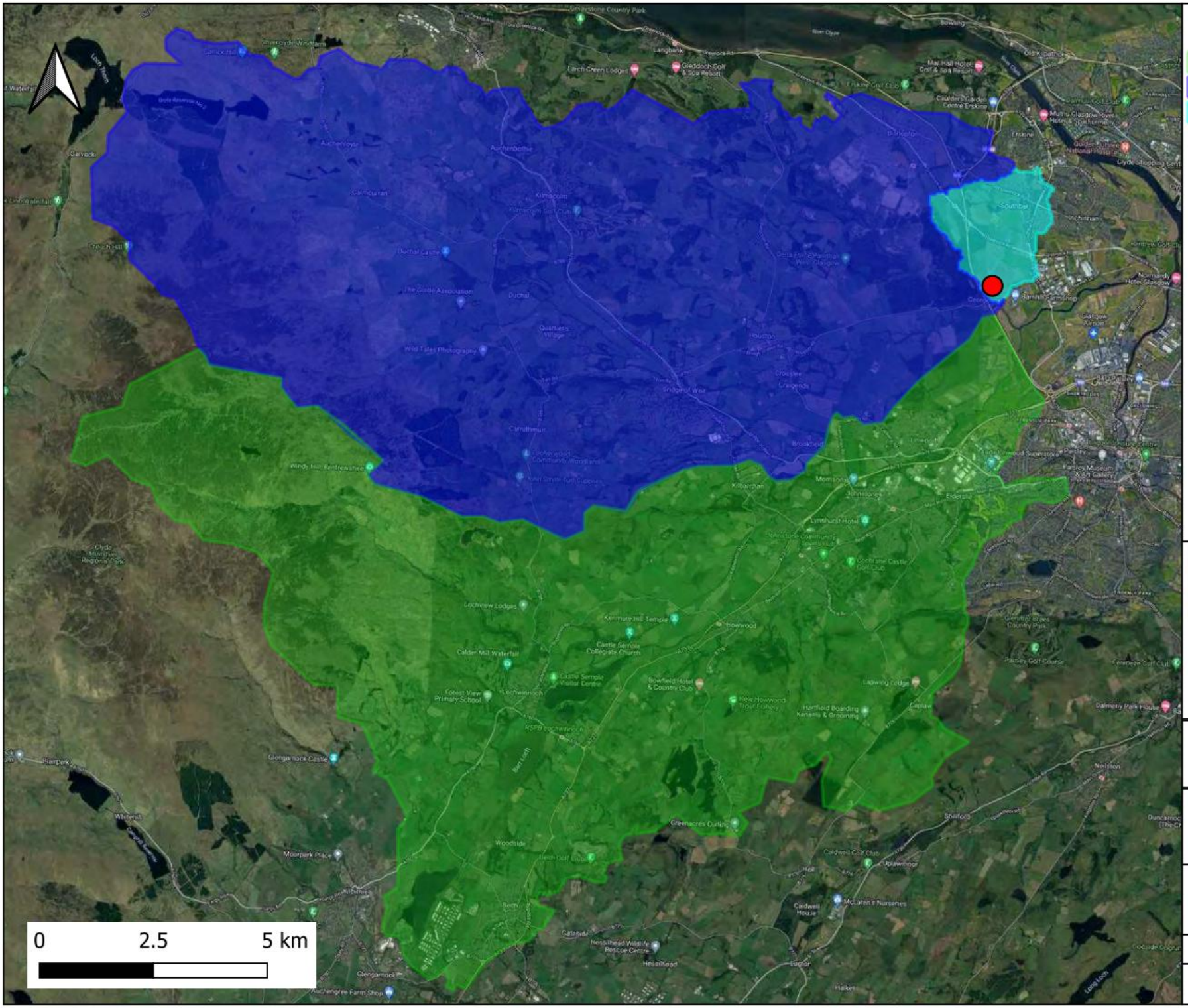
Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Flow Accumulation Pathways

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 15/03/2022

Figure: 4



Site Location
Black Cart Catchment
Gryffe Catchment
Lin Burn Catchment

Google Satellite Hybrid

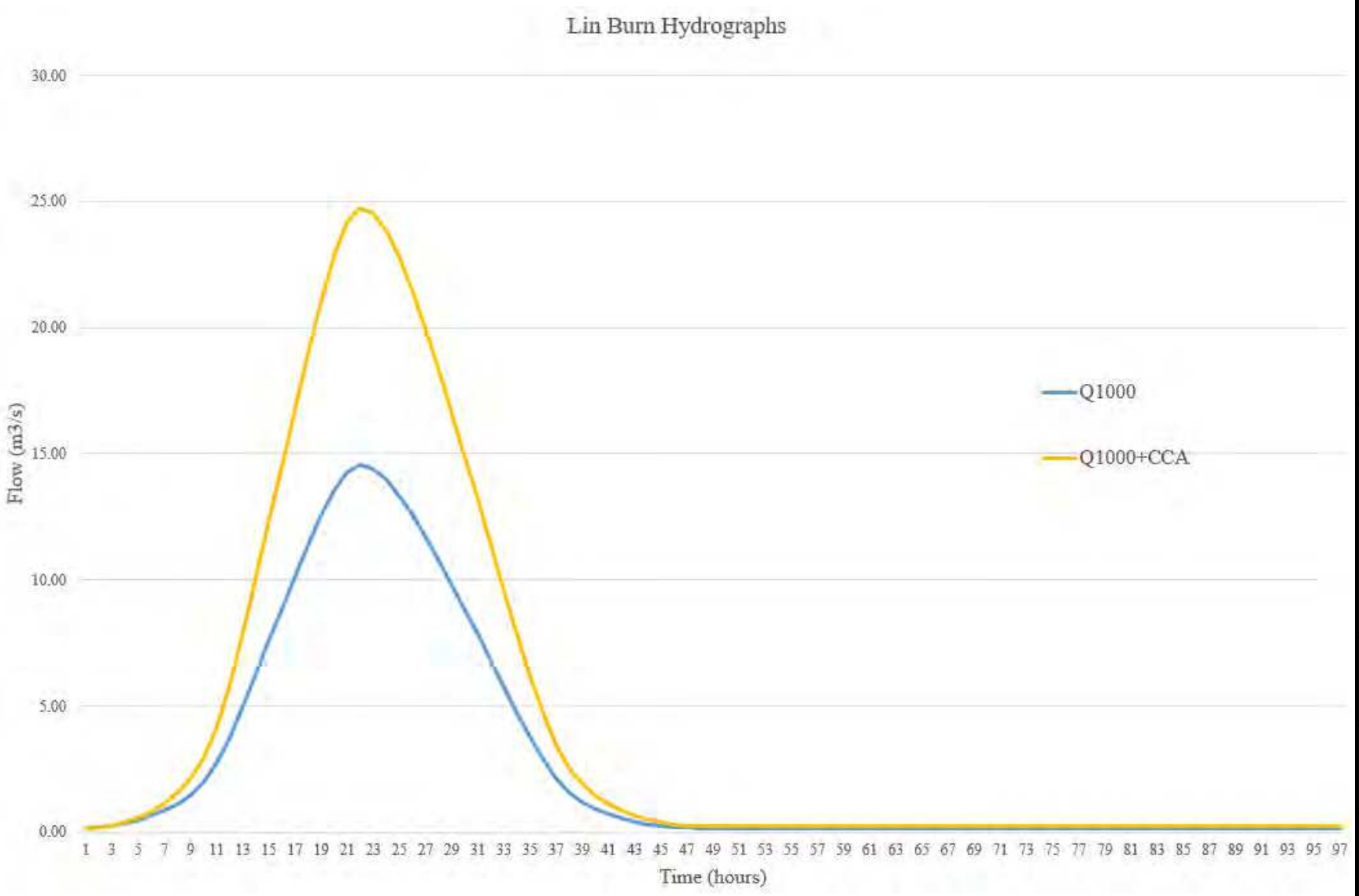
terrenus land&water
Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Catchment Analysis

Drawn:	Checked:	Approved:
JS	DA	DA
Date: 15/03/2022	Figure: 5	



terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

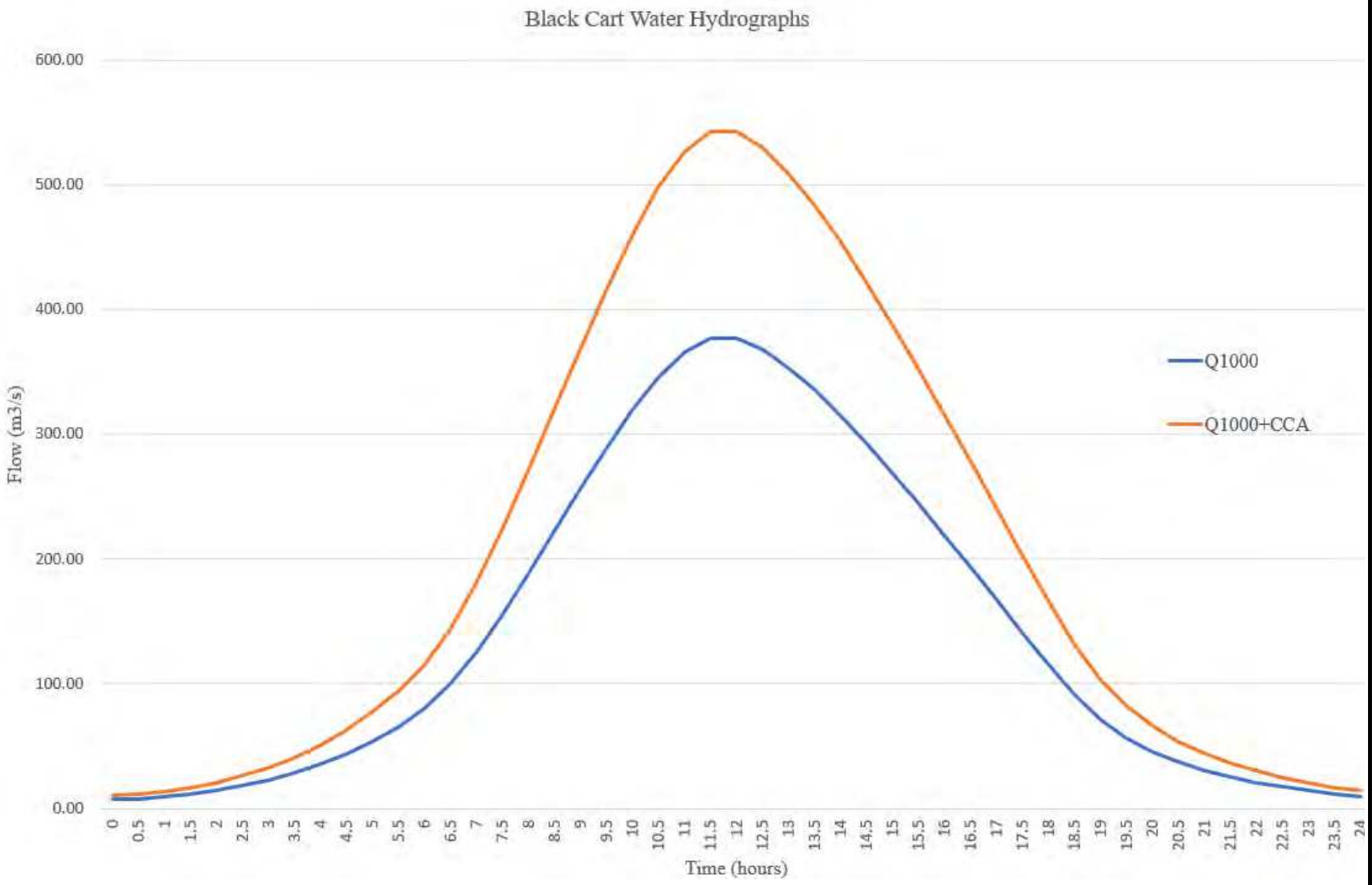
Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Lin Burn Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
6



Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

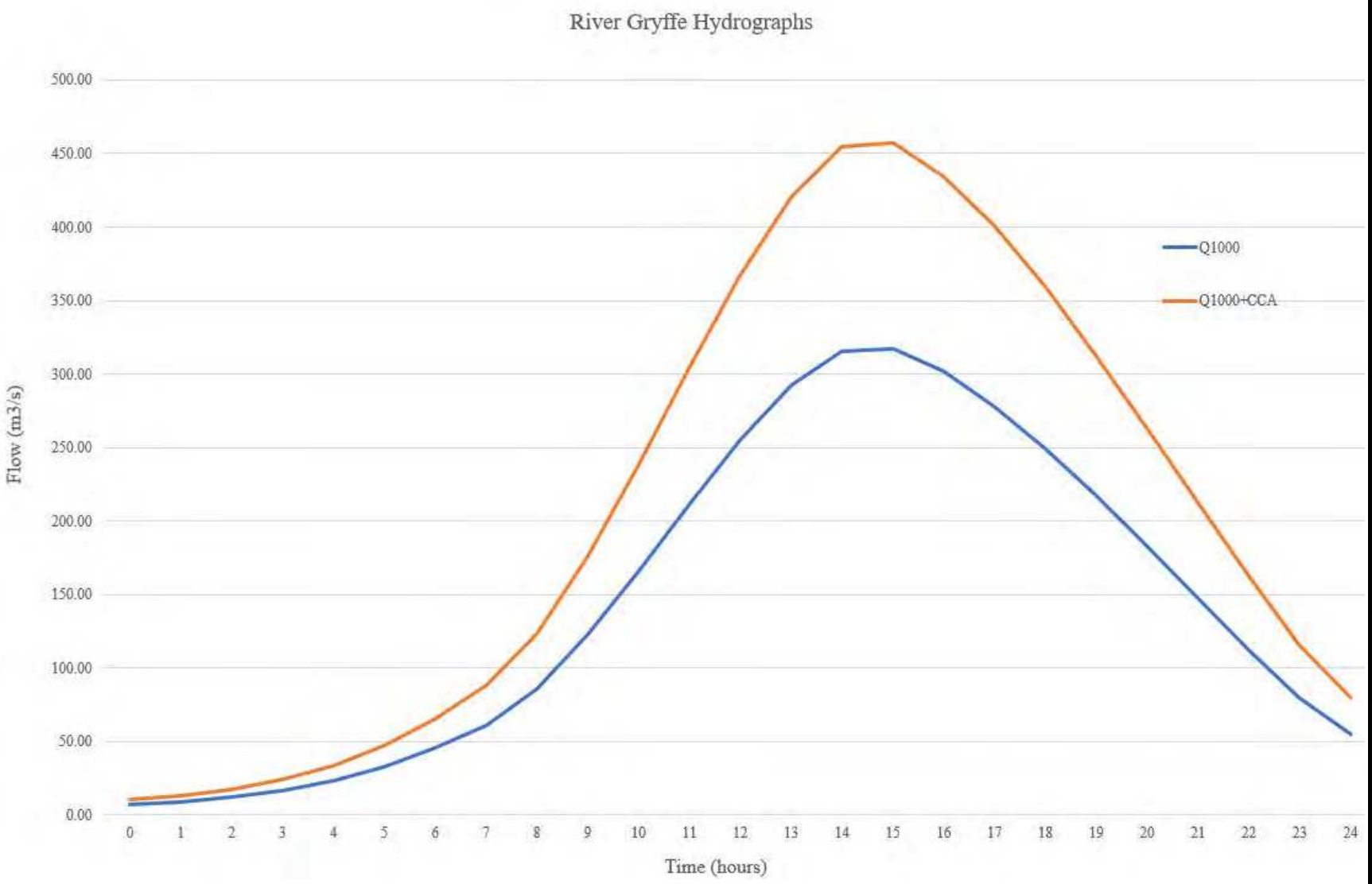
Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Black Cart Water
Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
7



terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

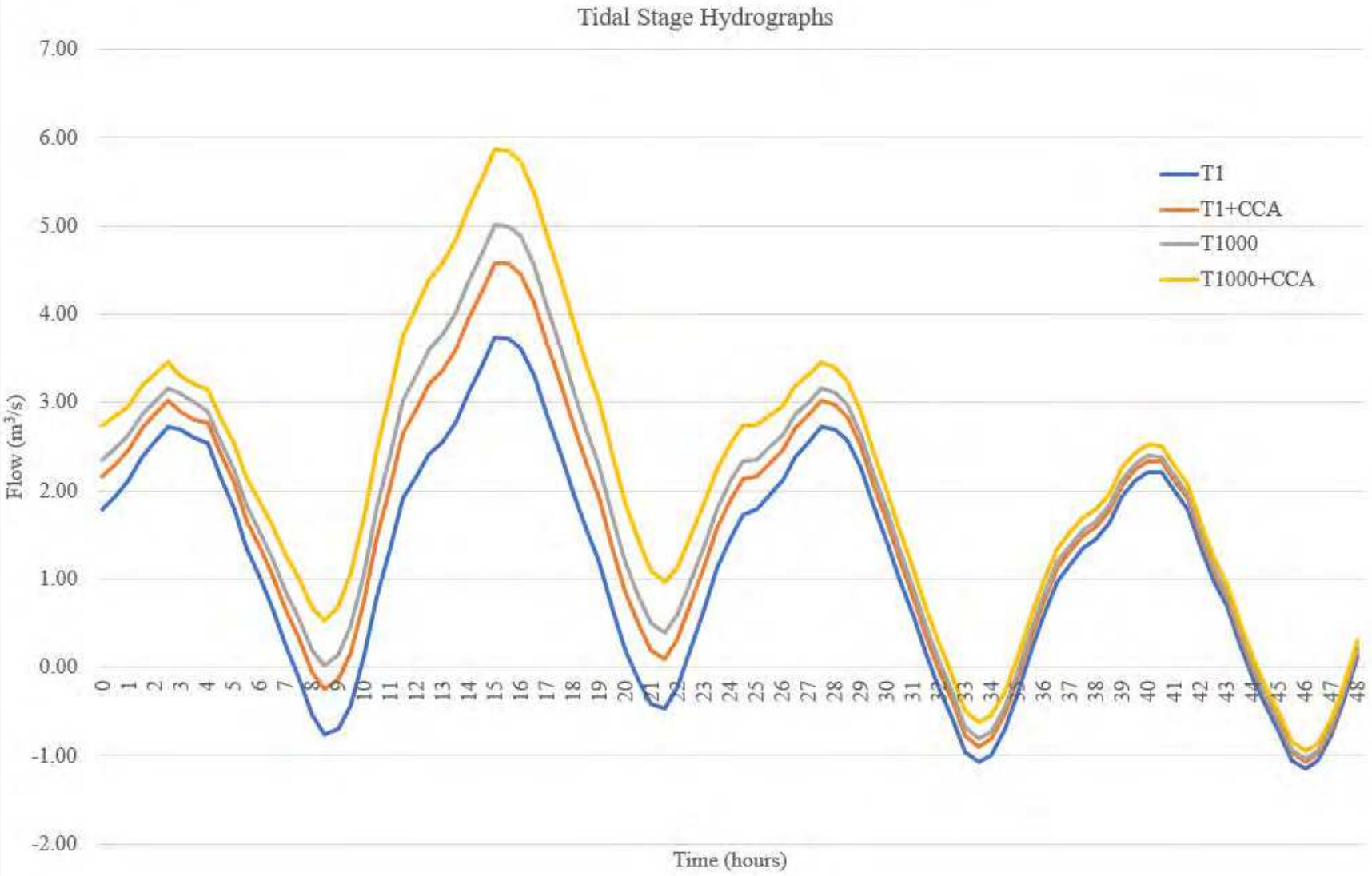
Client:
Lyndsey Martin

Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
River Gryffe Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	8



Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Tidal Stage Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
9

Site Boundary

Q200 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 10

Site Boundary

Q200 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year plus Climate Change Allowance Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
11

Site Boundary

Q500 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 500-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 12

Site Boundary

Q1000 T1 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	13

Site Boundary

Q1000 T1 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year plus Climate Change Allowance Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
14

Site Boundary

T200 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year plus Climate Change Allowance Tidal Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 15

Site Boundary

T1000 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

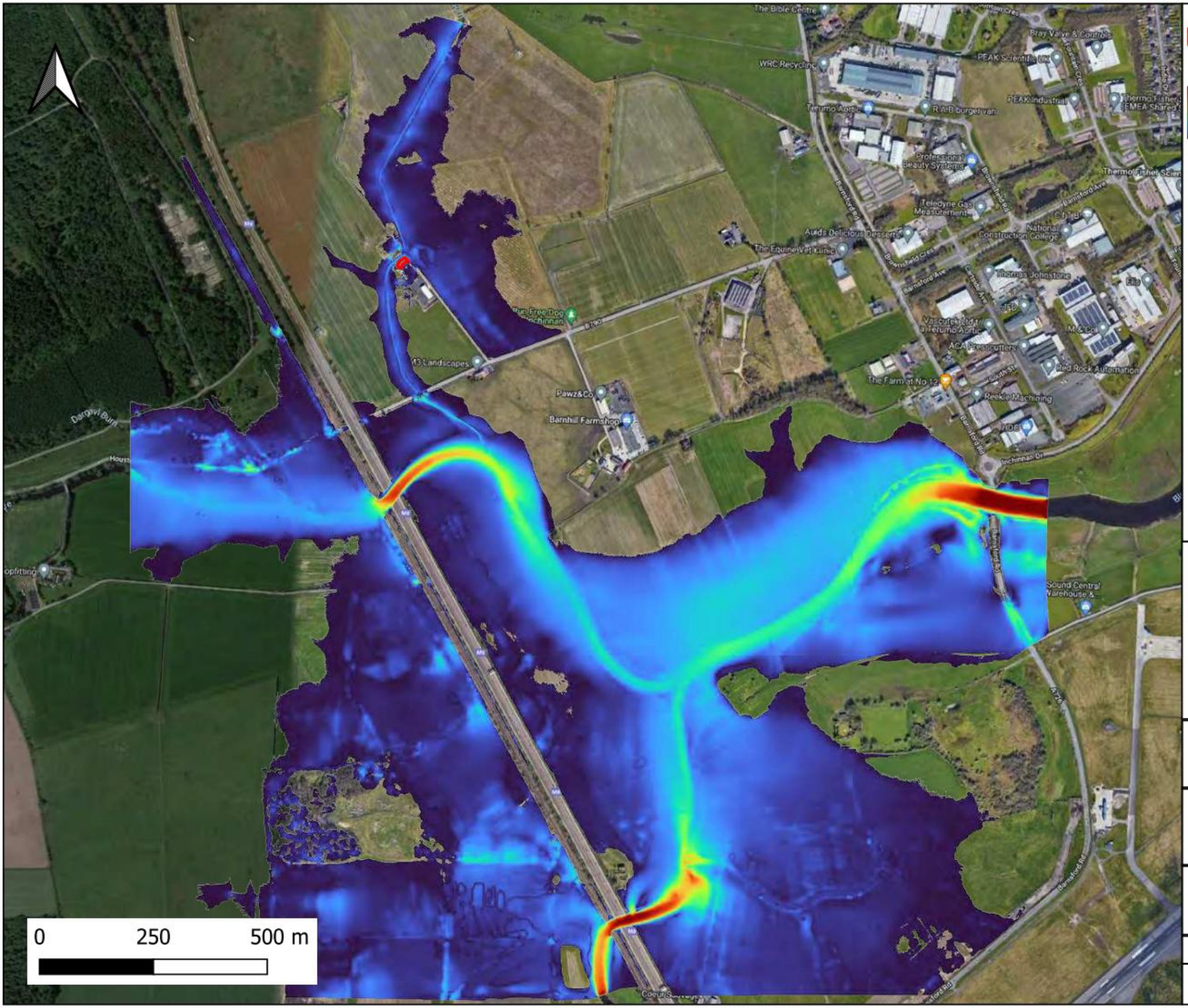
Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year plus Climate Change Allowance Tidal Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
16



terrenus land&water
Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Maximum Water Velocity

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 17

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Froude Sensitivity Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
15/03/2022	18

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Courant Sensitivity Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 19

Site Boundary

Q200 Minor Block Depth (Max)

3m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Minor Blockage Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
20

Site Boundary

Q200 Major Block Depth (Max)

3m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Major Blockage Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 21

I C D P
ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

FILE LOCATION:

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
09/10/2023	CF	1:200	A3

NAME:
SITE PLAN

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-23	ICDP	00	XX	DR	A	L(--)01 REV A

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS:
SUITABILITY DESCRIPTION:

REVISION:
A

REVISION DESCRIPTION:
RAISED WALKWAY ADDED BETWEEN BUILDINGS TO GARDEN AREA

My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 11 July 2023

Renfrewshire Council

William Findlater
ICDP Architects
Moorpark House
11 Orton Place
Glasgow
G51 2HF

Proposal:	Erection of two Chalets
Location:	East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX,
Application Type:	Planning Permission-Full
Application No:	22/0706/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,

[redacted]

Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 22/0706/PP

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO
Mrs Lyndsey Martin
East Fulwood Farm House
Houston Road
Inchinnan
Renfrew
PA4 9LX

With reference to your application registered on 17 October 2022 for Planning Consent for the following development:-

PROPOSAL
Erection of two Chalets

LOCATION
East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

DECISION
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS
The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 10 July 2023

[redacted]

Signed .....
Appointed Officer
on behalf of Renfrewshire Council

Ref. 22/0706/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy I3 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL	**Application No:** 22/0706/PP
CHIEF EXECUTIVE'S SERVICE **RECOMMENDATION OF PLANNING APPLICATION**	**Regd:**5 December 2022

Applicant	**Agent**
Mrs Lyndsey Martin East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX	William Findlater ICDP Architects Moorpark House 11 Orton Place Glasgow G51 2HF

Nature of Proposals
Erection of two Chalets

Site
East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

Description

This application seeks planning permission for the erection of two chalets at East Fulwood Farm. East Fulwood Farm is located 1km to the west of Inchinnan Business Park, and is accessed via a single-track road which connects with the B790 which is 250m to the south east.

The farm comprises of an L shaped single storey farmhouse, with an agricultural barn to the southeast. The proposed chalets will be positioned on a vacant area of ground immediately to the rear (northwest) of the farmhouse. This area is enclosed by a screen fence, with the Linn Burn and associated trees and vegetation to the north and west.

The proposed development comprises of a one bedroom (approx. 40 sqm) and a two bedroom (approx. 63 sqm) chalet. They are of matching mono pitched roof design and incorporate access ramps and external seating areas. The exterior will be finished in Cedral lap cladding. There are two parking spaces proposed for each chalet.

History

No previous applications.

Policy and Material Considerations
Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

<u>Development Plan</u>

National Planning Framework 4
NPF4: Policy 8 - Green belts
NPF4: Policy 22 – Flood Risk and Water Management
NPF4: Policy 29 - Rural development

NPF4: Policy 30 – Tourism

Renfrewshire Local Development Plan
LDP 2021: Policy ENV1 - Green Belt
LDP 2021: Policy ENV4 - The Water Environment
LDP 2021: Policy ENV2 - Natural Heritage
LDP 2021: Policy I3 - Flooding and Drainage
LDP 2021: Policy E4 - Tourism

Supplementary Guidance

Delivering the Environment Strategy
Delivering the Infrastructure Strategy
Delivering the Economic Strategy

Publicity

Neighbour notification has been undertaken in accordance with the requirements of the regulations.

Objections/Representation

None received.

Consultations

Chief Executives Service (Roads Development) – No objection subject to conditions relating to the provision of sight lines at the main access.

Communities & Housing Services (Environmental Protection Team) - No comments.

Glasgow Airport Safeguarding – No objection.

SEPA – Object in principle to the application as the development is expected to put people or property at risk of flooding, which is contrary to National Planning Framework 4.

Informative to be added: No

Assessment

Policy 8 and ENV1 specify forms of development that are acceptable in the green belt in principle. One of these is tourism related development.

Policy 30 and E4 refer to tourism related accommodation as being acceptable provided it contributes to the local economy and is compatible with the surrounding environment. Policy 29 also supports development that contributes to the viability, sustainability and diversification of rural communities.

Taking the above into consideration, it is accepted that the erection of two chalets at this location

is acceptable in principle.

However, the site is at risk of flooding from the Lin Burn, specifically a 1 in 200 year event with an allowance for climate change. Policy 22 promotes flood avoidance as a first principle. The erection of the chalets within the flood plain would be contrary to this principle. It is noted that the development does not constitute one of the four development types that are exempt and can be supported within a flood risk area.

SEPA have issued an objection in principle to the development on the basis that it does not comply with Policy 22 and the requirement to avoid floodplains within the 1 in 200 year event. SEPA have advised that the FRA submitted with the application is based on appropriate methodologies and represents an accurate estimation of flooding at the site. The FRA indicates that the site would be inundated during the 1 in 200 year event, and is therefore contrary in principle to Policy 22.

Policy I3 also promotes avoidance as the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding. The development is contrary to policy I3.

In view of the above assessment, the development is found to be contrary to policies 22 and I3 with respect to flood risk. SEPA have also objected in principle to the development. It is therefore considered that the application should be refused.

A site visit has been undertaken on 23rd August 2021, and photographs relevant to the application have been archived.

RECOMMENDATION
Refuse

Reason for Decision

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy I3 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).

[redacted]

Alasdair Morrison
Head of Economy and Development

Applicant: Mrs Lyndsey Martin	Ref. No: 22/0706/PP
Site: East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX	Officer: James Weir

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
L(--)03	Elevations – One Bedroom Chalet	✓	✓
L(--)02	Elevations – Two Bedroom Chalet	✓	✓
/	Location Plan	✓	✓
L(--)04	Site Elevations & Pictures	✓	✓
L(--)01	Site Plan	✓	✓
L(--)06	Existing Road Splay Photos	✓	✓
L(--)05	Junction Splay	✓	✓

Officers Initials: JW Business Support Initials: ___DM____

CLADDING SYSTEM

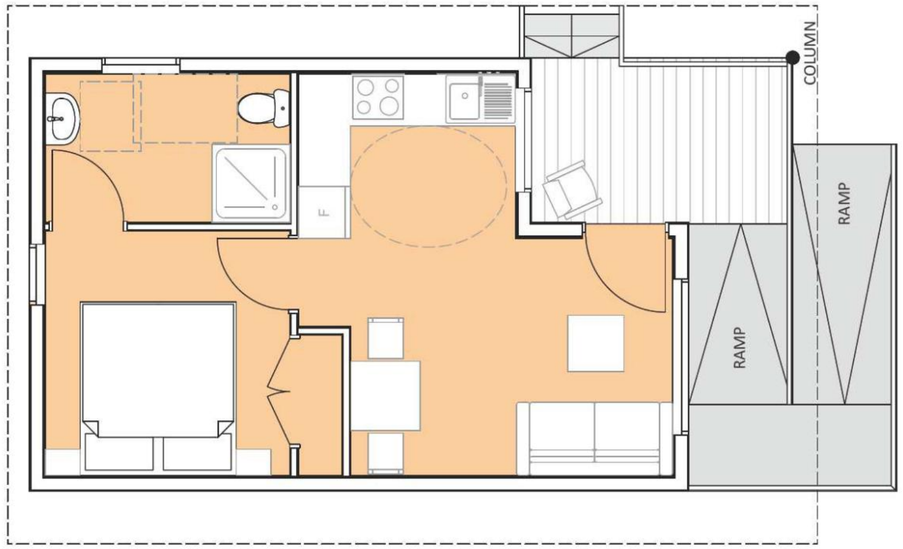
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No. ..... 22/0706/PP .....

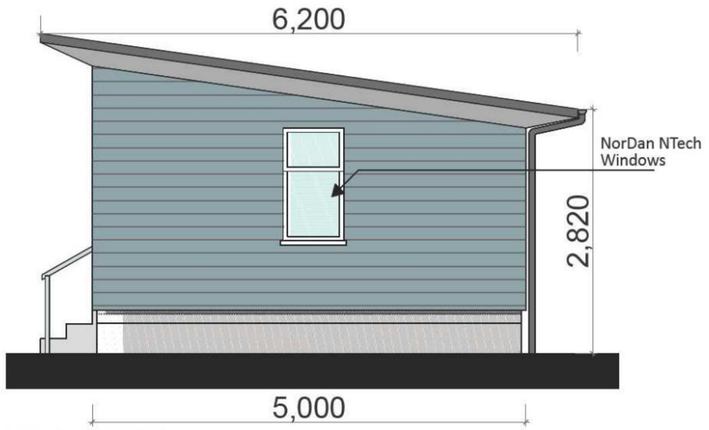
REFUSED on 10.07.2023

Signed by [redacted]

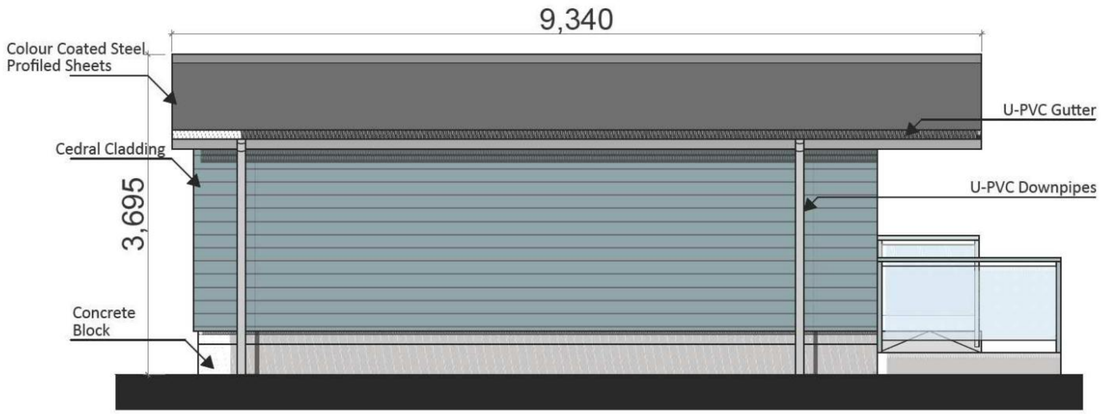
On behalf of Renfrewshire Council



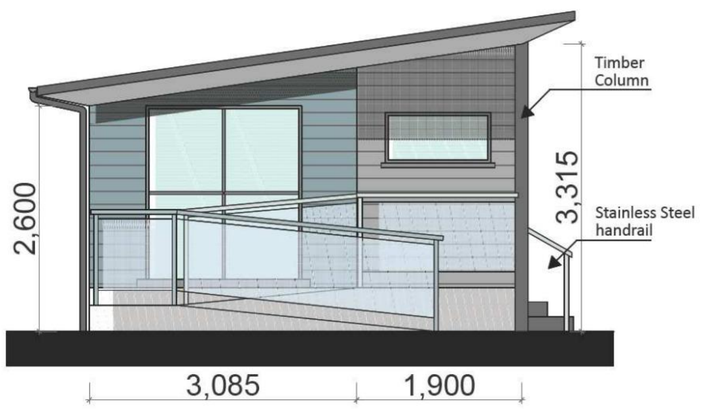
FLOOR PLAN



END ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION

0 1 2 3 4 5

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifications.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to the approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to the satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A2

NAME: Elevations - One Bedroom Chalet

PROJECT	ORIG NATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723 -	ICDP -	00 -	XX -	DR -	A -	L(--)03

STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:

FILE LOCATION

CLADDING SYSTEM

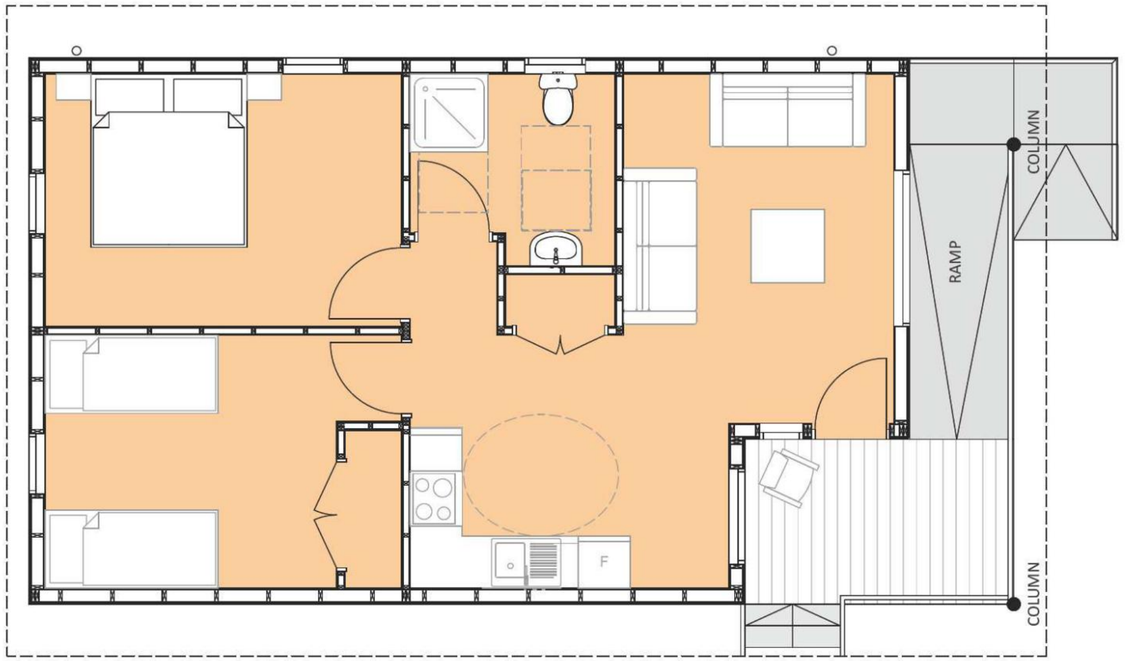
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No. ..... 22/0706/PP .....

REFUSED on 10.07.2023

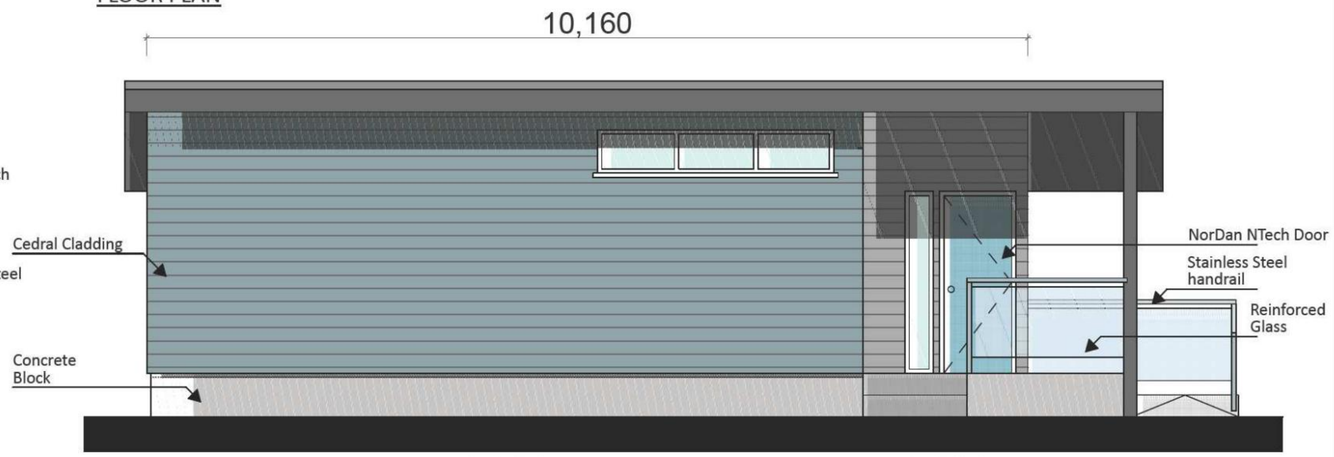
Signed b [redacted]

On behalf of Renfrewshire Council

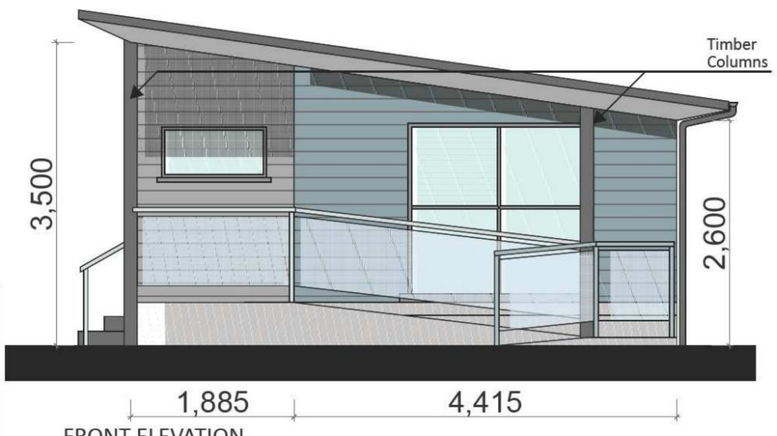


FLOOR PLAN

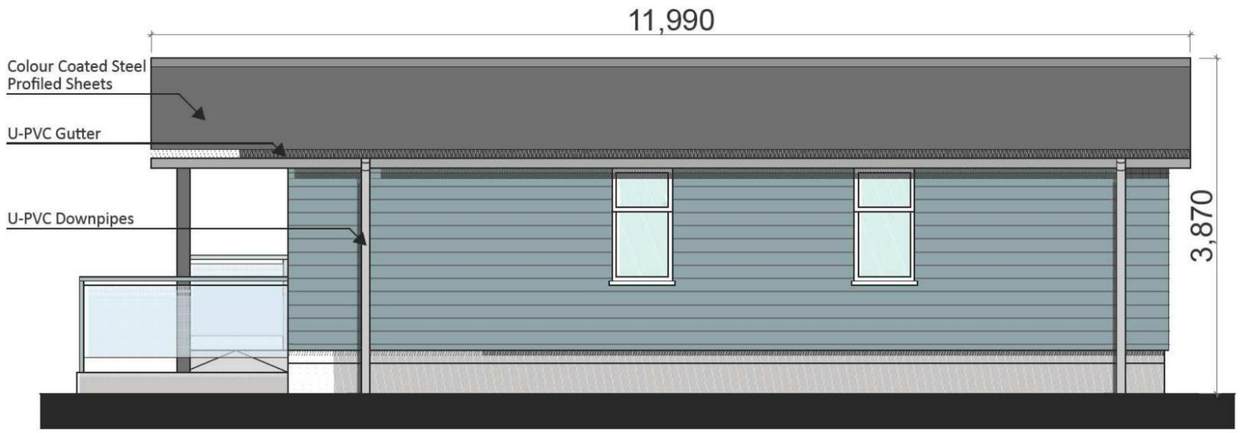
END ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

0 1 2 3 4 5

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifications.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to the approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to the satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

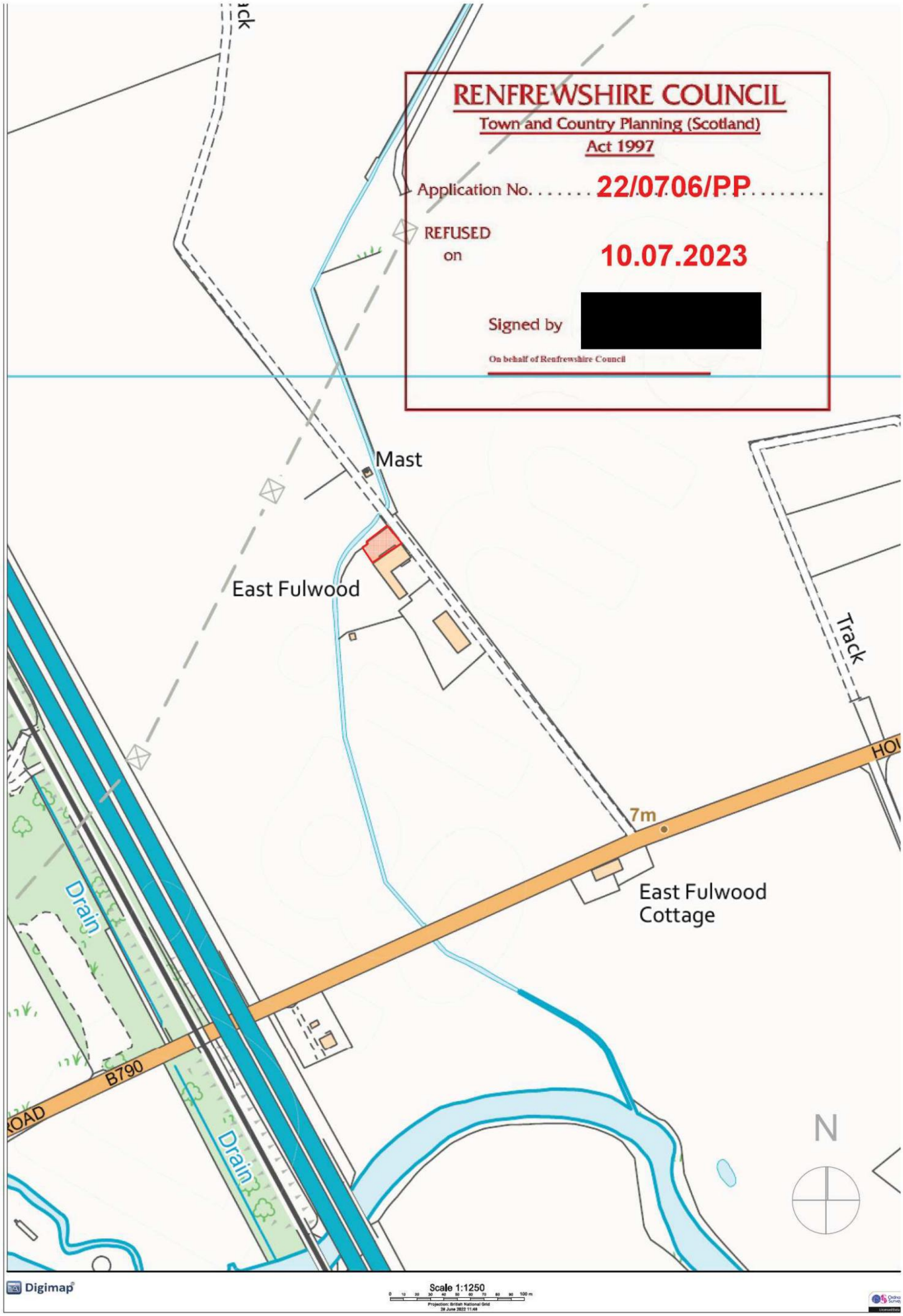
DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A2

NAME: Elevations - Two Bedroom Chalet

PROJECT	ORIG NATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723 -	ICDP -	00 -	XX -	DR -	A -	L(--)02

STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:


RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997
Application No. 22/0706/PP
REFUSED
on
10.07.2023
Signed by
[redacted]
On behalf of Renfrewshire Council
Mast
East Fulwood
Track
7m
East Fulwood
Cottage
Drain
B790
ROAD
Drain
N
Digimap
Scale 1:1250
0 10 20 30 40 50 60 70 80 90 100 m
Projection: British National Grid
28 June 2022 11:48

EAST ELEVATION

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No. ..... 22/0706/PP .....

REFUSED on 10.07.2023

Signed by [redacted]

On behalf of Renfrewshire Council

NORTH ELEVATION

EXISTING SITE 1

EXISTING SITE 2

EXISTING SITE 3

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifica ions.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to he approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to he satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A1

NAME: Site Elevations & Pictures

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723	ICDP	00	XX	DR	A	L(--)04

STATUS: S01
SUITAB LITY DESCR PTION: -
REVISION:
REVISION DESCRIPTION: -

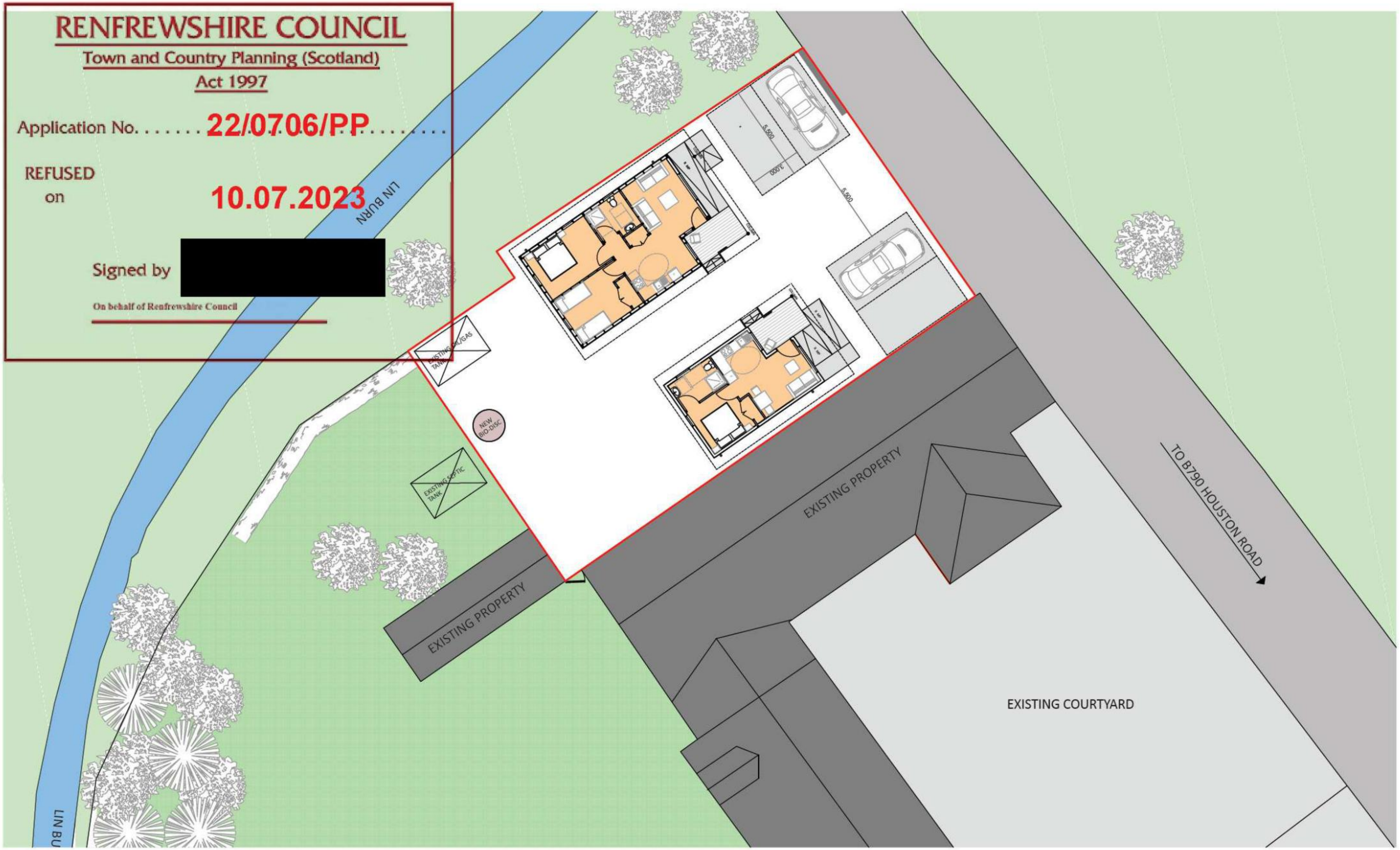
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. .... 22/0706/PP ....

REFUSED
on 10.07.2023

Signed by [redacted]

On behalf of Renfrewshire Council



ICDP ARCHITECTS

Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
14/10/2022	CF	1:200	A3

NAME:
SITE PLAN

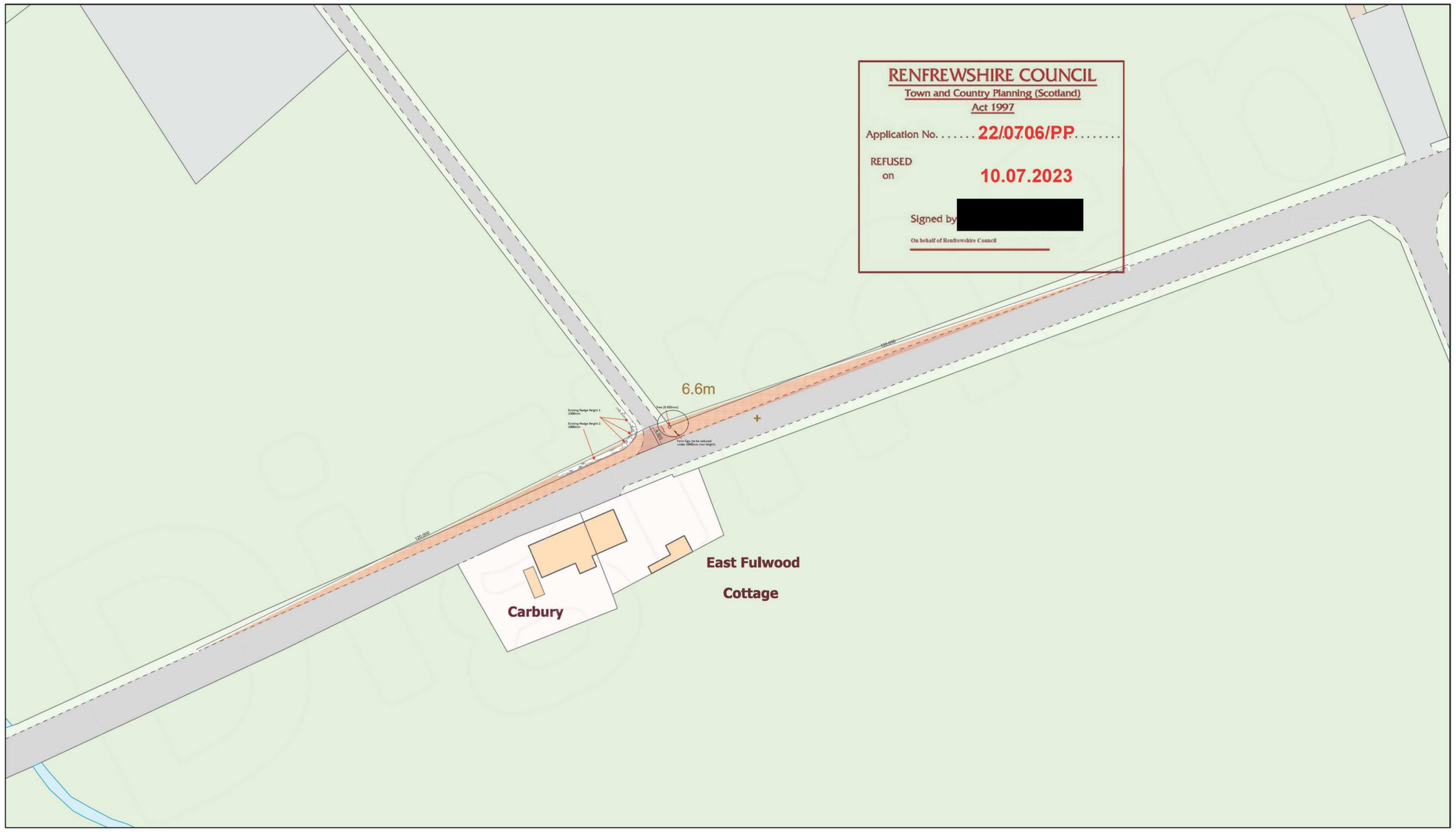
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-	ICDP -	00 -	XX -	DR-	A -	L(--)01 23

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:



Digimap®

Scale 1:1250

0 10 20 30 40 50 60 70 80 90 100 m

Projection: British National Grid
16 March 2023 09:51

Ordnance Survey
Licensed Data

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifica ions.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to he approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to he satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

DATE	DRAWN	SCALE	PAPER SIZE
Mar '23	CF	As Shown	A1

NAME: Junction Splay

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723	- ICDP	- 00	- XX	- DR	- A	- L(--)05

STATUS: S01
SUITAB LITY DESCR PTION: -
REVISION:
REVISION DESCRIPTION: -

Looking Right From 4.5m position

Looking Left From 4.5m position

Existing hedge and sign at >1.05m

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. 22/0706/PP

REFUSED
on 10.07.2023

Signed by [redacted]

On behalf of Renfrewshire Council

Full Junction View & Areas to be cut back

Area to be cut back & 4.5m location

FILE LOCATION

I C D P
ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT	DATE	DRAWN	SCALE	PAPER SIZE
Development at East Fulwood Farm	16/03/2023	CF	NTS	A2

CLIENT
Lyndsey Martin

NAME:
Existing Road Splay Photos

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-	ICDP -	00 -	XX -	DR-	A -	L(--)0623

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS: SUITAB LITY DESCRIPTION:

REVISION: REVISION DESCR PTION:

PLANNING AUTHORITY'S SUBMISSIONS

Renfrewshire Council

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100603380-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	ICDP Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	William	Building Name:	Moorpark House
Last Name: *	Findlater	Building Number:	11
Telephone Number: *	[redacted]	Address 1 (Street): *	Orton Place
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G51 2HF
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	East Fulwood Farm House
First Name: *	Lyndsey	Building Number:	
Last Name: *	Martin	Address 1 (Street): *	Houston Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Inchinnan
Extension Number:		Country: *	Scotland
Mobile Number:	[redacted]	Postcode: *	PA4 9LX
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:	EAST FULWOOD FARM HOUSE
Address 2:	HOUSTON ROAD
Address 3:	INCHINNAN
Address 4:	
Address 5:	
Town/City/Settlement:	RENFREW
Post Code:	PA4 9LX

Please identify/describe the location of the site or sites

Northing	667869	Easting	245532

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of two Chalets

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

The incorporation of measures of mitigation adequately deals with the Policy 22 of NPF4 and Policy 13 of the LDP and the New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage) as outlined on the submitted Appeal Statement, Amended Site Layout and Flood Risk Assessment by Messrs Terrenus Land & Water.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Increasing the Finished Floor level by 150mm to take account of the 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event. SEPA had this information but the Officer did not. Additionally incorporating a small raised stilted walkway to an exit point on dry land.

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1. Appeal Statement Application 22/0706/PP 2. Revised drawing L(--)01 Rev A indicating extent of raised walkway. 3. Terrenus Land & Water, Flood Risk Assessment

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

[redacted] 22/0706/PP

What date was the application submitted to the planning authority? *

17/08/2022

What date was the decision issued by the planning authority? *

11/07/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr William Findlater

Declaration Date: 09/10/2023

ICDP Architects, Moorpark House, 11 Orton Place, Glasgow G51 2HF
[redacted]

APPEAL STATEMENT Application 22/0706/PP

Project: Erection of Two (2) Chalets **Report prepared by:** WJF
Address: East Fulwood Farm House, Houston Rd, Inchinnan, Renfrew PA4 9LX
Job No: GW 22 723
Applicant: Ms Lyndsey Martin
Date: 9 October 2023

1.0 INTRODUCTION

1.1 The application reference 22/0706/PP was registered on 5 December 2022 seeking Planning Permission to erect two Chalets at East Fulwood Farm.

1.2 The application was refused under delegated powers on 11 July 2023.

2.0 REASONS FOR REFUSAL

2.1 **Reason 1**. citing the following reason for the decision:

> *The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy 13 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).*

3.0 RESPONSE

3.1 **Policy 22 of NPF 4**: Policy 22 Flood Risk and Water Management is addressed and relevant as the proposed development will be resilient to current and future flood risk. As per Policy 22a) i and iv, the development proposal of two Chalets within a flood risk area can be supported if they are for the redevelopment of an existing site for an equal or less vulnerable use and where proposals demonstrate that the long term safety and resilience can be secured in accordance with relevant SEPA advice (Part a. iii and iv respectively).

3.2 The application site is brownfield in nature and the proposed use of the site is of equal vulnerability as the previous use was residential in nature being conjoined to the Farmhouse for purposes associated with the residence.

3.3 For development proposals that meet criteria Part iv, where flood risk is managed at the site rather than avoided there is also a requirement for the first occupied/utilised floor to be above the flood risk level and have an additional allowance for the freeboard and in the event of a flood to avoid the creation of an island development and that safe access/egress can be achieved.

3.4 The Applicant has commissioned a detailed Flood Risk Assessment by Messrs Terrenus Land & Water (included with this Application) to examine in detail the potential risks associated with this small scale development. For new developments the acceptable risk of flooding must take account of the various factors including risk to human health and the direct and indirect financial losses relating to flooding. Under existing conditions, the risks from flooding at the site are determined as follows:

1. The majority of the site is at **Little or No Risk** of flooding from an isolated extreme costal flooding event. The northwest edge adjacent to the Lin Burn is at **Low to Medium Risk.**
2. The site is at **Little or No Risk** of surface water flooding.
3. The site is at **Little or No Risk** of flooding as a result of a failure in the local drainage network.
4. The site is at **Little or No Risk** of isolated groundwater rise.
5. The site entrance and along the southeast boundary are considered to be **Medium to High Risk** of fluvial flooding. The majority of the site is at **Low to Medium Risk** of fluvial flooding from the Lin Burn.

3.5 While dry pedestrian and vehicular access and egress is compromised by the functional floodplain, the anticipated depths are minimal and will not be sufficient to prevent access to the site. Furthermore, this inundation on the access is limited to only the vicinity of the site, with the remainder of the access road being free from flooding throughout all considered storm events.

3.6 **LDP Policy 13 – Flooding and Drainage**: Policy 13 promotes avoidance as the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding.

3.7 It is accepted that the site is susceptible to flood. The calculated potential flood level however is minimal and the proposed design avoids the risk of flood to residents and structures by lifting the finished floor from +450mmOD to +600mmOD an increase of 150mm.

4.0 PROPOSED DEVELOPMENT AND FLOOD RESILIANCE MEASURES

4.1 The proposed redevelopment has been applied for under the land use classification Most Vulnerable which is the same classification as the existing Farmhouse. To comply with this classification the following flood mitigation and flood resilience measures will be incorporated to ensure there is minimal impact upon the flood storage, conveyance and risk to the proposed re-development and site neighbours.

4.2 The Applicant proposes the following design measures:

1. No land raising within the functional floodplain within the site.
2. A final Ground Floor Level of 6.75mOD which will provide a 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event for the development.
3. Use of Flood Resistant construction methods and materials for the new Chalets.
4. Locating electrical equipment outwith estimated peak water surface elevations at a minimum of 6.87mOD, allowing for a 600mm freeboard.
5. Registration with SEPA Floodline for flooding alerts.
6. Installation of a bespoke flood monitoring alarm system to initiate a site flood evacuation plan.
7. Provision of a raised stilted walkway (as submitted Site Plan L(--)01 Rev A) to permit residents to exit the Chalets keeping their feet dry to the higher ground level at the Farmhouse.

5.0 PHYSICAL WORKS ASSOCIATED WITH THE EXISTING WATERCOURSE

5.1 In relation to flood risk, the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) may be affected by the development site. The Applicant acknowledges that no earthworks shall be carried out within the banks of the Lin Burn without prior consultation with SEPA and the application of the relevant licensing guidance in relation to CAR regulations.

5.2 Construction works on site will likely require sediment control for surface water runoff to ensure watercourses are not impacted by increased sediment load as a result of construction activities. A pollution prevention plan or surface water management plan will be agreed with SEPA.

6.0 CONCLUSION

6.1 Scottish Planning Policy notes that new developments should be free from significant flood risk from any source and that such developments should not:

1. Materially increase the probability of flooding elsewhere.
2. Add to the area of land which requires protection by flood prevention measures.
3. Affect the ability of the functional flood plain to attenuate the effects of flooding by storing flood water.
4. Interfere detrimentally with the flow of water in the floodplain,
5. Compromise options for future river management.

6.2 It has been established that parts of the site lie within the functional floodplain. Given that the access road to the site allows pedestrian and vehicle access during the design storm event, development of areas within the functional floodplain in line with the measures of mitigation as outlined above, can be considered to be in the spirit of the broad principles of Scottish Planning Policy.

6.3 The Applicant proposed to make a mandatory registration with the SEPA Floodline and will install a flood monitoring/ alarm system in conjunction with a site evacuation plan and operation and maintenance policy highlighting flood risk responsibilities and

mitigation measures. All accommodation is located above the maximum flood level and an elevated walkway to ground outwith the calculated flood level is also incorporated together with construction which is flood resistant.

6.4 As the Application complies with the broad principles of the Development Plan and is supported by relevant material considerations, and with there being no material considerations to indicate otherwise, the appeal should be allowed and the Application approved.

International House,
Hamilton International Park,
Stanley Boulevard,
Hamilton,
G72 0BN

www.terrenus.co.uk

EAST FULWOOD FARM, INCHINNAN
FLOOD RISK ASSESSMENT REPORT
FOR
LYNDSEY MARTIN

Report No.	1698-207	**Version:**	Original
Author:	DA	**Issue Date:**	5 April 2022

SITE SUMMARY INFORMATION

Name of Site:	East Fulwood Farm, Inchinnan
Ordnance Survey Grid Reference:	NS 45515 67875
Site Address:	East Fulwood Farm, Houston Road, Inchinnan, PA4 9LX
Local Authority:	Renfrewshire Council
Land Use (Existing):	Vacant Hardstanding
On site buildings:	No
Proposed Site Use:	Holiday Dwelling
Area (m^2);	$425m^2$
Local Development Plan (LDP);	LDP 2 2021- ENV1 Greenbelt
Type of Investigation:	Level 3 Flood Risk Assessment

TABLE OF CONTENTS

TABLE OF CONTENTS

SECTION **PAGE**

Figures

Tables

1 INTRODUCTION

1.1 BACKGROUND

The development of a holiday dwelling on the grounds of East Fulwood Farm, Inchinnan is currently under consideration by the Client, Lyndsey Martin.

The Lin Burn flows in close proximity to the northwest boundary and joins the River Gryffe some 430m south-southeast of site. As part of the development process Terrenus Land & Water Ltd was commissioned by Messrs Mabbett & Associates Ltd, on behalf of the Client, to carry out a Level 3 flood risk assessment of the site.

1.2 OBJECTIVES OF INVESTIGATION

The principal aim of the investigation is to define the functional floodplain in the local area and to assess the risk of flooding to the proposed development.

1.3 SCOPE OF STUDY

The following tasks were undertaken during the course of this investigation:

- Site walkover inspection;
- Acquisition of site topographic spot height data;
- Collation of data;
- Assessment of data;
- Joint probability analysis;
- 2D Hydraulic Modelling using HEC-RAS modelling software; and
- Production of an Interpretative Report.

1.4 PROPOSED SITE END-USE

It is understood that the proposed development of the site will involve the construction of a holiday cabin. The site location and extent is shown on Figure 1, which is included in the Appendix.

It is noted that the proposed development increases the SEPA Land Use Vulnerability Classification[1] as per table 1 in the guidance document, holiday dwellings are classified as Most Vulnerable and thus the 1 in 1000-year storm event constitutes the design storm event.

1.5 LIMITATIONS OF REPORT

Terrenus Land & Water Ltd has prepared this report for the sole use of the Client, in accordance with generally accepted consulting practice and for the intended purpose as stated in the related contract agreement. No other warranty, expressed or implied, is made as to the professional advice included in this report. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Terrenus Land & Water Ltd; a charge may be levied against such approval.

To the best of our knowledge, information contained in this report is accurate at the date of issue. There may be conditions pertaining at the site not disclosed by the study, which might have a bearing on the recommendations provided if such conditions were known. We have, however, used our professional judgement in attempting to limit this during the assessment.

It is important therefore that these implications be clearly recognised when the findings of this study are being interpreted. In addition, this should be borne in mind if this report is used without further confirmatory investigation after a significant delay.

[1] https://www.sepa.org.uk/media/143416/land-use-vulnerability-guidance.pdf

2 SITE DETAILS

2.1 DATA SOURCES

The following data sources were consulted during the course of the Flood Risk Assessment:

- Client-supplied data including site location;
- 0.5m Phase 5 DTM LiDAR data set, obtained from the Scottish Remote Sensing Portal;
- Site walkover inspection and additional topographic surveying;
- Flood Estimation Handbook – Web Service (FEH13);
- Publicly available online historic maps; and
- Available additional information.

2.2 SITE LOCATION & DESCRIPTION

The site is located within a rural area of Renfrewshire, near Inchinnan, situated 1km west of Inchinnan Business Park, and is centred on National Grid Reference NS 45515 67875. As shown on Figure 1, which is contained within the Appendix.

The site covers and area of around 425m^2 and has an approximately rectangular shaped boundary, which lies between the southern bank of the Lin Burn and the existing farm steading of East Fulwood Farm. The boundary is marked by palisade fencing on the northwest and southwest edges and the wall of the farm steading building to the southeast. The northwest boundary is open to the site access road.

An understanding for the local topography was provided by project commissioned topographic spot height survey undertaken by Terrenus Land & Water Ltd during the site walkover inspection on the 7 March 2022. The location of the spot heights acquired by Terrenus are shown on Figures 2A & 2B, contained within the Appendix.

The site is generally flat-lying with a very slight slope southeast to northwest, from a high of 6.0m OD to 5.77m OD. The Lin Burn channel bed lies at around 2.9mOD.

2.2.1 Ground Truthing

The LiDAR dataset was 'truthed' against the spot height survey data at key locations within the site and surrounding area. Table A, below, provides a sample of the spot height survey points against the LiDAR data. The average deviation between the LiDAR and survey data is 17mm, with the greatest differential being 30mm which is reasonable in this instance. The locations of the survey points chosen for comparison are shown on Figure 3. The LiDAR data was found to be a reasonable and accurate representation of the local topography.

Survey Point	Surveyed Levels	LiDAR Data Levels	Deviation
1	6.13	6.12	+0.01
2	6.0	6.01	-0.01
3	6.48	6.48	0
4	6.58	6.61	-0.03
5	5.46	5.49	-0.03
6	4.99	5.01	-0.02
Average Deviation		0.017	
Maximum Deviation		0.03	

Table A: Ground Truthing

The survey comparison found that LiDAR levels within the Lin Burn channel were typically around 600mm higher than actual surveyed levels. This effect is due to the water and vegetation within the channel providing a surface within the LiDAR dataset.

2.3 SITE HISTORY

The site and East Fulwood Farm as a whole is shown on the First Edition Ordnance Survey maps dated 1863. The site and adjacent farm steading are shown to be relatively unchanged since the earliest record. The farm steading is noted to have been changed, likely the historic structure was demolished and replaced with the steading that is now present. The warehouse of the landscaping company to the southeast of site is absent and due to its modern construction, was likely erected in the 2010's.

Little change is recorded in the wider area, with the exception of the relatively recent M8 to the west and the expansion of the industrial estate and Inchinnan to the east.

2.4 SITE NEIGHBOURS

Immediately adjacent to the southeastern site boundary is the farm steading of East Fulwood Farm, with the courtyard beyond. Further southeast is the parking area and warehouse of a local landscaping firm.

Immediately south of the site is the garden of East Fulwood Farm, with small paddocks beyond.

The Lin Burn flows north to south along the northwest and western site boundary, with agricultural fields beyond.

Immediately north of the site is the road bridge over the Lin Burn which connects to the fields north of the site.

2.5 HYDROLOGY AND DRAINAGE

The Lin Burn is the closest watercourse to the site. This watercourse is fed by the fields north of site and has a catchment of 5.03km^2. The burn is culverted at numerous locations along its course and generally lies within a steep-banked trapezoidal channel. Approximately 440m south-southeast of the site, the Lin Burn comes to confluence with the River Gryffe.

The River Gryffe, which is a tributary of the Black Cart Water and the River Clyde further downstream flows from west to east originating from Loch Thorn and the Gryffe Reservoirs 20km upstream of the site.

During the site walkover, the channel bed of the River Gryffe was noted to be generally flat with gravel and cobbles present. The banks of the watercourse are earthen and well-defined.

The Black Cart Water is fed by the hills of Clyde Muirshiel some 14km southwest of the site. It is additionally fed by runoff from the fields and by tributaries along its course towards the River Clyde.

2.5.1 SEPA Flood Map

The Scottish Environment Protection Agency (SEPA) has produced 'Flood Maps' for the local area. These maps are enhanced and show potential flooding from coastal, rivers (fluvial) and surface water (pluvial) sources. In addition, the maps provide a breakdown of flood likelihood in broad agreement with the Scottish Planning Policy Risk Framework.

A review of the maps indicate that the site is within the Medium to Low Likelihood of fluvial flood risk, with a High Likelihood of fluvial flooding immediately adjacent to the northwestern boundary.

There is no likelihood of surface water flood risk at site, according to the SEPA flood maps.

There is no likelihood of coastal flood risk at site, however, a high likelihood of coastal flood risk is present along the course of the Lin Burn in the immediate vicinity of site, and along the River Gryffe and the Black Cart Water in the wider vicinity. This indicates that there is coastal/tidal influence on the water levels at site.

There is no likelihood of flood risk from any source on the access road or Houston Road as it heads east.

SEPA makes the following statement about the Flood Map:

> *"The river flood map was developed using a nationally consistent approach to producing flood hazard information, such as depth of water and speed of flow arising from river flooding. It is based on a two-dimensional flood modelling method applied across Scotland to all catchments greater than 3km^2. The river flood map includes hydraulic structures and defences such as bridges, culverts and flood storage areas where appropriate information was available.*

and

> *The surface water flood map combines information on rainfall and sewer model outputs. It incorporates data from a national surface water study, a regional surface water study with increased resolution in selected areas and a Scottish Water sewer flooding assessment."*

The flood map should be treated with caution and SEPA makes the following general comment:

> *"The flood maps are designed to provide a community level assessment of flooding and its impacts. They model flooding at a national scale. As with any approach of this scale, there are limitations and assumptions made to enable modelling and a consistent approach to be applied across Scotland. Limitations arise from the data used to create the maps, the modelling techniques applied and the ability to incorporate datasets from local studies into a national approach."*

Additional background details of the SEPA flood map can be found on the SEPA website: http://www.sepa.org.uk/flooding/flood_maps.aspx

2.5.2 Scottish Water Assets

From a review of Scottish Water asset plans there are no known Scottish Water drainage assets in the vicinity of the site with the nearest assets being along Barnsford Road A726 1km east of site.

A trunk water supply main runs adjacent to the Lin Burn upstream of site and along the access road. A visible washout is located upstream of the bridge adjacent to the site's northern boundary.

An abandoned pipe is present along the northern edge of Houston Road south of site, evidence of which is visible upstream of the Houston Road bridge over the Lin Burn.

The Scottish Water assets plans are included in the Appendix.

2.6 GEOLOGICAL SETTING

The following summary of the solid and superficial geology of the site is based on a review of the British Geological Survey (BGS) Geology of Britain Viewer[2].

The underlying superficial deposits are recorded to comprise gravel, sand and silt of Devensian age raised tidal flat deposits.

The bedrock at site is recorded to comprise a mix of the Lower Limestone Formation and Limestone Coal Formation.

2.7 FLOOD DEFENCE WORKS

There are no known flood defence works within the vicinity of the site.

[2] http://mapapps.bgs.ac.uk/geologyofbritain/home.html

3 FLOOD RISK ASSESSMENT

3.1 GENERAL

Flooding occurs when the amount of water arriving on land exceeds the capacity of the land to discharge that water (by infiltration, overland flow, groundwater rise or a failed drainage system). It can occur on any level or near-level areas of land but the main concern in inland areas is with land adjacent to watercourses (fluvial flooding) and the possibility of overland flow (surface water flooding).

3.2 COASTAL FLOOD RISK

3.2.1 Coastal Flood Boundary Conditions for the UK (2018)

A review of the Coastal Flood Boundary Conditions for the UK: Update 2018 was undertaken, and the September 2020 dataset was utilised following download from data.gov.uk[3]. The data was downloaded and used under Open Government License V3.0.

The nearest node to the site lies on the River Gryffe, within the Clyde Estuary section of the dataset. The node is situated at the confluence of the Lin Burn and the River Gryffe, some 430m south of the site. The Coastal Design Sea Level – Coastal Flood Boundary (CDSL-CFB) Extreme Sea Level Estuary layer was examined and data for the node at Chainage 1806_51 was adopted. The dataset includes the extreme sea level values for still water sea levels and are based on 2017/18 topographic data for boundary outlines.

Confidence levels provide allowances for uncertainty. The 2.5% and 97.5% confidence levels associated with an extreme sea level estimate are the values such that, in the interval between these values, there is a 95% probability of observing the true extreme sea level. This interval is often referred to as the 95% confidence interval and is commonly used to quantify the uncertainty associated with parameter estimates of a statistical model. The 2.5% and 97.5% confidence levels are provided and referred to as 'C1_' and 'C2_' respectively.

Table B below summarises the dataset entry for the node at Chainage 1806_51:

Is study area within estuary areas?	Adopted Chainage point	*Allowance for Uncertainty - c1 (2.5%) Confidence Level (mO.D.)*		Coastal Design Sea Levels - Coastal Flood Boundary Extreme Sea Levels Estuary (mO.D.)		*Allowance for Uncertainty - c2 (97.5%) Confidence Level (mO.D.)*	
Yes	**1806_51**	c1_T1	3.68	T1	3.73	c2_T1	3.78
		c1_T2	3.85	T2	3.91	c2_T2	3.97
		c1_T5	4.06	T5	4.14	c2_T5	4.23
		c1_T10	4.18	T10	4.29	c2_T10	4.40
		c1_T20	4.30	T20	4.44	c2_T20	4.60
		c1_T25	4.34	T25	4.49	c2_T25	4.67
		c1_T50	4.44	T50	4.63	c2_T50	4.85
		c1_T75	4.49	T75	4.70	c2_T75	4.98
		c1_T100	4.50	T100	4.73	c2_T100	5.03
		c1_T150	4.52	T150	4.77	c2_T150	5.12
		c1_T200	4.54	T200	4.81	c2_T200	5.19
		c1_T250	4.54	T250	4.83	c2_T250	5.24
		c1_T300	4.56	T300	4.86	c2_T300	5.28
		c1_T500	4.58	T500	4.92	c2_T500	5.40
		c1_T1000	4.61	**T1000**	**5.01**	c2_T1000	5.59
		c1_T10000	4.68	T10000	5.03	c2_T10000	6.47

Application of Climate Change Allowance - (using Table 3 from SEPA Guidance for Clyde River Basin) (m)
0.85

T1000 plus Climate Change Allowance (mO.D.):
5.86

Table B: Extreme Sea Levels and Climate Change Allowance

[3] https://data.gov.uk/dataset/73834283-7dc4-488a-9583-a94.8320072d9a9d/coastal-design-sea-levels-coastal-flood-boundary-extreme-sea-levels-20184

As can be seen from Table B, the T1000 Tide extreme sea level within the Clyde Estuary has been predicted at 5.01mOD. A review of the project commissioned spot height data indicates that the majority of the site is at or above 5.66m OD. This puts the site entirely outwith the 1 in 1000-year tidal event floodplain.

Application of the SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning[4] guidance puts the site within the Clyde River Basin Region, with a corresponding sea level rise allowance of 0.85m, up to year 2100. It should be noted that SEPA recommend that an additional allowance of 0.15m per decade after the year 2100 be applied where the design life of a development is known to extend beyond that date. Assuming a design life up to year 2100 the peak extreme sea level estuary level for the site would be 5.86mOD. The inclusion of climate change to the 1 in 1000-year tidal level would impact the northwestern edge of the site, however, depths are less than or equal to 200mm.

3.2.2 Assessed Risk of Inundation from the Sea

The site is situated inland of the Firth of Clyde and is protected by the canalised Black Cart Water and heavily modified River Clyde.

The distance from the estuary mouth with the Firth of Clyde will limit tidal, wave and wind fetch from generating significant waves.

The northwestern edge of the site is considered to be at **Low to Medium Risk** of coastal flooding from an isolated extreme sea level coastal event.

The remainder of the site is at **Little or No Risk** of flooding from coastal sources.

Hydraulic modelling of the Tidal conditions at the site are discussed in full in Section 3.7 below.

3.3 JOINT PROBABILITY

The analysis was undertaken using the DEFRA / Environment Agency (EA) Flood and Coastal Defence R&D Programme Technical Reports FD2308/TR1, FD2308/TR2 and FD2308/TR3. These reports look at Joint Probability: Dependence Mapping and Best Practice, Use of Joint Probability Methods in Flood Management and Joint probability: Dependence between extreme sea surge, river flow and precipitation. Together these technical reports provide a robust methodology and approach to the assessment of Joint Probability and form the current guide to best practice for this assessment.

The first variable was established as the peak flow rate of the River Gryffe for a range of eleven (11) return periods: 1 in 1-year, 1 in 2-year, 1-in 5-year 1 in 10-year, 1 in 20-year, 1 in 50-year, 1 in 75-year, 1 in 100-year, 1 in 200-year, 1 in 500-year and 1 in 1000-year. The peak flow estimations for each return period were carried out using the Revitalised Flood Estimation Handbook, Version 2.3 (ReFH2.3), which calculates the peak flow estimation from the Flood Estimation Handbook Web Service (FEH13) Catchment Descriptors.

The second variable was established as the peak still extreme sea level for the same return periods. The data was taken from the Coastal Design Sea Level – Coastal Flood Boundary Dataset (April 19) and applied to the DEFRA/EA Skew Surge Joint Probability Method. The results of the assessment are shown in Table B in Section 3.2.1 above. As the tidal sequence is applied for the peak sea level assessment, the number of records / years for the joint probability assessment was set at 707.

The Correlation Factor (CF value) for the 1 in 1000-year event used the 1 in 500-year values from Table 3.6 of the DEFRA/EA R&D Technical Report FD2308/TR1 (pg38). This is the most severe storm event considered under the current guidance and extrapolation was not considered a feasible approach. Thus, the correlations will be approximate.

4 https://sepaweb.maps.arcgis.com/apps/webappviewer/index.html?id=a01f82dbc66145f4a4b558d7b840f51a&extent=-2086266.4068%2C6926044.231%2C1044594.2717%2C9056497.0833%2C102100

The level of dependence for the relationship between river flow and surge was taken from Figure 2 in the DEFRA/EA R&D Technical Report FD2308/TR2 (pg22). The nearest river station to the site was taken as Station 84011 – Gryffe at Craigend (NGR NS414663). The River Gryffe at Craigend is noted to be Well Correlated in the level of dependence between river flow and surge. This level of dependence has been adopted for the simple desktop joint probability assessment. The CF value for the 1 in 1000-year event was calculated at CF = 182.

The results of the simple desk study joint probability analysis are shown in Table 1, included in the Appendix.

A review of Table 1 shows that the 1 in 1000-year peak flow estimation of the River Gryffe (317.21m^3/s) has a joint exceedance return period peak sea level of 0.69mOD, which is less than a peak tide of a 1 in 1-year tidal event. This means that a 1 in 1000-year fluvial storm event (Q1000) is not likely to occur during any tidal storm event. Conversely, a 1 in 1000-year tidal storm event (T1000) is likely to coincide with a 1 in 1-year fluvial event (Q1) of 50m^3/s.

Under less severe fluvial storm events such as the Q200 and Q500, the corresponding tidal event remains less than 1 in 1-year and vice versa.

3.4 SURFACE WATER

Topographic maps, LiDAR data and project commissioned spot height survey data were interrogated to determine general overland flow pathways for the site and the surrounding area. The general indicative overland flow pathways are shown on Figure 4, which is included in the Appendix.

Within the site, overland flow pathways stem from the access road and flow west across the site. The local landform will prevent ponding within the site.

Overland flow from the adjacent fields will be prevented from entering site by the raised road and the Lin Burn.

It is therefore considered that the site is at **Little or No Risk** of surface water flooding.

It is understood that any proposed development will comply with Renfrewshire Council requirements for Sustainable Drainage Systems (SuDS), if applicable.

3.5 LOCAL DRAINAGE

No drainage infrastructure currently serves the site. Standard roof drainage was noted to be in place along the southeast boundary, servicing the farm steading. No road drainage at site or along the access road was evidenced during the site walkover inspection.

In the event of the adjacent roof drainage becoming blocked, some nuisance water may wash onto site. The gentle slope of the landform and the lack of ponding-supporting topography will mean that any such water will wash across the site as shallow overland flow and fall into the Lin Burn before being carried away from site.

Standard field drainage is expected to be in place in the neighbouring fields. This drainage will discharge into the Lin Burn and not directly impact the site. Any upwelling from damaged field drains will be prevented from entering site by the raised road deck and the presence of the Lin Burn.

A failure in road drainage along Houston Road leading to upwelling at the gullies may result in shallow overland flow onto the southernmost extent of the farm access road. This flow will wash across the access road due to the lack of kerbing and infiltrate into the soils of the fields.

Due to the site's sloping topography towards the watercourse and the lack of significant drainage infrastructure within the site or surrounding area, the site is assessed to be at **Little or No Risk** of flooding from a failure in drainage systems.

3.6 GROUNDWATER RISE

Given the presence of historic Made Ground and the underlying superficial deposits of alluvium, there is potential for perched groundwater beneath the site.

The groundwater in close proximity to the Lin Burn is likely to be in hydraulic continuity with the watercourses, but the extent will be extremely limited due to the narrow profile of the burn.

Site commissioned survey spot height data records the bed of the Lin Burn to be at around 3.0mOD, with the lowest site level around 5.66mOD. This gives at least 2.66m between the site level and the bed of the burn.

Local superficial groundwater will be impacted by the Lin Burn, however the site is considered to be at **Little or No Risk** of isolated Groundwater rise. Groundwater may be present at shallow depth and encountered during any further excavation.

3.7 FLUVIAL FLOOD RISK

3.7.1 General

Fluvial flood risk in the vicinity of the site arises primarily from the interaction of the Lin Burn and the River Gryffe.

The hydrological analysis uses modified Flood Estimation Handbook Web Service data (FEH13) together with the Hydrologic Engineering Centre's River Analysis System (HEC-RAS), developed by the U.S. Army Corps of Engineers (USACE). HEC-RAS Version 6.1. HEC-RAS provides appropriate 2D hydraulic flood modelling capabilities for the determination of flood routing, overland flow conveyance and flood storage.

Whilst the current HEC-RAS model (6.1) does allow for infiltration, no infiltration losses were applied to this model.

3.7.2 Model Domain

The two-dimensional (2D) flow area for the model covers an area of 3.72km^2. The model domain was established to be inclusive of all floodplain and potential overland flow pathways that could impact the site and site neighbours from the three watercourses. The extent of the model domain is shown on Figure A.

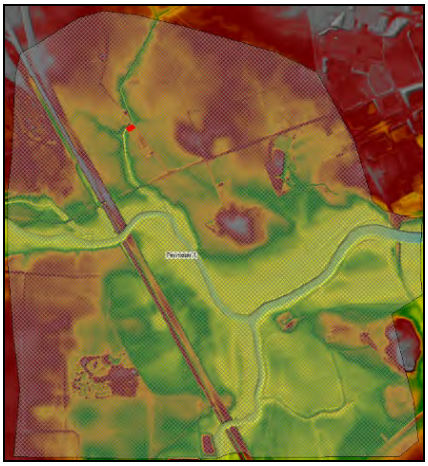


Figure A – Model domain

3.7.3 Digital Terrain Development

A digital terrain was developed in HEC-RAS using the following terrain data:

- Scottish Remote Sensing Portal 0.5m Phase 5 LiDAR DTM data set (NS46 NW & NE tiles);
- TLW GS08 Leica Geosystem Survey Staff and Net Rover Spot Heights – March 2022.

The existing terrain is a composite terrain surface generated from the RAS Mapper functionality within HEC-RAS 6.1. The LiDAR forms the basis of the topographic data and the channel profiles were refined by supplementing the LiDAR data with the project commissioned spot height survey data. This allowed for a more accurate representation of the channels. Figure B shows an extract of the final existing terrain used for the hydraulic modelling.

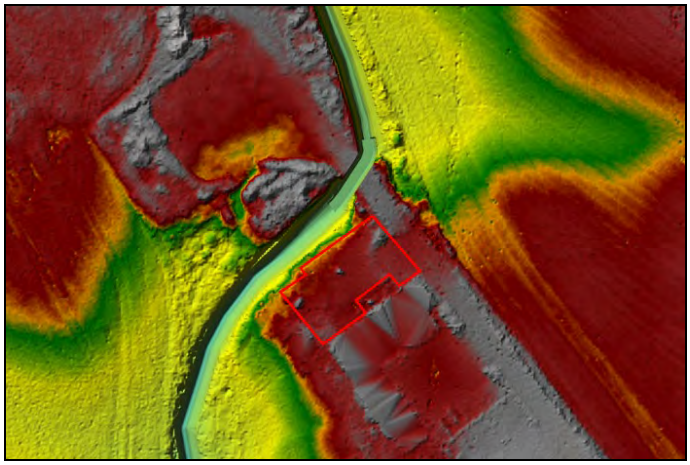


Figure B – Existing Terrain Model

3.7.4 Contributing Catchments

Catchment descriptors for the three watercourses were obtained from the Flood Estimation Handbook Web Service (FEH13).

Catchments for the River Gryffe and Black Cart Water could not be generated in the vicinity of site owing to them being considered tidal catchments at this location under the FEH methodology. Thus, in order to capture suitable fluvial catchments for these watercourses, the closest upstream catchments were extracted and extended to encompass their catchment area up to the vicinity of the site. Due to the areal alterations being greater than 10% of each catchment's area, alterations to other catchment descriptors was necessary. The revised catchment descriptors for the Gryffe and Black Cart are included in the Appendix.

The River Gryffe originates from Loch Thorn and the Gryffe Reservoirs some 20km upstream of the site. The revised River Gryffe catchment is 144.54km^2 in extent.

The Black Cart Water is initially fed from the hills and moors of Clyde Muirshiel Regional Park as the runoff flows into the Lochwinnoch lochs. The Black Cart is additionally fed by runoff from the fields and burns along its course towards its confluence with the River Clyde. The revised Black Cart Water catchment is 139.97km^2 in extent.

From review of topographic data, the representation of the Lin Burn catchment was considered accurate and its catchment descriptors were applied without any change. The Lin Burn catchment is 5.04km^2 in extent.

The revised catchment extents are shown on Figure 5, which is included in the Appendix.

3.7.5 Inflow Boundary Condition

Gauging station data for the Craigend Gauge was reviewed for the River Gryffe. The National River Flow Archive[5] indicates the gauge to lie some 4.4km west of the site at NGR NS 41476 66362. A review of the gauging station records a maximum observed flow of 142.03m^3/s since its earliest records in 1963.

There is also a SEPA gauging station on the Black Cart Water at Milliken Park (NGR NS 41122, 62025), upstream of the site. This station records a maximum observed flow of 110m^3/s since its earliest records in 1963.

[5] https://nrfa.ceh.ac.uk/

In each instance, the gauging stations are located significantly upstream of site and the highest recorded flows of each are lower than the estimations calculated using the methodologies described below.

Catchment descriptors from the Flood Estimation Handbook web service (FEH13) were used to calculate the peak flow estimation for the contributing catchments and are included in the Appendix.

The peak flow estimation was calculated using the following methodologies:

- FEH Statistical;
- Revitalised Flood Hydrograph, Version 2.3 (ReFH2.3); and
- FEH Rainfall Runoff.

The results of the flow estimations found that the FEH Rainfall Runoff was the most conservative of the methodologies.

Table 2, in the Appendix provides a summary of the design storm event peak flow estimations under various methodologies. Table 3 provides a suite of peak flow estimations under a variety of storm events using the FEH Rainfall Runoff methodology.

The inflow boundary conditions were applied as hydrographs with energy gradients calculated from the terrain.

3.7.6 Climate Change Allowance

A review of the SEPA Climate Change Allowances for Flood Risk Assessment in Land Use Planning web map[6] shows that the site lies within the Clyde River Basin Region and in the West Rainfall Uplift Region.

As per the SEPA guidance, the applicable Climate Change Allowance (CCA) for the Lin Burn is an increase of 55% on Peak Rainfall Intensity due to the catchment size being less than 30km^2.

As per the SEPA guidance, the applicable Climate Change Allowance (CCA) for the River Gryffe and Black Cart Water is an increase of 44% on Peak River Flow due to the catchment sizes being greater than 50km^2.

Table B, below, lists the corresponding peak flow estimates for the watercourse.

	1 in 1000-year flow	1 in 1000-year plus Climate Change Allowance (CCA)
Lin Burn	14.55	24.78
River Gryffe	317.21	456.78
Black Cart Water	374.55	539.35

Table B – Peak inflow rates

The 1 in 1000-year and 1 in 1000-year plus climate change allowance inflow hydrographs are shown on Figures 6 to 8, which are contained within the Appendix.

3.7.7 Downstream Model Boundary

The downstream model boundary condition is set to a time/stage relationship representing a typical tidal sequence within the Clyde Estuary. The was included in the model as a stage hydrograph to represent the influence of the tide on this point of the watercourses.

[6] https://sepaweb.maps.arcgis.com/apps/webappviewer/index.html?id=a01f82dbc66145f4a4b558d7b840f51a&extent=-2086266.4068%2C6926044.231%2C1044594.2717%2C9056497.0833%2C102100

The MIKE21 Tidal Prediction mode, by DHI, was used to generate a typical 3-day tidal sequence as close to the site as possible. The tidal sequence was then modified to provide coincident peaks between the fluvial discharge from the River Gryffe and peak tide. This is a conservative estimation, as the likelihood of coincident peaks is low.

The tidal sequence was then adapted to match the peak water levels from the Coastal Flood Boundary Dataset, with a baseline fluvial scenario peak water level of 3.73m OD, which equates to a 1 in 1-year tidal storm event.

Finally, the tidal sequences were adjusted using the Simplified Harmonic Method for the storm surge profile at the nearest Admiralty Port, Rothesay Dock, Clydebank.

Additional tidal sequence levels corresponding to the 1 in 1-year plus Climate Change Allowance and the 1 in 1000-year extreme sea level with and without Climate Change Allowance, were also assessed.

The downstream boundary was applied at the downstream extent of the modelled domain across the River Gryffe. The modelling software calculates separate water surface elevations per cell face along the boundary condition line.

The downstream boundary condition was applied as a stage hydrograph and these stage hydrographs are shown on Figure 9, included in the Appendix.

3.7.8 Roughness Coefficient

A global Manning's n roughness coefficient value of 0.03n was applied to the whole domain. This value was derived from the mid-range for short-grassed pasture, which makes up the majority of the model domain. Where notable land use changes occur a separate Manning's n map layer was added to the model to reflect changes in land use. The Manning's n map layer overwrites the global Manning's n value and applied a new value corresponding to the terrain as can be seen below on Figure C.

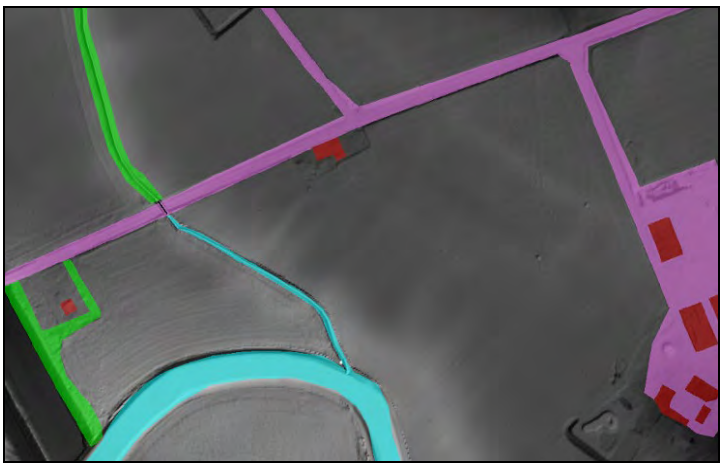


Figure C – Existing Manning's n Layer Extract

The Manning's roughness coefficients n values assigned to the polygons are summarised below in Table C:

Colour	Land Use Classification	Manning's n Value
Cyan	Channel	0.03
Green	Woodland/brush	0.07
Magenta	Road	0.013
Red	Building	0.1

Table C – Existing Manning's n values for hydraulic modelling

All Manning's n values are based on a review of aerial imagery, the site walkover inspection and are aligned to those described in Manning's n for Channels (Chow, 1959).

Manning's n values of 0.07n were applied to areas of more dense vegetation and brush coverings, or areas with mature stands of trees with branches outwith the flood zone. Road surfaces were attributed a roughness value of 0.013n for asphalt. The channel was set with a roughness value of 0.03n for clean, straight channels.

Where the existing buildings are present within the floodplain, a Manning's n roughness value of 0.1n was applied to the footprint of the building. This simulates the slowing of flow through vents, doors and other openings into the building. No terrain modifications were made to represent buildings within the model.

3.7.9 Structures

There are two structures present within the model domain, these being the bridge immediately upstream of the site and the Houston Road bridge downstream.

Each of these structures has been included in the model as a 1D (one-dimensional) feature, with a break line assigned perpendicular to flow to represent the overtopping weir. Each structure is set to a weir representing the overtopping level of the road, and an associated culvert barrel. The details of each structure are described below.

The upstream bridge has a 1.7m wide, 1.9m tall arched culvert orifice, with a weir set at the road deck level.

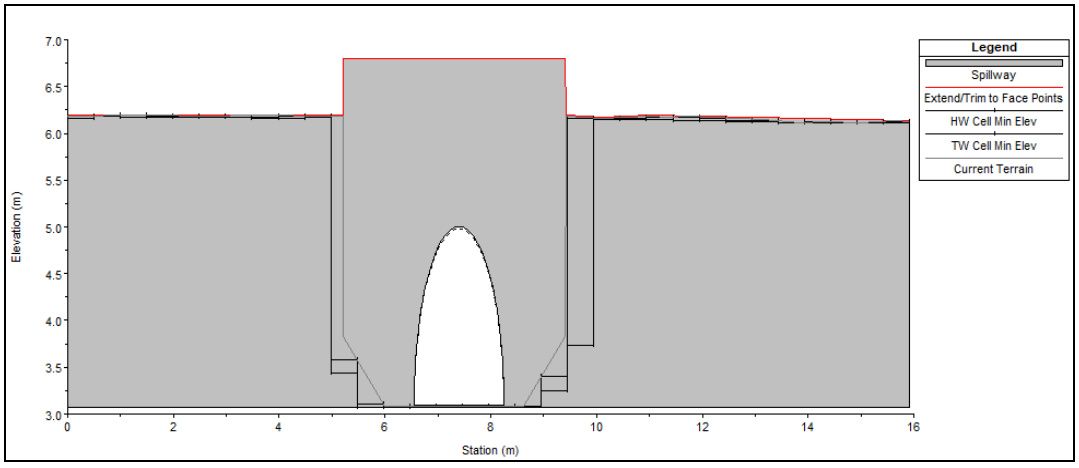


Figure D – 1D HEC-RAS Structure – Upstream Bridge

The downstream bridge has a 1.9m wide, 1.9m tall arched culvert orifice, with a weir set at the road deck level.

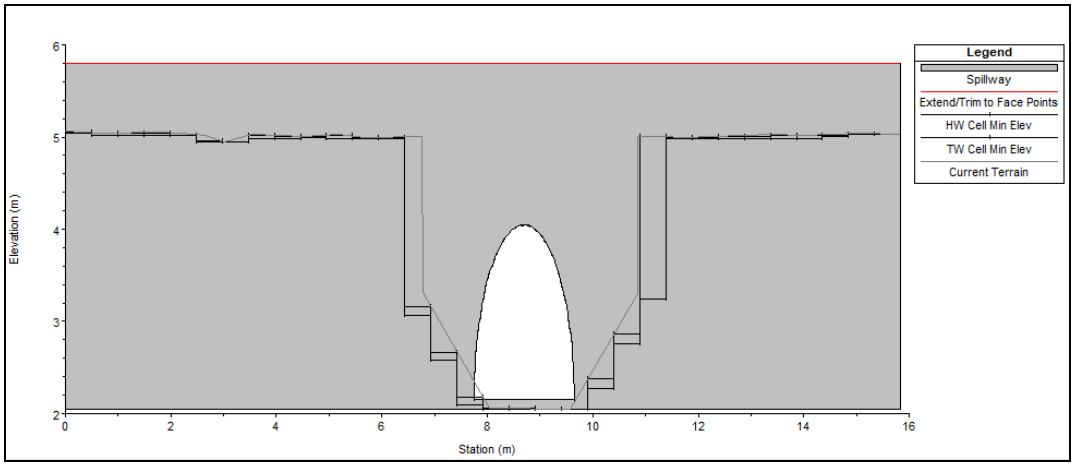


Figure E – 1D HEC-RAS Structure – Downstream Bridge

3.7.10 Computational Mesh

A 5m-by-5m computational mesh was assigned to the whole model domain. The profiles of the Lin Burn, River Gryffe and Black Cart Water were aligned through the use of central break lines and

lateral bank break lines. The break lines served to orientate the grid cells perpendicular to flow and to refine the mesh resolution along the channels.

Each channel is represented by a minimum of eight cells at any cross-sectional location, however this is not necessary for accurate representation of the channels, due to HEC-RAS recognising sub-grid topography/bathymetry and creating more than 1 result per cell.

Figure F below shows an extract of the geometry file including the computational grid around the site.

Figure F – Extract of 2D Geometry with Computational Mesh

3.7.11 Computational Time Step

A fixed 0.5 second time step was applied as the computational time step. The results of the modelled outputs were reviewed for Courant Number violations and velocity spikes which could indicate instability. No instabilities were found within the modelled outputs and the model time step was assessed to be appropriate. The model simulation was set to run for 24 hours of the predicted peak flow estimation hydrographs. The simulation time allows for all the peaks, both fluvial and tidal, to pass and for receding water levels to be observed throughout the domain.

Comparison with a finer timestep of 0.2 seconds found that water levels and other key outputs remained consistent, indicating that the adopted timestep of 0.5 seconds is considered suitable.

3.7.12 Mass Balance Errors

HEC-RAS tracks the cumulative mass balance error throughout the simulation window. Mass balance errors and water surface elevation convergence errors were checked to ensure model stability and that imbalances remained below reasonable thresholds, confirming compliance with Courant Number criteria.

The maximum recorded Mass balance error is 0.0145% for the percentage error, well within tolerances. Computational Reports recording Mass Balance Errors for the modelled scenarios are contained within the Appendix.

3.7.13 Equation Set and Default Parameters

Unsteady plan files were run using the Shallow Water Equations with Eulerian-Lagrangian approach to solving for advection, the SWE-ELM (original/faster) equation set. The SWE-ELM (original/faster) equation set was chosen for the model in order to account for inertial terms resulting from the multidirectional flow paths inherent in the modelled area.

All other parameters were set to default values.

3.7.14 Projection

All geospatial input and output data are projected using the OSGB 1936 British National Grid.

3.7.15 Sensitivity Analysis

To assess the model sensitivity to various parameters, a series of sensitivity analyses was undertaken with respect to the flow, roughness coefficient and downstream boundary conditions.

Analysis of the watercourse was undertaken with a variety of flow rates (1 in 200-year, 1 in 500-year, 1 in 1000-year and 1 in 1000-year plus Climate Change Allowance events). Profile lines were drawn at the locations shown on Figure G and maximum water surface elevations recorded and shown on Table D.

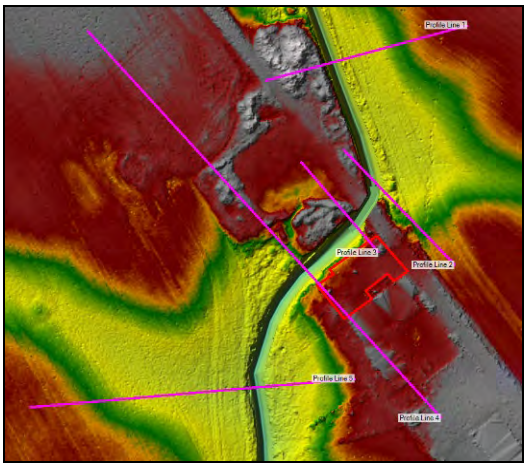


Figure F – Extract of 2D Geometry with Computational Mesh

Profile Line	Water Levels at site during fluvial storm events (m OD)				
	Q200	Q200+CCA	Q500	Q1000	Q1000+CCA
1	6.03	6.34	6.18	6.28	6.43
2	6.03	6.33	6.18	6.28	6.43
3	5.06	6.15	5.87	6.05	6.24
4	4.97	6.18	6.05	6.12	6.30
5	4.92	5.46	5.08	5.32	5.84

Table D – Flow Sensitivity Analysis

The variations in peak water level are in line with expectations. The 1 in 200-year flow is largely contained within the channel banks however, under more severe storm conditions, out of bank flows occur from higher water levels, leading to overland flow and inundation at site. The model is, therefore, not considered to be unduly sensitive to changes in peak flow. Figures 10 through 14 provide the extent of inundation during the considered storm events.

Analysis of the watercourse was undertaken with a +/-20% variation on the Manning's n values. The variation in maximum water surface elevation on the baseline scenario from the sensitivity analysis is up to 50mm at site. Such variation has negligible impact on the inundation extents at site. The model is, therefore, not considered to be unduly sensitive to changes in Manning's n value.

Further analysis of the watercourse was undertaken with variations on the downstream boundary condition. Analysis of the tidal impact was undertaken with a variety of tidal storm events (1 in 200-year with and without Climate Change Allowance, 1 in 500-year, 1 in 1000-year and 1 in 1000-year with and without Climate Change Allowance). Profile lines were drawn at the locations shown on Figure G and maximum water surface elevations recorded and shown on Table E:

Profile Line	Water Levels at site during fluvial storm events (m OD)				
	Q200	Q200+CCA	Q500	Q1000	Q1000+CCA
1	4.90	5.72	5.0	5.08	5.89
2	4.90	5.72	5.0	5.08	5.89
3	4.90	5.74	5.0	5.08	5.93
4	4.90	5.74	5.0	5.08	5.93
5	4.90	5.74	5.0	5.08	5.93

Table E – Tide Sensitivity Analysis

The variations in peak water level are in line with expectations. The tidal storm events are largely contained within the channel banks in the vicinity of site however, under the 1 in 1000-year plus Climate Change Allowance event, out of bank flows occur from higher water levels, leading to inundation at site. The model is, therefore, not considered to be unduly sensitive to changes in peak flow. The results of the tidal analysis in Section 3.2 are corroborated by hydraulic modelling.

Figures 15 and 16 provide the extent of inundation during the 1 in 1000-year tidal storm and the 1 in 1000-year tidal storm plus climate change scenario, respectively.

3.7.16 Velocity

Figure 17, contained within the Appendix records the maximum water velocities recorded throughout the model domain during the 1 in 1000-year fluvial storm event. As can be seen, maximum velocities throughout the domain are typically less than 1m/s. Highs of up to 5.26m/s are recorded in the vicinity of the large Barnsford Road and M8 structures, owing to the increase in velocity from passing through a constriction.

3.7.17 Froude Number

Figure 18, contained within the Appendix records the maximum Froude Number values throughout the model domain. Froude Numbers in excess of 1 are generally indicative of super-critical flow and have erosive potential, Froude Numbers of 1, or less, are generally indicative of sub-critical flow and have low erosive potential.

As can be seen from Figure 18, throughout the model the Froude Numbers are generally less than 1, indicating sub-critical flow and low erosive potential, as well as indicating a stable model. Froude Numbers in excess of 1 typically occur along the banks of the Black Cart water downstream of its confluence with the River Gryffe which may lead to erosion of the banks which is supported by observations made during the site walkover.

3.7.18 Courant Number

The maximum Courant Number values for the model were taken at time 6 hours and 30 minutes into the modelled run time; this is equivalent to the maximum inundation at the site. Courant Numbers are generally at or below 0.4 throughout the site and the immediate surrounding area. Courant Numbers less than 1 indicate stable model performance and sufficient timestep refinement to avoid any Courant Number violations in the hydraulic calculations. Courant numbers at or near 1 are associated with main channel flows, structures and areas of refined computational mesh grid sizes, such as within the channel of the Lin Burn.

A review of the Courant numbers confirms that the model is within acceptable tolerances, with all Courant values less than 3.0 as outlined in the HEC-RAS technical manual. This confirms that the timestep chosen is appropriate.

The maximum Courant Number values are shown on Figure 19, in the Appendix.

3.7.19 Model Results under Existing Conditions

As with all fluvial flood models, uncertainties remain that affect the relationship between flow rate and water level. The analysis must, therefore, be regarded as approximate whilst using the best available data at the time of reporting.

The 1 in 200-Year fluvial storm event constitutes the functional floodplain and should be avoided, whilst the 1 in 1000-year fluvial storm event constitutes the design storm event and influences design criteria.

The bridge immediately upstream of site constrains the peak flow in the channel and causes backing up of water, resulting in overtopping of the road and overland flow onto site through the site entrance. Flow entering site will wash across before falling back into the Lin Burn.

The peak water level during the 1 in 200-year fluvial event is recorded to be 6.03m OD at the site entrance, falling to 5.93m OD near the southern site corner.

The peak water level during the 1 in 1000-year fluvial event is recorded to be 6.27m OD at the site entrance, falling to 5.96m OD along the southwest boundary.

Elements of the site are at **Medium to High Risk** of fluvial flooding and lie within the functional floodplain, however, the expected depths are at or less than 70mm. The majority of the site is at **Low to Medium Risk** of fluvial flooding with depths up to 150mm within the site and up to 290mm at the site entrance.

Figures 10 and 13 show the fluvial inundation at site during the 1 in 200-year and 1 in 1000-year events, respectively.

3.7.20 Blockage Analysis

Under existing conditions, there are no sources that could significantly block the orifices of the two bridges. Thus, 15% and 30% blockages were considered reasonable for the sensitivity analysis if somewhat conservative. This was applied by reducing the span of the culverts, thus imposing a constriction to flow throughout the full hydrograph.

The blockage scenarios were considered for the both the 1 in 200-year and 1 in 1000-year fluvial storm events.

Under the 15% minor blockage scenario, the 1 in 200-year water levels at site rise by 20mm. Under the 30% major blockage scenario, the 1 in 200-year water levels rise by 170mm. The extent of inundation is not significantly increased under the minor blockage scenario. However, under the major blockage scenario, the vast majority of the site is inundated due to the overland flow path from the field to the northeast of site. Figures 20 and 21 provide the extent of inundation during the 1 in 200-year fluvial storm during the minor and major blockage scenarios, respectively.

Under the 15% minor blockage scenario, the 1 in 1000-year water levels at site rise by 50mm. Under the 30% major blockage scenario, the 1 in 1000-year water levels rise marginally by 90mm. The extent of inundation is not significantly increased under either of the scenarios.

4 DISCUSSION AND RECOMMENDATIONS

4.1 GENERAL

For new developments the acceptable risk of flooding should take into account various factors including risk to human health and the direct and indirect financial losses relating to flooding.

Under existing conditions, the risks from flooding at the site are defined as follows:

- The majority of the site is at **Little or No Risk** of flooding from an isolated extreme coastal flooding event. The northwest edge, adjacent to the Lin Burn, is at **Low to Medium Risk**.
- The site is at **Little or No Risk** of surface water flooding.
- The site is at **Little or No Risk** of flooding as a result of a failure in the local drainage network.
- The site is at **Little or No Risk** of isolated groundwater rise.
- The site entrance and along the southeast boundary are considered to be at **Medium to High Risk** of fluvial flooding. The majority of the site is at **Low to Medium Risk** of fluvial flooding from the Lin Burn.

While dry pedestrian and vehicular access and egress is compromised by functional floodplain, the anticipated depths will not be sufficient to prevent access to the site. Furthermore, this inundation on the access is limited to only the vicinity of site, with the remainder of the access road being free from flooding throughout all considered storm events.

4.2 DEVELOPMENT AND POSSIBLE FLOOD RESILIENCE MEASURES

The proposed redevelopment has been applied for under the land use classification 5, Most Vulnerable. To comply with this application, the following flood mitigation and flood resilience measures will be required to ensure there is minimal impact upon the flood storage, conveyance and risk to the proposed re-development and site neighbours.

The following design measures are required:

- No land raising within the functional floodplain within the site;
- A Final Ground Floor Level of 6.57mOD is recommended (providing a 300mm freeboard on the 1 in 200-year plus climate change event peak water level and a 350mm freeboard on the 1 in 1000-year event for the development).
- Use of Flood Resilient construction methods and materials for new building(s);
- Locating electrical equipment outwith estimated peak water surface elevations at a minimum of 6.87m OD, allowing for 600mm freeboard;
- Mandatory registration with SEPA Floodline for flooding alerts;
- Installation of bespoke flood monitoring alarm system to initiate site flood evacuation plan.

4.3 PHYSICAL WORKS ASSOCIATED WITH THE EXISTING WATERCOURSE

In relation to flood risk, the Water Environment (Controlled Activities) (Scotland) Regulations 2005 (CAR) may be affected by the development of the site. No earthworks shall be carried out within the banks of the Lin Burn without prior consultation with SEPA and the application of the relevant licensing guidance in relation to CAR.

Any construction works will likely require sediment control for surface water runoff to ensure watercourses are not impacted by increased sediment load as a result of construction activities. A pollution prevention plan or surface water management plan for construction may also be required. Early consultation with SEPA is recommended in relation to any proposed construction works to ensure compliance.

4.4 EFFECTS ON SITE NEIGHBOURS

The specifics of the proposed development are not known at this time. Due to the presence of existing made ground and impermeable surfaces, the proposed development cannot increase the hardstanding at site and therefore will not increase runoff. Any new buildings may present an obstruction to overland flow routes and this should be accommodated into the design and drainage management so as not to force water onto the adjacent property to the southeast.

The provision of Sustainable Drainage Systems will have a neutral or better impact on runoff from the site, as runoff will be attenuated to greenfield runoff rates which will be equal to or better than the existing conditions.

With a careful and considered approach, the development can achieve an overall neutral impact on the site neighbours.

4.5 OVERALL FLOOD RISK ASSESSMENT CONCLUSION

The Scottish Planning Policy notes that new developments should be free from significant flood risk from any source and that such development should not:

- materially increase the probability of flooding elsewhere;
- add to the area of land which requires protection by flood prevention measures;
- affect the ability of the functional floodplain to attenuate the effects of flooding by storing flood water;
- interfere detrimentally with the flow of water in the floodplain; or
- compromise options for future river management.

It has been established that parts of the site lie within the functional floodplain. Given that the access road to the site allows pedestrian and vehicular access during the design storm event, development of areas outwith the functional floodplain can be considered to be in line with the broad principles of Scottish Planning Policy.

Mandatory registration with the SEPA Floodline will be required as will the installation of a flood monitoring / alarm system in conjunction with a site evacuation plan and operation and maintenance policy highlighting flood risk responsibilities and mitigation actions. Bedrooms should not be located on the ground floor of any proposed residence, whether permanent or holiday, and it is recommended that flood resilient materials be used for the construction.

-oo000oo-

Terrenus Land & Water Ltd wishes to thank the Client Lyndsey Martin and Messrs Mabbett & Associates Ltd for the opportunity to prepare this report and trust that it meets with your requirements. However, should you wish to discuss the contents of the report then please do not hesitate to contact the undersigned.

Signed for and on behalf of

Terrenus Land & Water Ltd

[redacted]

Douglas Aitken

Director

[redacted]

William Hume

Director

APPENDICES

FIGURES

Site Location

Renfrewshire County Boundary

Atlas

Site Boundary

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Site Location Plan

Drawn:	Checked:	Approved:
JS	DA	DA
Date: 29/03/2022	Figure: 1	

Spot Heights

Site Boundary

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

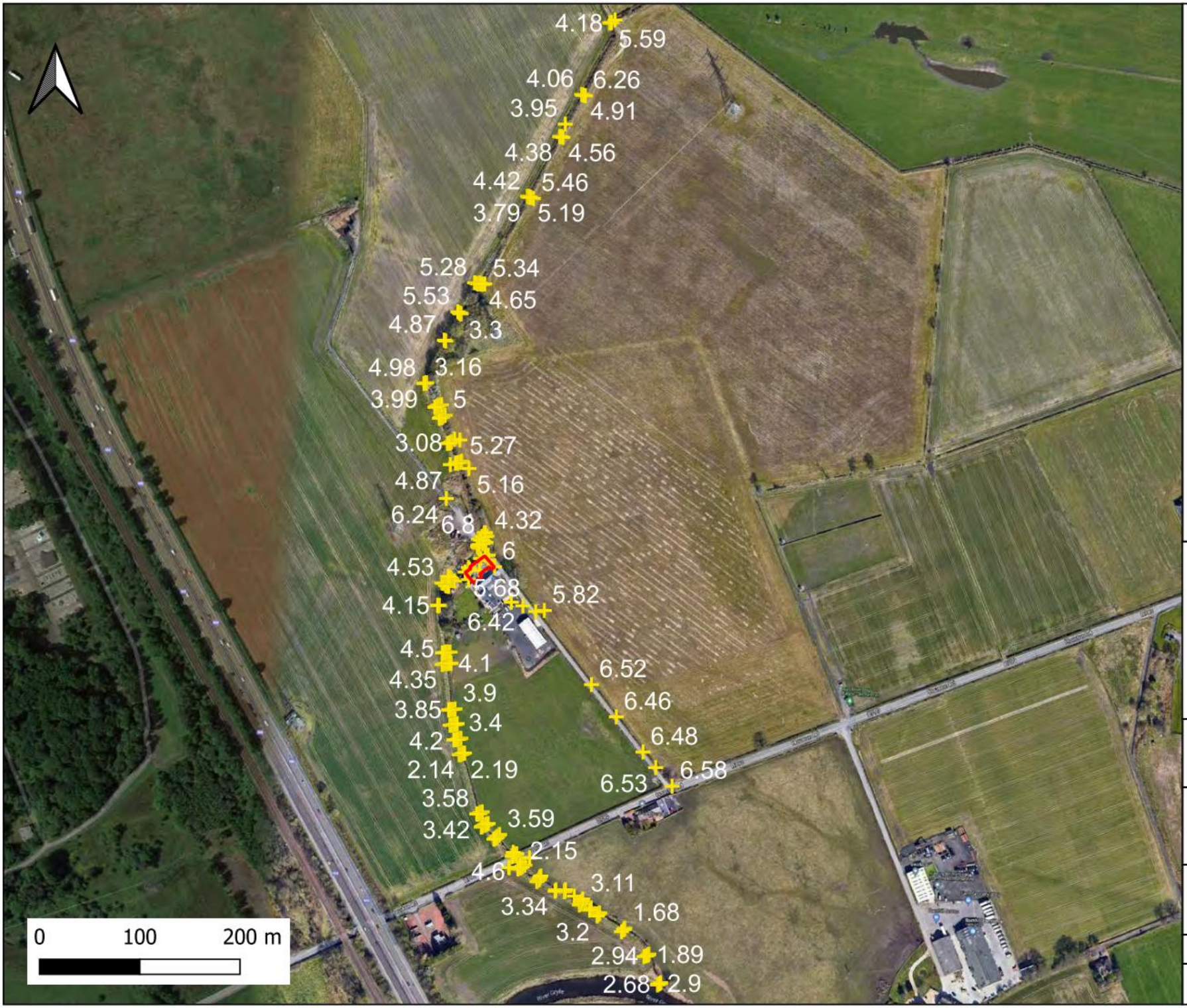
Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Spot Heights Survey

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
17/03/22	2A



Site Boundary

Spot Heights

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Spot Heights Survey

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 17/03/22

Figure: 2B

Site Boundary

Comparison Points

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Survey Comparison Points

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
17/03/22

Figure:
3

Site Boundary

Flow Accumulation

HIGH

LOW

Google Satellite Hybrid

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

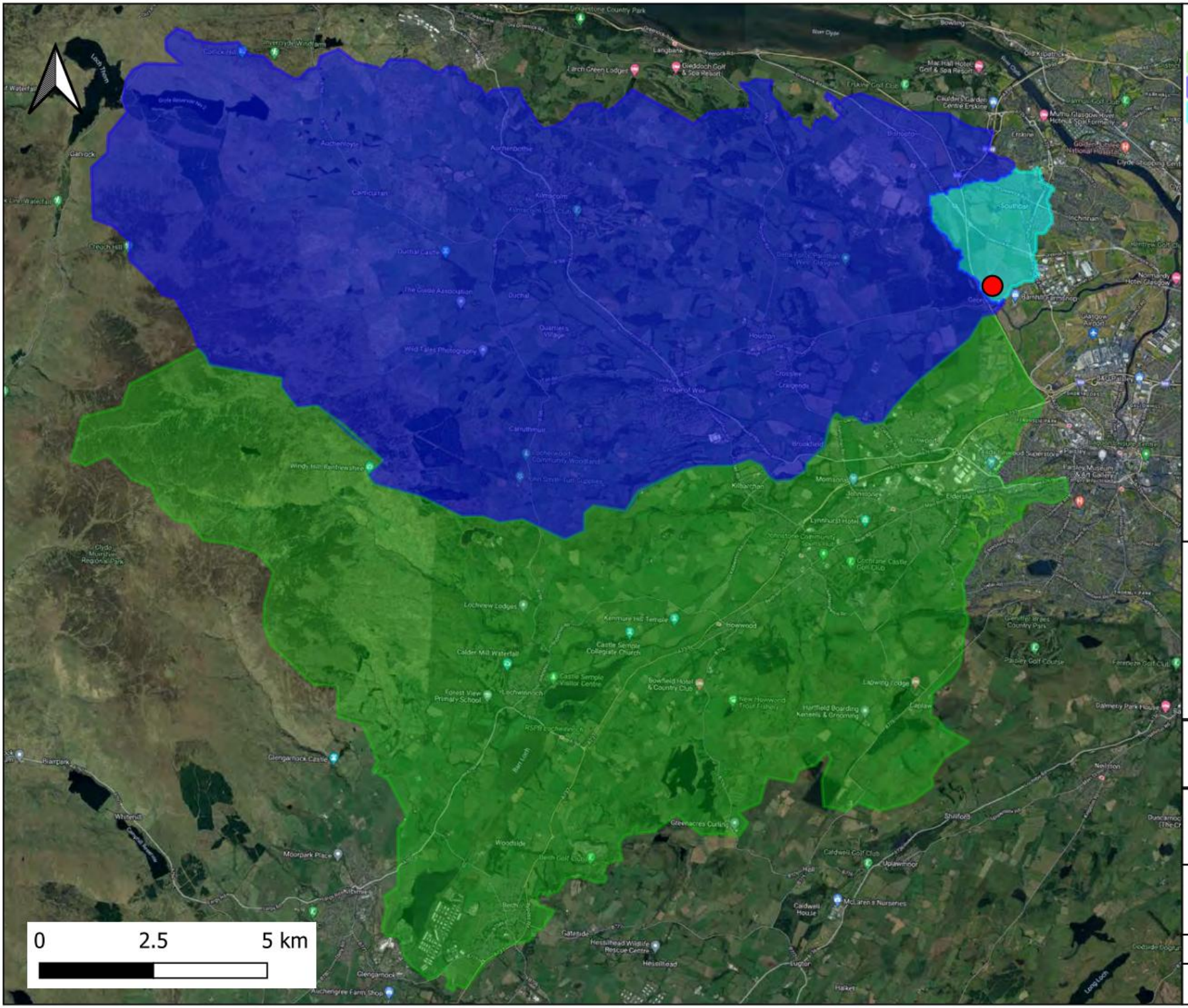
Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Flow Accumulation Pathways

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 15/03/2022

Figure: 4



terrenus land&water

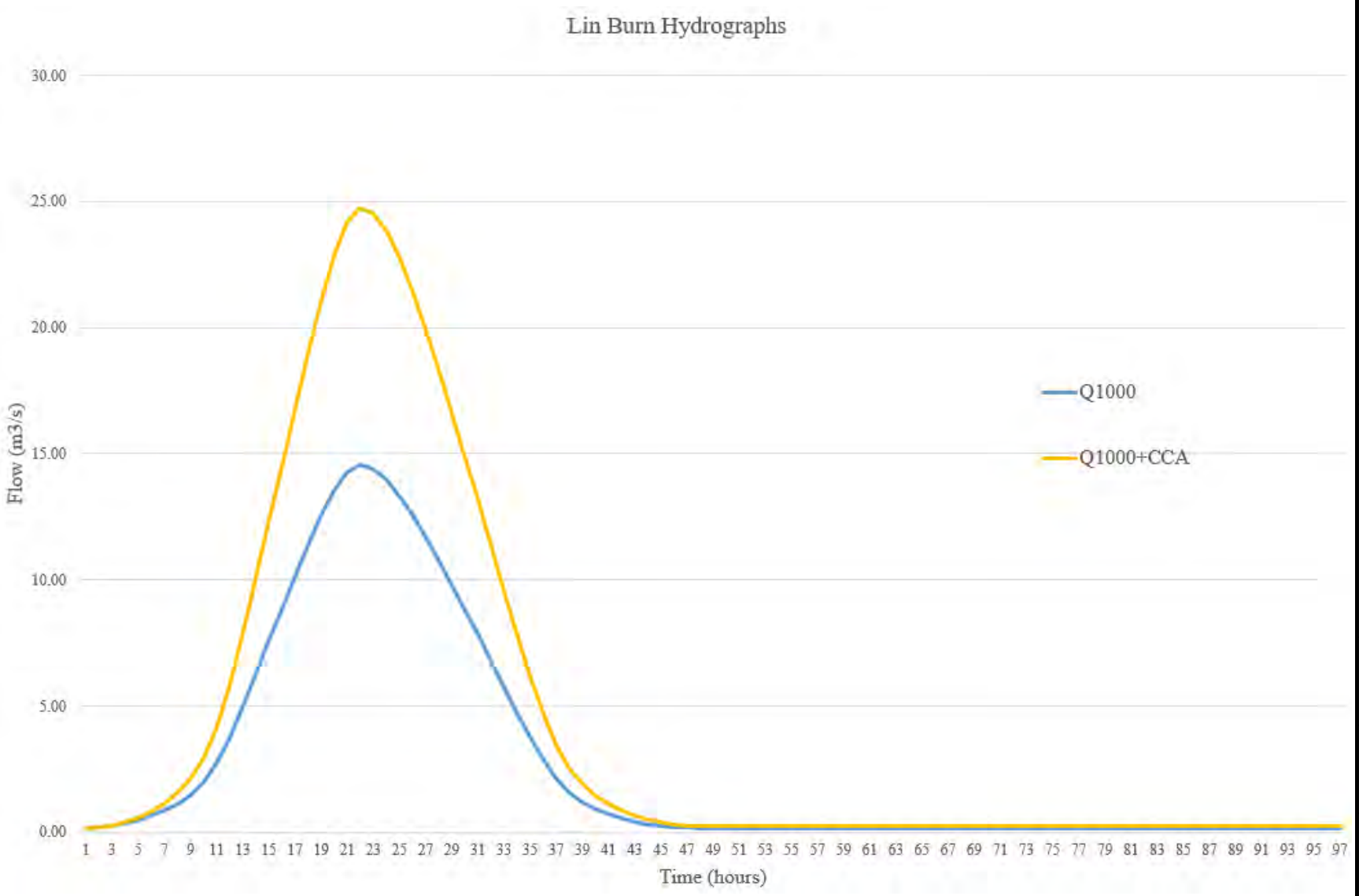
Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
Catchment Analysis

Drawn:	Checked:	Approved:
JS	DA	DA
Date: 15/03/2022	Figure: 5	



terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

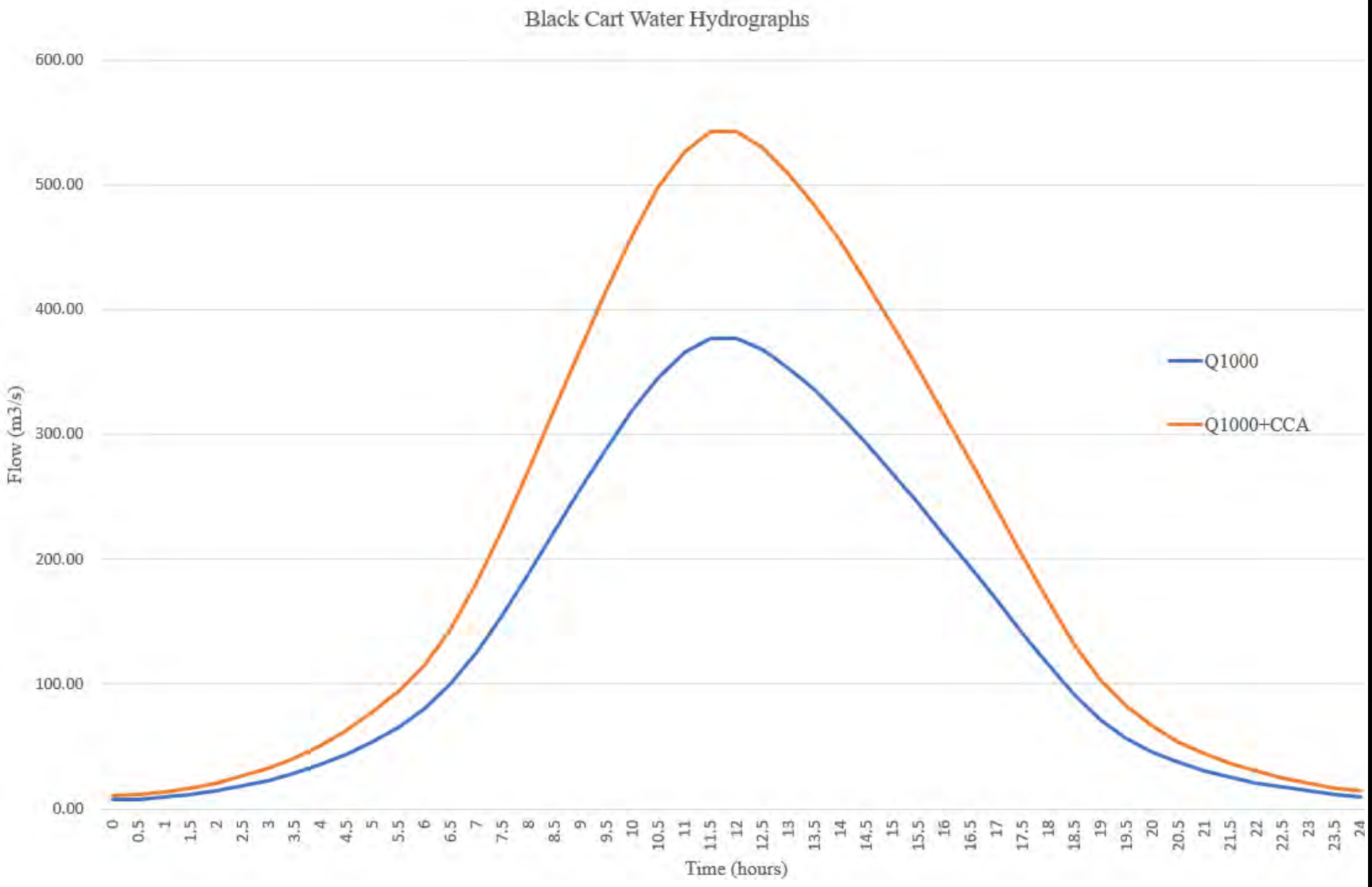
Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Lin Burn Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
6



Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

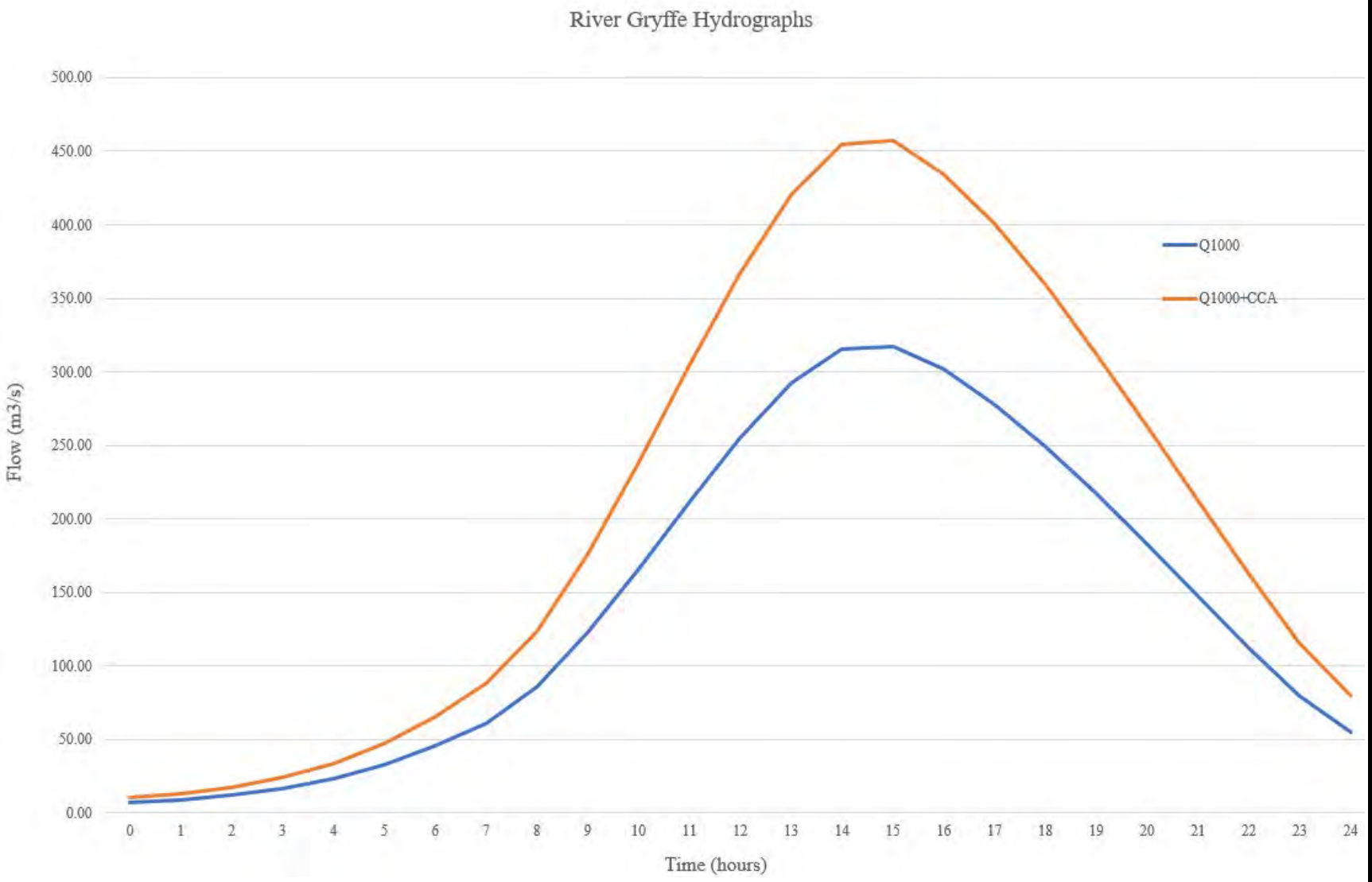
Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Black Cart Water Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
7



terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

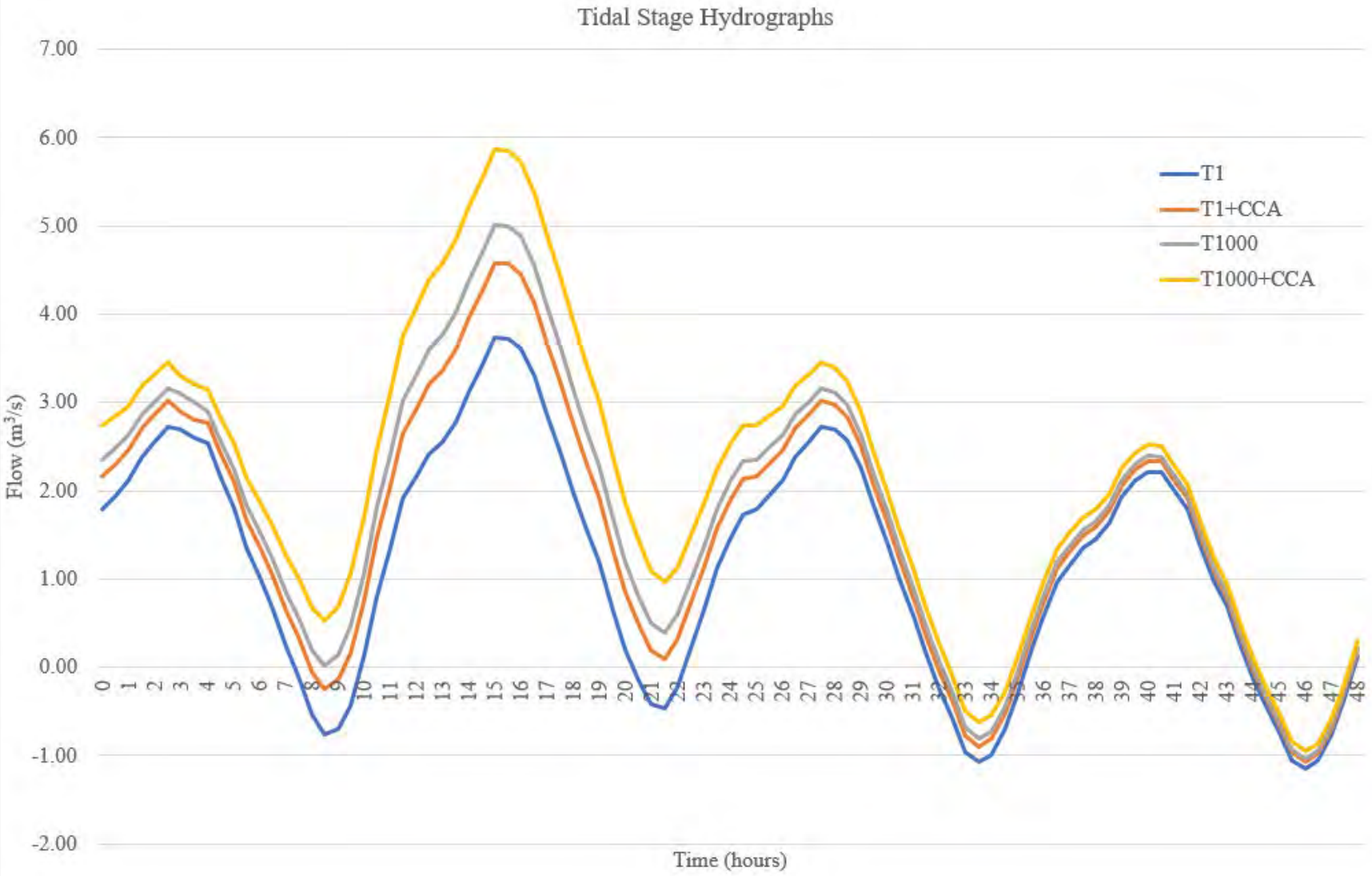
Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
River Gryffe Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
8



Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm,
Inchinnan

Drawing Title:
Tidal Stage Hydrographs

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
9

Site Boundary

Q200 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	10

Site Boundary

Q200 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year plus Climate Change Allowance Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
11

Site Boundary

Q500 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 500-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 12

Site Boundary

Q1000 T1 Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	13

Site Boundary

Q1000 T1 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year plus Climate Change Allowance Fluvial Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
14

Site Boundary

T200 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

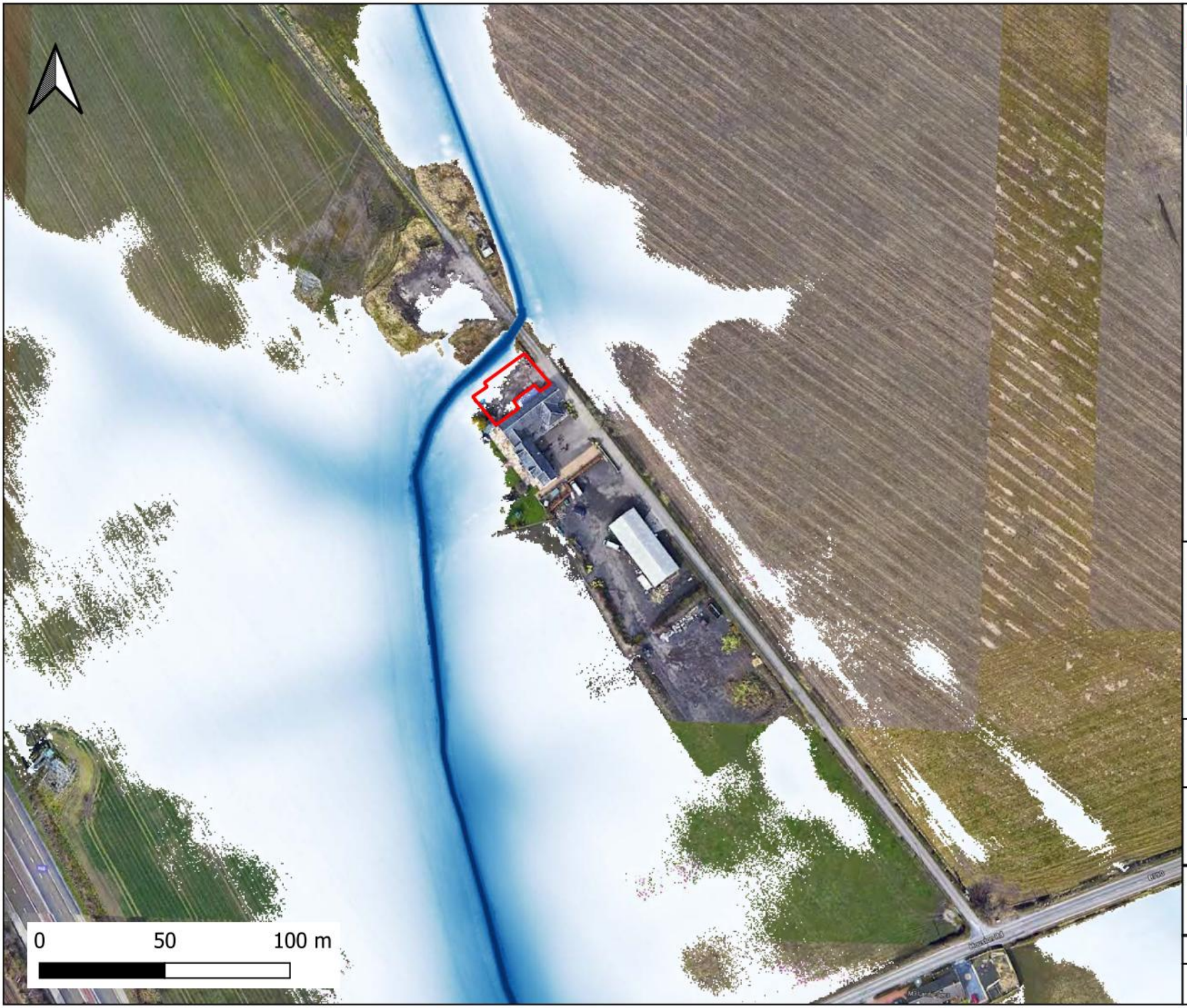
Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year plus Climate Change Allowance Tidal Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 15



Site Boundary

T1000 +CCA Depth (Max)

3.0m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

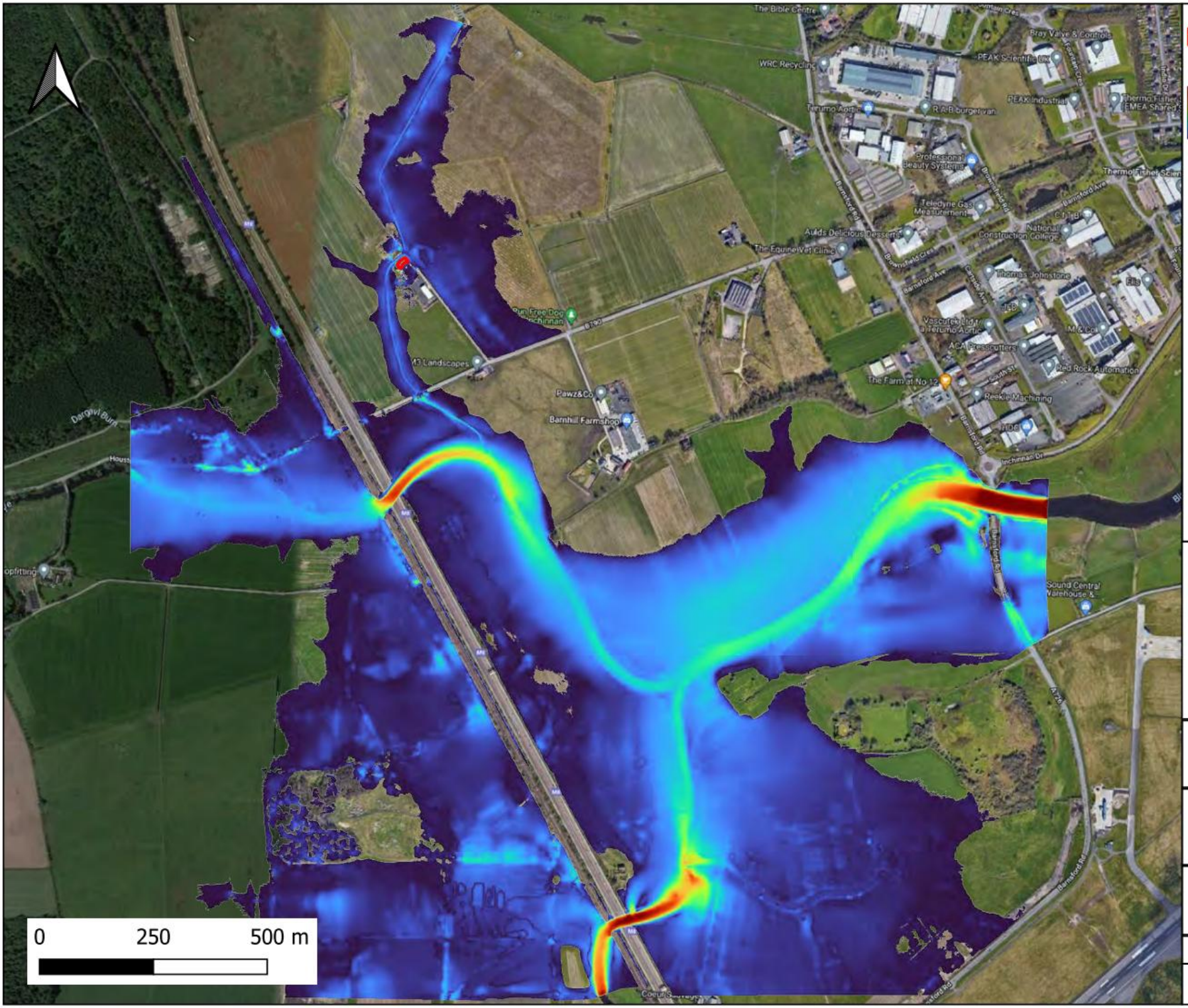
Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year plus Climate Change Allowance Tidal Storm Event Inundation Extent - Site Specific

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 16



terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Maximum Water Velocity

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	17

terrenus land&water
Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Froude Sensitivity Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 15/03/2022

Figure: 18

Site Boundary

Courant V-L 18 30

1

0

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 1000-Year Fluvial Storm Event Courant Sensitivity Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date:	Figure:
29/03/2022	19

Site Boundary

Q200 Minor Block Depth (Max)

3m

0.02m

Google Satellite Hybrid

terrenus land&water

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Minor Blockage Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date:
29/03/2022

Figure:
20

Site Boundary

Q200 Major Block Depth (Max)

3m

0.02m

Google Satellite Hybrid

Terrenus Land & Water Ltd
Hamilton International Park
G72 0BN
www.terrenus.co.uk

Client:
Lyndsey Martin

Project:
East Fulwood Farm, Inchinnan

Drawing Title:
1 in 200-Year Fluvial Storm Event Inundation Extent - Major Blockage Analysis

Drawn:	Checked:	Approved:
JS	DA	DA

Date: 29/03/2022

Figure: 21

I C D P
ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

FILE LOCATION:

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
09/10/2023	CF	1:200	A3

NAME:
SITE PLAN

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-23	ICDP	00	XX	DR	A	L(--)01 REV A

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS:
SUITABILITY DESCRIPTION:

REVISION:
A

REVISION DESCRIPTION:
RAISED WALKWAY ADDED BETWEEN BUILDINGS TO GARDEN AREA

My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 11 July 2023

Renfrewshire Council

William Findlater
ICDP Architects
Moorpark House
11 Orton Place
Glasgow
G51 2HF

Proposal:	Erection of two Chalets
Location:	East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX,
Application Type:	Planning Permission-Full
Application No:	22/0706/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,

[redacted]

Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 22/0706/PP

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO
Mrs Lyndsey Martin
East Fulwood Farm House
Houston Road
Inchinnan
Renfrew
PA4 9LX

With reference to your application registered on 17 October 2022 for Planning Consent for the following development:-

PROPOSAL
Erection of two Chalets

LOCATION
East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

DECISION
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS
The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 10 July 2023

[redacted]

Signed .....
Appointed Officer
on behalf of Renfrewshire Council

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
//www.renfrewshire.gov.uk

Ref. 22/0706/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy I3 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL	**Application No:** 22/0706/PP
CHIEF EXECUTIVE'S SERVICE **RECOMMENDATION OF PLANNING APPLICATION**	**Regd:**5 December 2022

Applicant	**Agent**
Mrs Lyndsey Martin East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX	William Findlater ICDP Architects Moorpark House 11 Orton Place Glasgow G51 2HF

Nature of Proposals
Erection of two Chalets

Site
East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

Description

This application seeks planning permission for the erection of two chalets at East Fulwood Farm. East Fulwood Farm is located 1km to the west of Inchinnan Business Park, and is accessed via a single-track road which connects with the B790 which is 250m to the south east.

The farm comprises of an L shaped single storey farmhouse, with an agricultural barn to the southeast. The proposed chalets will be positioned on a vacant area of ground immediately to the rear (northwest) of the farmhouse. This area is enclosed by a screen fence, with the Linn Burn and associated trees and vegetation to the north and west.

The proposed development comprises of a one bedroom (approx. 40 sqm) and a two bedroom (approx. 63 sqm) chalet. They are of matching mono pitched roof design and incorporate access ramps and external seating areas. The exterior will be finished in Cedral lap cladding. There are two parking spaces proposed for each chalet.

History

No previous applications.

Policy and Material Considerations
Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

<u>Development Plan</u>

National Planning Framework 4
NPF4: Policy 8 - Green belts
NPF4: Policy 22 – Flood Risk and Water Management
NPF4: Policy 29 - Rural development

NPF4: Policy 30 – Tourism

Renfrewshire Local Development Plan
LDP 2021: Policy ENV1 - Green Belt
LDP 2021: Policy ENV4 - The Water Environment
LDP 2021: Policy ENV2 - Natural Heritage
LDP 2021: Policy I3 - Flooding and Drainage
LDP 2021: Policy E4 - Tourism

Supplementary Guidance

Delivering the Environment Strategy
Delivering the Infrastructure Strategy
Delivering the Economic Strategy

Publicity

Neighbour notification has been undertaken in accordance with the requirements of the regulations.

Objections/Representation

None received.

Consultations

Chief Executives Service (Roads Development) – No objection subject to conditions relating to the provision of sight lines at the main access.

Communities & Housing Services (Environmental Protection Team) - No comments.

Glasgow Airport Safeguarding – No objection.

SEPA – Object in principle to the application as the development is expected to put people or property at risk of flooding, which is contrary to National Planning Framework 4.

Informative to be added: No

Assessment

Policy 8 and ENV1 specify forms of development that are acceptable in the green belt in principle. One of these is tourism related development.

Policy 30 and E4 refer to tourism related accommodation as being acceptable provided it contributes to the local economy and is compatible with the surrounding environment. Policy 29 also supports development that contributes to the viability, sustainability and diversification of rural communities.

Taking the above into consideration, it is accepted that the erection of two chalets at this location

is acceptable in principle.

However, the site is at risk of flooding from the Lin Burn, specifically a 1 in 200 year event with an allowance for climate change. Policy 22 promotes flood avoidance as a first principle. The erection of the chalets within the flood plain would be contrary to this principle. It is noted that the development does not constitute one of the four development types that are exempt and can be supported within a flood risk area.

SEPA have issued an objection in principle to the development on the basis that it does not comply with Policy 22 and the requirement to avoid floodplains within the 1 in 200 year event. SEPA have advised that the FRA submitted with the application is based on appropriate methodologies and represents an accurate estimation of flooding at the site. The FRA indicates that the site would be inundated during the 1 in 200 year event, and is therefore contrary in principle to Policy 22.

Policy I3 also promotes avoidance as the first principle of sustainable flood risk management. New development requires to avoid areas susceptible to flooding. The development is contrary to policy I3.

In view of the above assessment, the development is found to be contrary to policies 22 and I3 with respect to flood risk. SEPA have also objected in principle to the development. It is therefore considered that the application should be refused.

A site visit has been undertaken on 23rd August 2021, and photographs relevant to the application have been archived.

RECOMMENDATION
Refuse

Reason for Decision

1. The proposed development is at a location susceptible to flooding. It does not therefore align with the precautionary and avoidance principles advocated by the sustainable flood risk management framework and is contrary to Policy 22 of National Planning Framework 4, Policy I3 of the Adopted Renfrewshire Local Development Plan and the associated New Development Supplementary Guidance on Delivering the Infrastructure Strategy (Flooding and Drainage).

[redacted]

Alasdair Morrison
Head of Economy and Development

Applicant: Mrs Lyndsey Martin	Ref. No: 22/0706/PP
Site: East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX	Officer: James Weir

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
L(--)03	Elevations – One Bedroom Chalet	✓	✓
L(--)02	Elevations – Two Bedroom Chalet	✓	✓
/	Location Plan	✓	✓
L(--)04	Site Elevations & Pictures	✓	✓
L(--)01	Site Plan	✓	✓
L(--)06	Existing Road Splay Photos	✓	✓
L(--)05	Junction Splay	✓	✓

Officers Initials: JW Business Support Initials: ___DM____

CLADDING SYSTEM

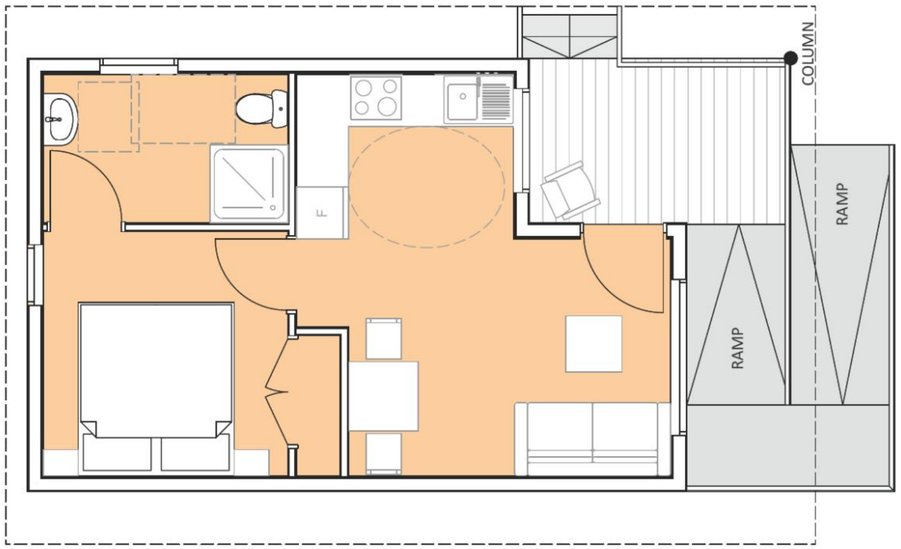
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No. ..... 22/0706/PP .....

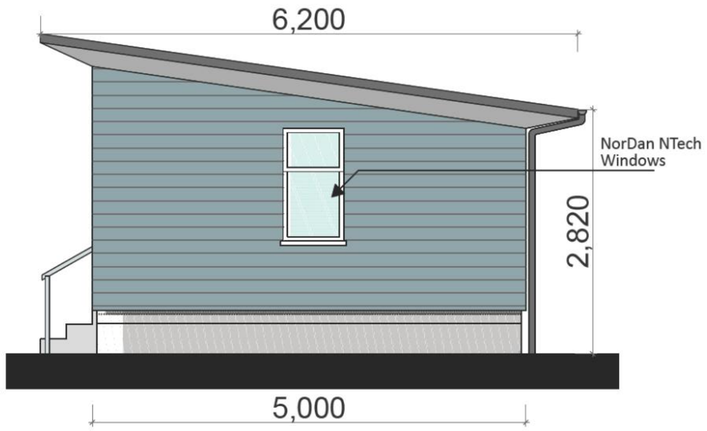
REFUSED on 10.07.2023

Signed by [redacted]

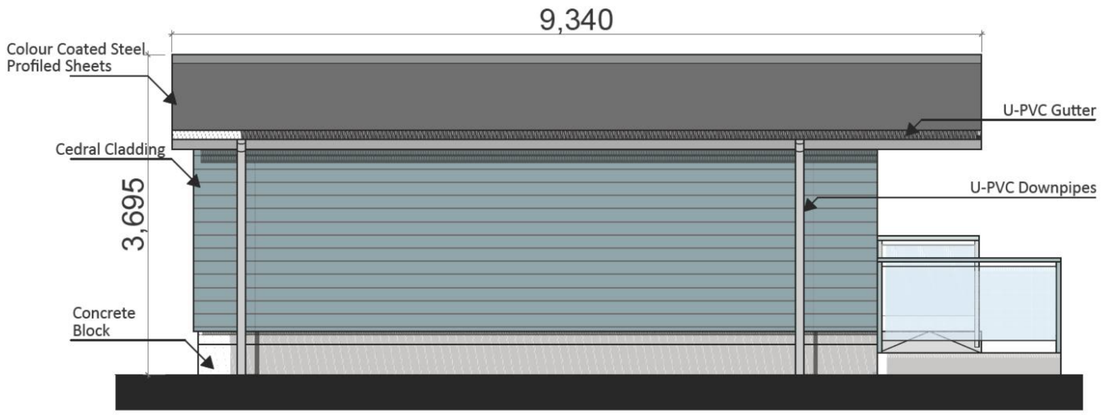
On behalf of Renfrewshire Council



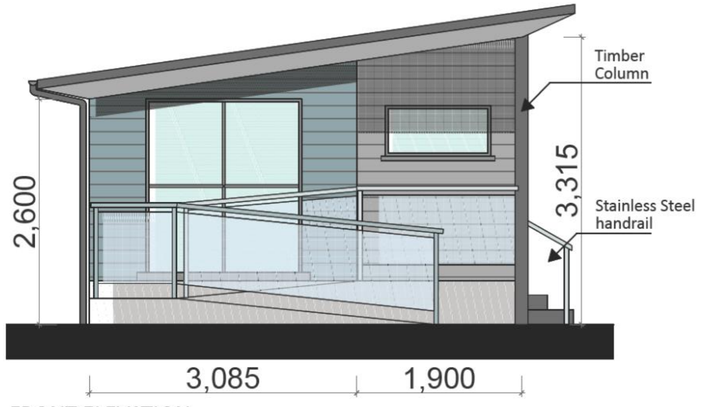
FLOOR PLAN



END ELEVATION



SIDE ELEVATION



FRONT ELEVATION

SIDE ELEVATION

0 1 2 3 4 5

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifications.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to the approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to the satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A2

NAME: Elevations - One Bedroom Chalet

PROJECT	ORIG NATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723	ICDP	00	XX	DR	A	L(--)03

STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:

CLADDING SYSTEM

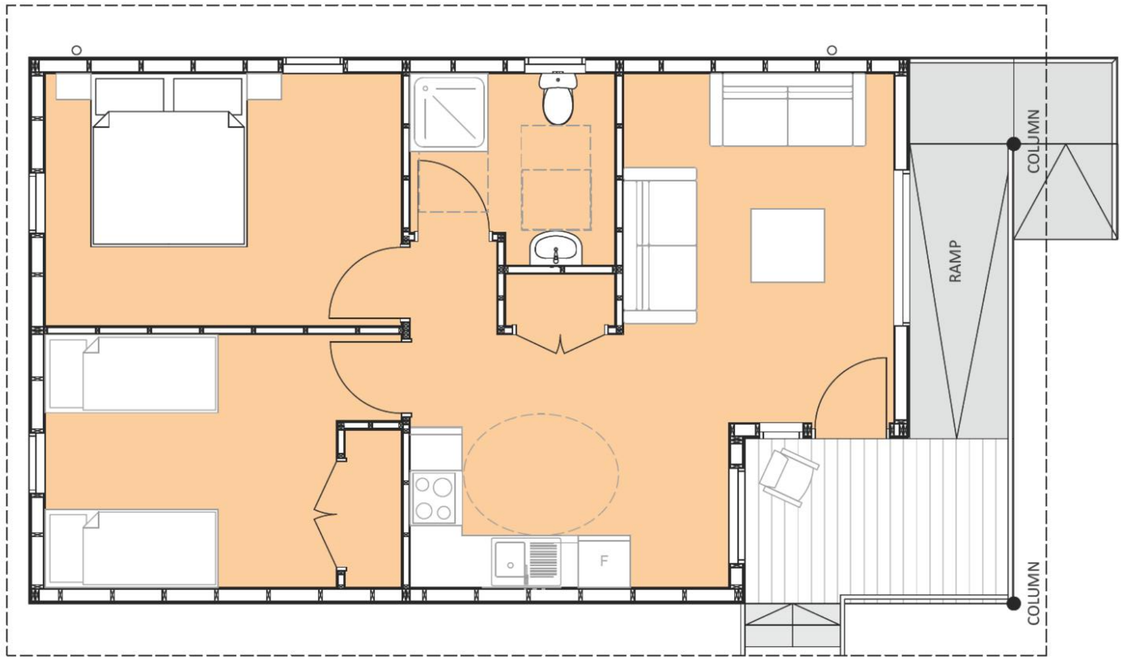
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No. ..... 22/0706/PP .....

REFUSED on 10.07.2023

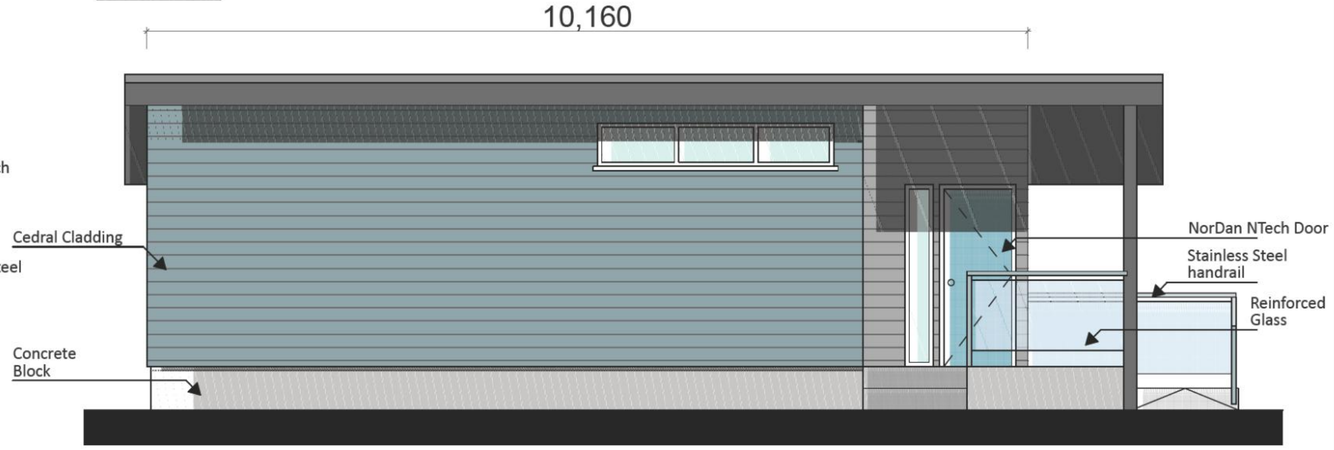
Signed b [redacted]

On behalf of Renfrewshire Council

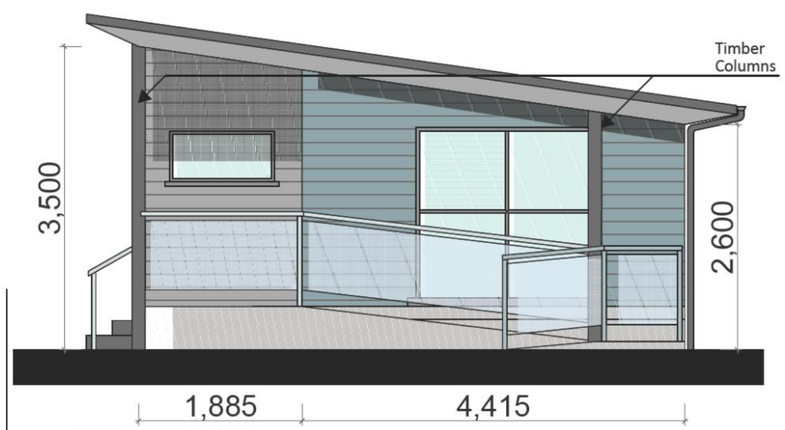


FLOOR PLAN

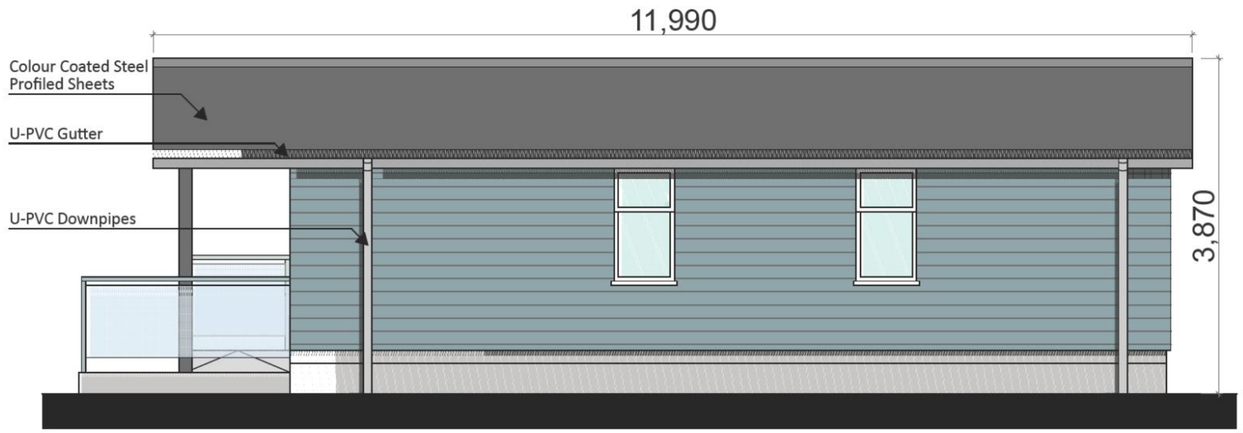
END ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifications.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to the approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to the satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

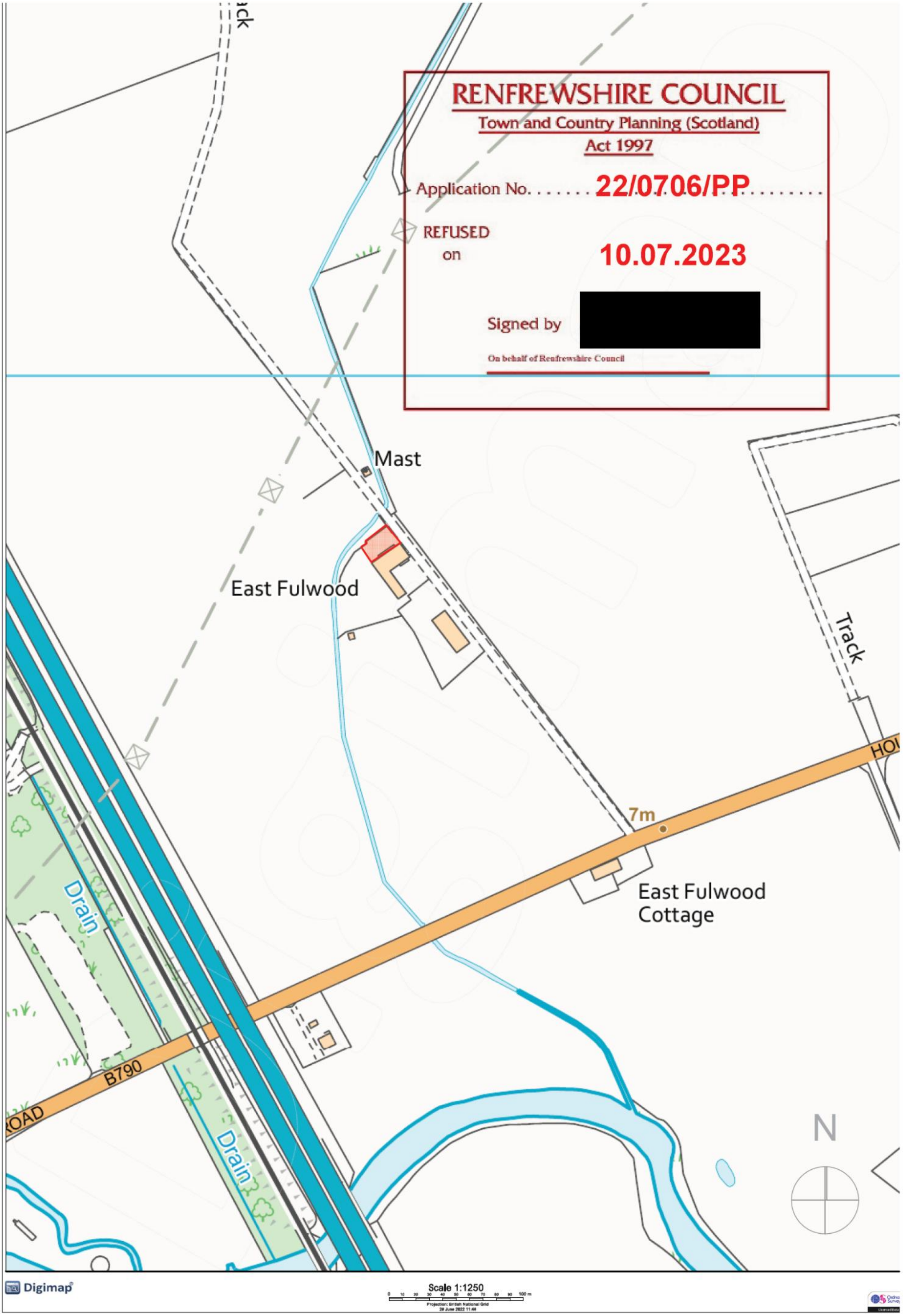
DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A2

NAME: Elevations - Two Bedroom Chalet

PROJECT	ORIG NATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723 -	ICDP -	00 -	XX -	DR -	A -	L(--)02

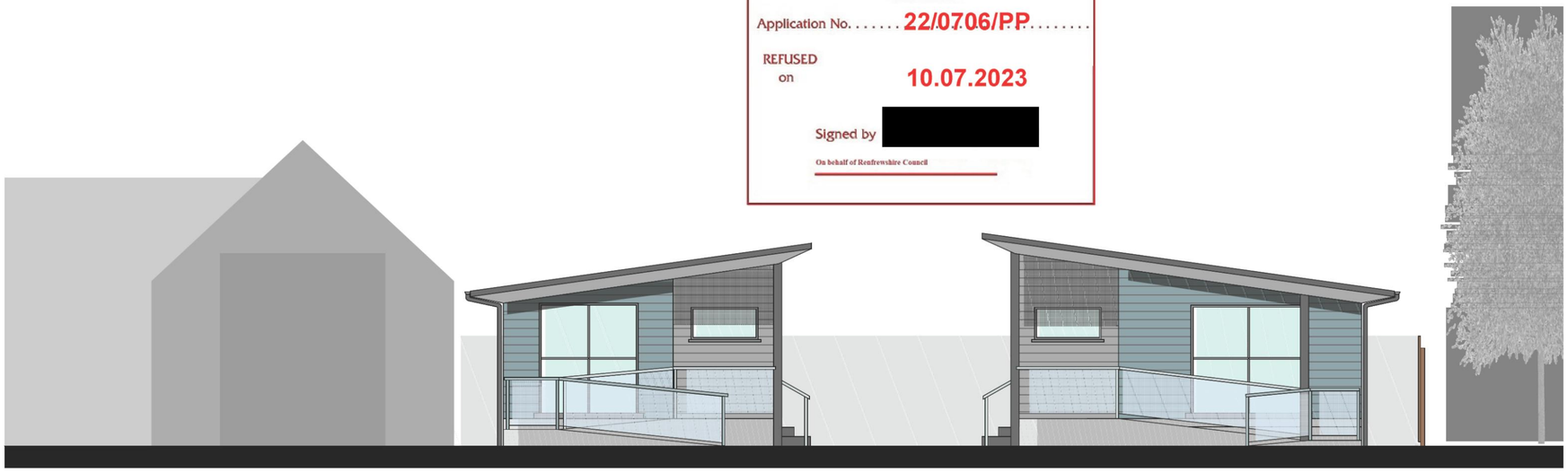
STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:


RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997
Application No. 22/0706/PP
REFUSED
on
10.07.2023
Signed by
[redacted]
On behalf of Renfrewshire Council
Mast
East Fulwood
Track
7m
East Fulwood
Cottage
Drain
B790
Drain
N
Digimap
Scale 1:1250
0 10 20 30 40 50 60 70 80 90 100 m
Projection: British National Grid
28 June 2022 11:48

EAST ELEVATION

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No. 22/0706/PP
REFUSED on 10.07.2023
Signed by [redacted]
On behalf of Renfrewshire Council



NORTH ELEVATION

EXISTING SITE 1

EXISTING SITE 2

EXISTING SITE 3

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifica ions.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to he approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to he satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
Oct '22	CF	1:50	A1

NAME: Site Elevations & Pictures

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723	ICDP	00	XX	DR	A	L(--)04

STATUS: S01
SUITAB LITY DESCR PTION: -
REVISION:
REVISION DESCRIPTION: -

RENFREWSHIRE COUNCIL

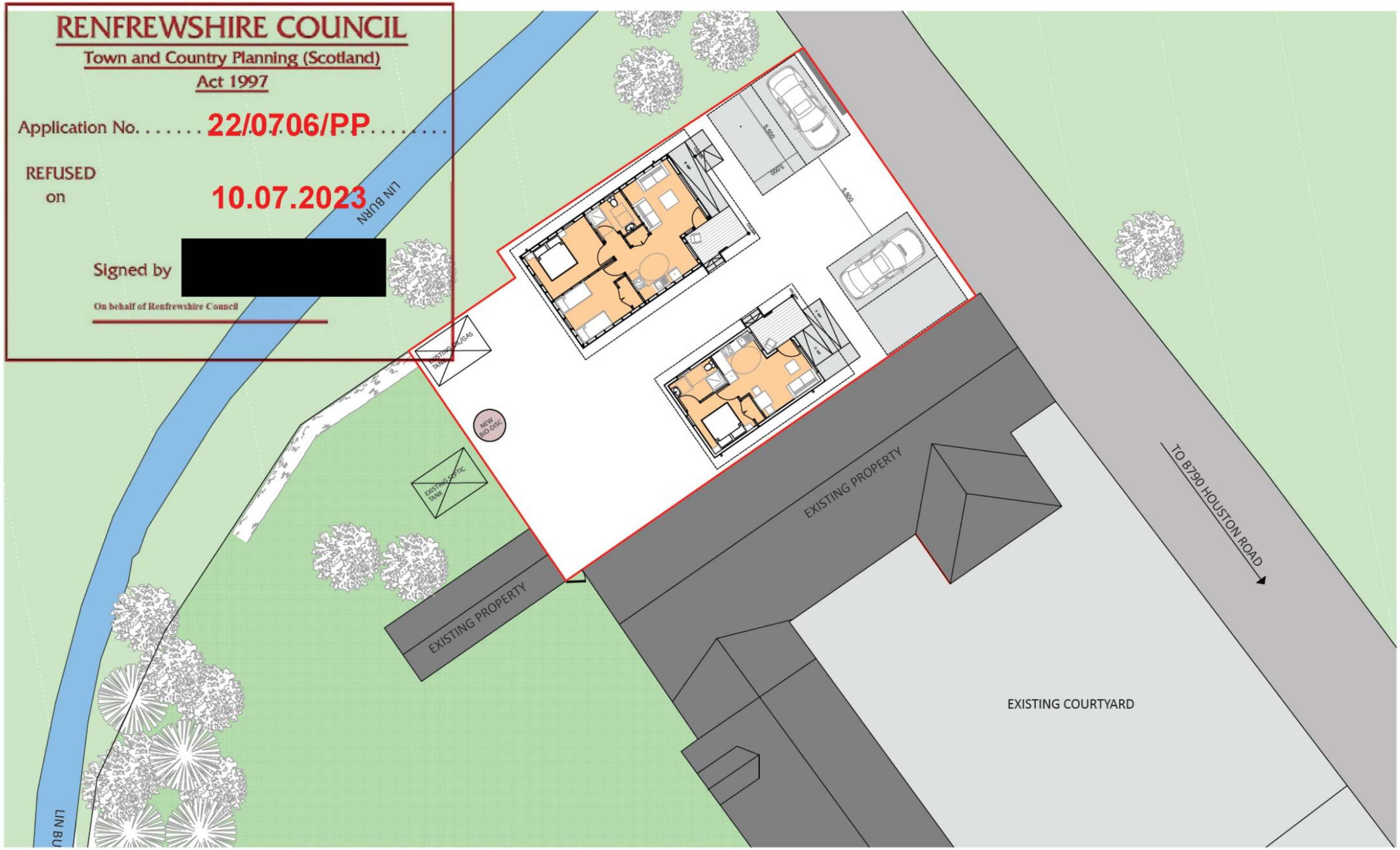
Town and Country Planning (Scotland)
Act 1997

Application No. . . . . 22/0706/PP . . . . . .

REFUSED
on 10.07.2023

Signed by [redacted]

On behalf of Renfrewshire Council



ICDP ARCHITECTS

Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

FILE LOCATION

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

PLANNING APPLICATION

DATE	DRAWN	SCALE	PAPER SIZE
14/10/2022	CF	1:200	A3

NAME:
SITE PLAN

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-	ICDP -	00 -	XX -	DR-	A -	L(--)01

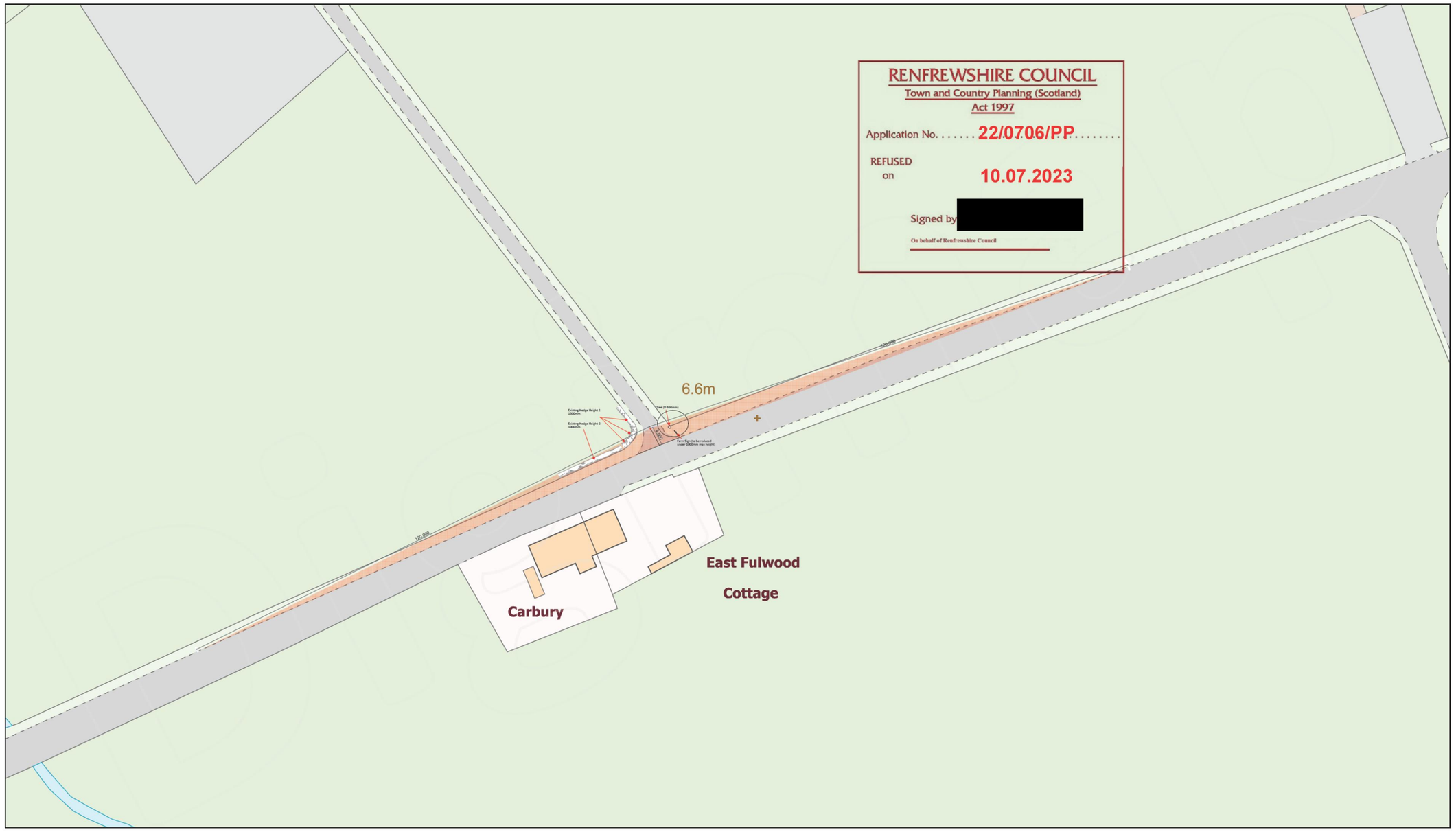
23

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS: SUITABILITY DESCR PTION:

REVISION: REVISION DESCRIPTION:



Digimap®

Scale 1:1250

0 10 20 30 40 50 60 70 80 90 100 m

Projection: British National Grid
16 March 2023 09:51

Ordnance Survey
Licensed Data

FOR INFORMATION
FOR COMMENT
FOR CLIENT APPROVAL
FOR CONSTRUCTION

This drawing has been reviewed against the CDM risk register and notes povided to fully describe all residual risks identified.
Signed:

REVISION HISTORY

REV	DATE	DRW	REVISION NOTES	CHK	APP

Notes:

Do not scale from drawings. Figured dimensions only to be taken from this drawing. All dimensions are to be checked on site before work is carried out. If in doubt, ask.
All dimensions are in millimetres unless otherwise stated.
This drawing must be read in conjuction with all other architects detail drawings, schedules and specifica ions.
Any discrepancies to be notified in writing to Architect immediately.

Refer to Engineers' drawings for all structural information
All building works to comply in all respects to current Building Standards for country in which site is located.
All electrical work to be carried out in accordance with the latest edition of the Institute of Electrical Engineers Regulations and to he approval of the Local Authority.
All drainage work to be carried out in consultation with the Local Authority Inspectors and to be tested to he satisfaction of the Local Authority.

This drawing must not be copied in whole or in part without prior written permission of ICDP Ltd

©ICDP Ltd

ICDP ARCHITECTS
Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT
Development at East Fulwood Farm

CLIENT
Lyndsey Martin

DATE	DRAWN	SCALE	PAPER SIZE
Mar '23	CF	As Shown	A1

NAME: Junction Splay

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW22723	- ICDP	- 00	- XX	- DR	- A	- L(--)05

STATUS: S01
SUITAB LITY DESCR PTION: -
REVISION:
REVISION DESCRIPTION: -

Looking Right From 4.5m position

Looking Left From 4.5m position

Existing hedge and sign at >1.05m

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. 22/0706/PP

REFUSED
on 10.07.2023

Signed by [redacted]

On behalf of Renfrewshire Council

Full Junction View & Areas to be cut back

Area to be cut back & 4.5m location

FILE LOCATION

ICDP ARCHITECTS

Moorpark House, 11 Orton Place, Glasgow, G51 2HF 0141 445 3974
info@icdparchitects.com www.icdparchitects.com

PROJECT	DATE	DRAWN	SCALE	PAPER SIZE
Development at East Fulwood Farm	16/03/2023	CF	NTS	A2

CLIENT
Lyndsey Martin

NAME:
Existing Road Splay Photos

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
GW227-	ICDP -	00 -	XX -	DR-	A -	L(--)0623

REV	DATE	DRW	REVISION NOTES	CHK	APP

REVISION HISTORY

STATUS: SUITAB LITY DESCRIPTION:

REVISION: REVISION DESCR PTION:

From: DC <dc@renfrewshire.gov.uk>
Sent: 02 Mar 2023 08:07:39
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: Consultation Letter for Planning Application Ref:22/0706/PP
Attachments: 22-0706-PP - reply.doc, RC Agricultural Questionnaire V1.5.pdf

---

From: DC <dc@renfrewshire.gov.uk>
Sent: 01 March 2023 09:22
To: DC <dc@renfrewshire.gov.uk>
Cc: James Weir <james.weir@renfrewshire.gov.uk>
Subject: FW: Consultation Letter for Planning Application Ref:22/0706/PP

From: Marion Maxwell <marion.maxwell@renfrewshire.gov.uk>
Sent: 01 March 2023 09:05
To: DC <dc@renfrewshire.gov.uk>
Subject: Consultation Letter for Planning Application Ref:22/0706/PP

Please find memo and agricultural questionnaire attached in respect of above.

Regards

Marion Maxwell
Environmental Health Officer
Renfrewshire Council
Communities and Housing Services
Renfrewshire House
Cotton Street
Paisley
PA1 1BR

Tel no – 07535596615
Dept no – 0300 300 0380
Customer Services 0300 300 0300
Email – marion.maxwell@renfrewshire.gov.uk
Dept email - e-prot.es@renfrewshire.gov.uk

MEMORANDUM

Communities and Housing
Director: Mary Crearie

Tel:	07535596615	Fax:	0141 618 7500
My Ref:	CH/MM/LC		
Your Ref:	22/0706/PP		
Ask For:	Marion Maxwell		
Date:	28 February 2023		

Renfrewshire Council

To: Gwen McCracken, Development Standards Manager
Chief Executive's Service

From: Colin Hunter
Environmental Health Manager- Public Health

Application Number: **22/0706/PP**

LOCATION: **"East Fulwood Farm House", Houston Road, Inchinnan, Renfrewshire**

This application is for the erection of 2 chalets on farmland.

Please find attached Renfrewshire Councils agricultural questionnaire. Due to the time elapsed since the 2021 application it is recommended that this is completed again by the applicant.

Marion Maxwell
Environmental Health Officer

GLASGOW AIRPORT
PROUD TO SERVE SCOTLAND

FAO James Weir
Renfrewshire Council
By Email

17th April 2023

Dear James

Re: 22/0706/PP | Erection of two Chalets | East Fulwood Farm House Houston Road Inchinnan Renfrew
Our Ref: GLA4296

I refer to your consultation request received in this office on 27th March 2023.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 – Cranes (available at https://www.aoa.org.uk/policy-campaigns/operations-safety/).

[redacted]

[redacted] MacDonald
Safeguarding Manager
Glasgow Airport
[redacted]

Scottish Environment Protection Agency
Buidheann Dìon Àrainneachd na h-Alba

Mr James Weir
Planning Department
Renfrewshire Council

By email only to: dc@renfrewshire.gov.uk

Our Ref: 8696
Your Ref: 22/0706/PP

SEPA Email Contact:
planning.south@sepa.org.uk

18 May 2023

Dear Mr Weir

Town and Country Planning (Scotland) Acts
22/0706/PP
Erection of two chalets
East Fulwood Farm House, Houston Road, Inchinnan, Renfrew, PA4 9LX

Thank you for your consultation which was received by SEPA on 27 March 2023 in relation to the above application. The reason for consultation was stated as flood risk.

Advice for the planning authority

The Transitional Arrangements for National Planning Framework 4 letter, issued by the Chief Planner, Fiona Simpson, on 8 February 2023, states that: “From 13 February, on adoption and publication by Scottish Ministers, NPF4 will form part of the statutory development plan, along with the LDP applicable to the area at that time and its supplementary guidance. NPF4 will supersede National Planning Framework 3 and Scottish Planning Policy (SPP) (2014). NPF3 and SPP will no longer represent Scottish Ministers’ planning policy and should not therefore form the basis for, or be a consideration to be taken into account, when determining planning applications on or after 13 February.” Our advice given below is based on the NPF4 policy.

Living Wage Employer
UKAS TESTING 1327

Chairman
Bob Downes

CEO
Alasdair Paterson

Angus Smith Building
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel: 03000 99 66 99
www.sepa.org.uk

We **object in principle** to this application and recommend that planning permission is refused. This is because the proposed development is expected to put people or property at risk of flooding, which is contrary to National Planning Framework 4.

In the event that the planning authority proposes to grant planning permission contrary to this advice on flood risk, the Town and Country Planning (Notification of Applications) (Scotland) Direction 2009 provides criteria for the referral to the Scottish Ministers of such cases. You may therefore wish to consider if this proposal falls within the scope of this Direction.

1. Flood risk

1.1 Under NPF4, all new development must now avoid the floodplain associated with the 1 in 200-year event, with an allowance for climate change. This is defined in NPF4: “at risk of flooding or in a flood risk area means land or built form with an annual probability of being flooded of greater than 0.5% which must include an appropriate allowance for future climate change.” Therefore, under current policy, we require an assessment of the 1 in 200-year level plus an appropriate allowance for climate change, as outlined in SEPA’s Climate Change (CC) allowances for flood risk assessment in land use planning.

1.2 Based on the SEPA Future Flood Maps, the entirety of the proposed site is shown to be at risk of flooding from the Lin Burn during a 0.5% AEP + Climate Change event. You can view the SEPA Flood Maps at: Flood Maps | SEPA - Flood Maps | SEPA .

1.3 In accordance with NPF4 – Policy 22, promotion of flood avoidance as a first principle is key, concurrent to reducing the vulnerability of existing development to flooding. The information derived from our Future Flood Maps indicate that the proposed site for the erection of the two chalet dwellings is likely to flood and may put people and property at risk. The proposal also does not meet any of the four exceptional circumstances criteria listed in Policy 22 a) i – iv) which might justify development in a flood risk area.

1.4 We are satisfied that the FRA conducted by Terrenus in April 2022 is based on appropriate

Angus Smith Building
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel: 03000 99 66 99
www.sepa.org.uk

Chairman
Bob Downes

CEO
Nicole Paterson

methods and its representation of flood risk at the site is in line with other available evidence. The FRA methods employed to derive flow estimations are varied and use of the higher Rainfall Runoff Peak Flow value adopts a precautionary approach (which is welcomed by SEPA). The flow estimations presented are similar to the values returned by our own analysis and appear to be appropriate.

1.5 However, we note that Figure 2A indicates ground levels derived from the spot height survey, with the majority of the site shown to be below 6.0mAOD. Table D indicates that water levels throughout the site during a 200yr + CC storm event would be between 6.15 – 6.18mAOD. Figure 11 also indicates that flooding under a Q200 + CC fluvial storm event would fully inundate the site, as suggested by the SEPA Future Flood Maps.

1.6 In summary, the FRA submitted for this proposal indicates that the site would be inundated under a 200yr + CC event. The proposal is therefore in contravention of NPF4 requirements for avoidance of a flood risk area. Consequently, we object in principle to the application and recommend that planning permission is refused.

2. Other planning matters

2.1 For all other planning matters, please see our triage framework and standing advice which are available on our website: www.sepa.org.uk/environment/land/planning/.

Advice for the applicant

3. Regulatory advice

3.1 Details of regulatory requirements and good practice advice, for example in relation to private drainage, can be found on the regulations section of our website. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the local compliance team at: GGCE@sepa.org.uk

Living Wage Employer
UKAS TESTING 1327
Chairman Bob Downes
CEO Nicole Paterson
Angus Smith Building
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ
Tel: 03000 99 66 99
www.sepa.org.uk

If you have any queries relating to this letter, please contact us by email, via:

planning.south@sepa.org.uk

Yours sincerely

Peter Minting

Planning Officer

Planning Service

Disclaimer: This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our website planning pages - www.sepa.org.uk/environment/land/planning/.

Living Wage Employer

UKAS TESTING 1327

Chairman
Bob Downes

CEO
Nicole Paterson

Angus Smith Building
6 Parklands Avenue
Eurocentral
Holytown
North Lanarkshire
ML1 4WQ

Tel: 03000 99 66 99
www.sepa.org.uk

Environment and Communities Our Ref: 32/04
Roads Development Team
Observations on Planning Application

Planning Contact James Weir
Tel: 07483 370666
Email: james.weir@renfrewshire.gov.uk
Roads Contact: Stephen Boyle

Planning Application No: 22/0706/PP Dated 8 February 2023 Received *

Applicant	Mrs Lyndsey Martin
Proposed Development	Erection of two Chalets
Location	East Fulwood Farm House Houston Road Inchinnan Renfrew PA4 9LX
Type of Consent	Planning Permission-Full

RECOMMENDATION - NO OBJECTIONS / SUBJECT TO CONDITIONS

Proposals Acceptable Y or N	Proposals Acceptable Y or N	Proposals Acceptable Y or N
1. General	**3. New Roads**	**4. Servicing & Car Parking**
Provision & links for:-		
Pedestrian *	(a) Widths *	(a) Servicing Arrangements *
Cyclists *	(b) Pedestrian Provision *	(b) Parking Provision *
Public transport *	(c) Layout (Horizontal/Vertical Alignment *	(c) Layout of Parking Bays/ garages *
Loading *		(d) Drainage
Parking *	(d) Turning facilities (Circles/ Hammerheads *	
	(e) Junction Details (Locations/ Radii/sightlines) *	
(a) General impact of development *	(f) Provision for P.U. Services *	**5. Signing**
(b) Safety Audit Required *	(g) SUDS *	(a) Location *
(c) Traffic Impact Analysis *	(h) other	(b) Illumination *
2. Existing Roads		
(a) Pedestrian Provision *		
(b) Type of Connection (Road Junc/Footway Crossing) *		
(c) Locations(s) of Connection(s) * *		
(d) Sightlines *		

Comments

vegetation will need cut back to ensure adequate visibility for drivers egressing from the access.

Conditions

1. A visibility sightline of 4.5m x 120m at a height of 1.05m above the road surface shall be provided in either direction of the access.

Notes for intimation to Applicant

(i) Construction Consent (s21)	**REQUIRED / NOT REQUIRED**
(ii) Road Bond (S17)*	**REQUIRED / NOT REQUIRED**
(iii) Road Openings Permit (s56)*	**REQUIRED / NOT REQUIRED**

Signed ……john everett…….. Date ……28/02/23……..
Head of Operations & Infrastructure

APPELLANT'S SUBMISSIONS

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to lrb-planning.cs@renfrewshire.gov.uk, or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.

Applicant(s)

Name	David Johnston
Address	Flat 0/2 174 Clarkston Road Glasgow G44 3DN
Postcode	
Contact Telephone 1	Refer to agent
Contact Telephone 2	
Fax No	
E-mail*	Refer to Agent

Agent *(if any)*

Name	CCC Planning Consultancy
Address	25 Yarrow Crescent Bishopton PA7 5ED
Postcode	
Contact Telephone 1	[redacted]
Contact Telephone 2	
Fax No	
E-mail*	[redacted]

Mark this box to confirm all contact should be through this representative: X

* Do you agree to correspondence regarding your review being sent by e-mail?	Yes	No
	X	

Planning authority	Renfrewshire Council
Planning application reference number	23/0179/PP
Site address	Site on eastern boundary of No.2 Johnshill, East End, Lochwinnoch
Description of proposed development	Erection of single storey dwellinghouse and associated works.
Date of application	06/04/23
Date of decision (if any)	08/09/23

Note. This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

1.	Application for planning permission (including householder application)	X
2.	Application for planning permission in principle	
3.	Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)	
4.	Application for approval of matters specified in conditions	

Reasons for seeking review

1.	Refusal of application by appointed officer	X
2.	Failure by appointed officer to determine the application within the period allowed for determination of the application	
3.	Conditions imposed on consent by appointed officer	

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1.	Further written submissions	
2.	One or more hearing sessions	
3.	Site inspection	
4	Assessment of review documents only, with no further procedure	X

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

n/a

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

		Yes	No
1.	Can the site be viewed entirely from public land?	X	
2	Is it possible for the site to be accessed safely, and without barriers to entry?	X	

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

n/a

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

Please see attached Appeal Statement dated 24th November 2023.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made? Yes ☐ No ☒

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

n/a

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

- Appeal Statement
- Planning, Design & Access Statement
- Tree Survey
- ATK Foundation Report (Dec '22) & Revision A (Nov '23)
- Planting Plan
- Site Section Plan
- Application Plans
- Decision Notice & Report of Handling (Delegated)
- Application Form

Note. The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

[X] Full completion of all parts of this form

[X] Statement of your reasons for requiring a review

[X] All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.

CCC Planning Consultancy

Date 24/11/23

For office use only:

LRB Reference No:

Planning Appeal Statement

Erection of Single Storey Dwellinghouse and Associated Works

Site On Eastern Boundary of No 2 Johnshill, East End, Lochwinnoch

Application No. 23/0179/PP

Mr David Johnston

Visualisation of Proposed Development

24 November 2023

Introduction

This statement relates to an application for review to Renfrewshire Council's Local Review Body under Section 43A(8) of the Town and Country Planning Scotland Act 1997 (as amended) of the Council's delegated decision to refuse planning permission for the erection of a single storey dwellinghouse on land at the junction of Johnshill and East End, Lochwinnoch.

The planning application was refused on 8 September 2023 and this application for review is therefore competent, having been submitted within three months of the date of the decision notice.

Existing Site and Surrounding Area

The appeal site is situated within Lochwinnoch. The site is located adjacent to Auld Simon on the east side of East End Road at the junction between East End and Johnshill.

The appeal site extends to approximately 0.15 acres and generally slopes downwards from north to south and west to east. The site contains 14 mixed deciduous trees in various state of decline with the peripheral trees overhanging the public highway and the adjacent properties bordering it. There are remains of a historic stone wall at the site.

It should be noted that the appeal site is a brownfield site (identified as 'white land' on the Proposals Map) within the existing settlement of Lochwinnoch. The site is approximately 250 metres from the designated town centre in Lochwinnoch, which sits to the south-west. The site is within an existing residential area and surrounded by housing on three sides. The land to the north, across East End comprises the former B listed St Winoc's Church, beyond which lies further housing. The housing that has been built north of the church is of modern construction and the detached dwellings sit within a mature townscape, within the conservation area.

It is acknowledged that the application site is within Lochwinnoch Conservation Area. It is further acknowledged that any development proposed in this location may have an impact on the setting of the nearby B listed St Winoc's Church and Churchyard.

In assessing potential impact, there are four key questions that are particularly relevant when considering the relationships between landscapes and historic buildings:

- What does the location of the historic building contribute to its importance or character, for example through the siting of the building or aesthetic considerations?

- How does the landscape character of the setting contribute to our understanding of its importance or character, for example through derelict and/or current land uses, or views to and from the building.

- What is the historical importance of the site and/or landscape on a local, regional or national level?

- Does any proposed development adversely change any of the foregoing?

These tests can then be applied to determine the extent to which any change or development might be acceptable within the wider historic envelope.

From a review of old Ordnance Survey Maps (refer to submitted Planning, Design and Access Statement) it is evident that, although the site is currently clear of development, the site was previously developed for housing. The 1856 Ordnance Survey Map for Lochwinnoch (see Figure 1

below) shows a row of residential properties along the south side of East End opposite the church leading to the foot path (Skippers Path) that leads from East End to Gates Road. The parcel of land to the immediate south-east was at that time vacant and has subsequently been developed, as I understand it by the local authority; to the rear of the local authority housing there are a few dilapidated timber sheds and garages which would have presumably served the adjoining housing.

Figure 1 - OS extract from 1856 showing appeal site identified with red dot.

The historic setting of Auld Simon was as a building at the heart of a township, as seen in Figure 1. The historic building pattern remains in part to Johnshill. The new properties on the west side of Johnshill assist in some way in restoring and maintaining this historic setting. Similarly building or buildings on the south side of East End would be consistent with the historic setting of Auld Simon. On the scale of buildings to the south it is likely they these were single storey cottages, or possibly very low two storey buildings similar to the couple remaining on Johnshill.

The fact is, that the appeal site is a previously developed brownfield site. Furthermore, the site is not subject of an environmental designation.

Policy 7 *'Historic assets and places'* and Policy 9 *'Brownfield, vacant and derelict land and empty buildings'* of National Planning Framework 4 (NPF4) are relevant to the assessment of this proposal.

Policy 7 *'Historic assets and places'* seeks to protect and enhance historic and environment assets and places, and to enable positive change as a catalyst for the regeneration of places. It considers that development proposals within conservation areas should ensure that existing natural and built features which contribute to the character of the conservation area and its setting be preserved and enhanced and that these should be preserved in situ where possible. This includes the retention of structures, boundary walls, railings, trees and hedges.

The thrust of this policy is not to prevent change, however, but rather to manage it in a way which avoids or minimises any adverse impacts on heritage assets.

Policy 9 *'Brownfield, vacant and derelict land and empty buildings'* seeks to encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development. Development proposals that will result in the sustainable reuse of brownfield land will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

Tree removal recommended by an arboriculture report accompanying the planning application has been consented through tree works application ref. 22/0426/TC and this has been undertaken.

Renfrewshire Council issued a notice under the Roads (Scotland) Act 1984 that overhanging trees are to be cut back to a minimum of 5.5 metres above the road and at least 1 metre from the edge of the carriageway.

Policy P1 of the adopted Renfrewshire Local Development Plan August 2021 (LDP) presumes in favour of a continuance of the built form provided that such developments are compatible with and complementary to existing uses and cause no significant harm in line with the criteria of the New Development Supplementary Guidance (SG). It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and; existing landscape and ecological features should be retained where they make a positive contribution to the character of the area.

It is accepted that the existing trees on the site are an ecological feature which make a positive contribution to the character of the area. However, it is also important to understand the history of the site and consider whether the redevelopment of part of the site would enhance the character of the conservation area.

Proposal

The proposed dwellinghouse would be single storey, have a footprint of approximately 90 square metres, with a traditional style symmetrical frontage and double pitched roof. It would be finished in render with corner quoin blocks and exposed sandstone lintels, jambs and sills on the front elevation. The front elevation, however, would be finished throughout in stone. The roof would be finished in natural slate.

The proposed dwellinghouse would face onto and would be positioned 1 metre from the boundary with East End and would be positioned centrally within the site (refer to submitted plan showing the footprint of the proposed dwellinghouse and the remaining trees).

The existing railing will be maintained and repaired to the west frontage and a new sandstone wall bounding East End Road will be erected along the north frontage. The stonework will match the boundary wall opposite the site, i.e. The Auld Simon stone wall.

The intention is to recreate the historical streetscape view from Johnshill, with The Auld Simon stone wall and ruins to the left and the low profile, stone, local vernacular cottage to the right (refer to front cover of appeal statement showing a visual of the proposed development).

Access would be taken from the north-east corner of the site, where off street parking for two cars, a turning area and storage for refuse and recycling facilities would be provided. Pedestrian access would be linked to existing footways.

To retain the original aesthetics of the area and the tree line running from The Auld Simon grounds, through the proposed development **NO** trees will be felled and a designated area of the site to the west (approximately 25% of the overall site) with a number of existing mature trees (tag nos. 862 to 864 as referred to in the arboreal report) will be maintained and similar native species will be planted to enhance and ensure the future of the wooded site, attract wildlife and ensure that the site retains the charm and history of this part of the village.

All retained trees would undergo recommended remedial tree management works.

There is an opportunity to undertake proper tree management on the remaining trees, introduce new appropriate species planting and ensure that the long-term benefits of the trees on the townscape can be properly maintained (refer to submitted planting plan).

The delegated report of handling states *"In terms of design and facing materials the dwellinghouse is of a vernacular style, albeit deeper than traditional dwellings it is referencing. However, it has good quality finishes including stone, wooden windows, and a slated roof which is appropriate for the area."*

Reasons For Refusal

Planning permission was refused for the following reasons:

1. **That the proposed development is contrary to the provisions of Policy 7 'Historic Assets and Places', of NPF4 as the proposed development is likely to lead to the loss of woodland, a natural feature which makes a positive contribution to the character of the area.**

   It will be evident from review of the submitted plans that the proposed dwellinghouse is of modest scale and that it is proposed to be constructed using traditional materials. Indeed, the delegated report of handling states that the *"dwellinghouse is of vernacular style….has good quality finishes….which is appropriate for the area."*

   No trees will be removed to enable the development to take place. Without proper tree management the process of decline will increase rapidly. New native planting is proposed to ensure that tree cover is maintained in the long term in a manner which is appropriate and suitable to the setting.

   It is important to recognise that the site is a brownfield site with no environmental designations.

2. **That the proposed development is contrary to the provisions of Policy 9 'Brownfield land, vacant and derelict land, and empty buildings' of NPF4 as the application site is considered to have high ecological value as it has been naturalised with woodland and the proposal is likely to lead to the loss of trees, which make a positive contribution to the character of the area.**

   The accompanying tree survey report (submitted in response to the notice issued under the Roads (Scotland) Act 1984 by the Council's Environment and Infrastructure Services), observed that the tree stock is in various states of decline with the peripheral trees overhanging the public highway and the adjacent properties bordering it. The report states:

   "The mature trees and ground cover are heavily cloaked with ivy and roadside trees are substantially overhanging the carriageway….some trees are in poor condition and recommended for removal. Chalara Ash dieback has also colonised the site."

   Only regular and remedial tree husbandry will help combat the likelihood of branch failure and reduce associated concerns.

There is an opportunity to undertake proper tree management on the remaining trees, introduce new appropriate species planting and ensure that the long-term benefits of the trees on the townscape can be properly maintained.

The proposed dwellinghouse would be located centrally within the site in an area where there are no trees.

3. **That the proposed development is inappropriate and contrary to the provisions of Policy P1 of the adopted Local Development Plan and the New Development Supplementary Guidance Places Development Criteria given the proximity of the trees to the development the trees health and safety cannot be adequately protected.**

   It is acknowledged that BS5837:2012 requires buildings and structures to be sited to allow adequate space for tree's natural development and at the same time reduce future pressure for removal of trees.

   The submitted structural engineering report details the various foundation options (with particular attention paid to the close proximity of roots) and recommends a system of Shire stabilisers or similar. These are small scale piles developed for the domestic market and do not require heavy specialist plant that could damage shallow roots.

   The advantage of using such a system is the small-scale nature of the piles which are driven in manually without the need for heavy plant traversing the site. Should tree roots appear within the piling area it should be easy to move the location of the pile to miss these.

   Paragraph 5.3 of the report states:

   "From the information available at this stage we are of the opinion that a suitable footprint of around 10 metres x 7 metres should be capable of fitting between the remaining trees. "

4. **That the proposed development is contrary to the provisions of Policies ENV2 - Natural Heritage and ENV3 - Built and Cultural Heritage of the adopted Local Development Plan, the New Development Supplementary Guidance Conservation Areas, Trees, Woodland and Forestry and Natural Heritage and the provisions of Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings' as the trees within the application site make a valuable contribution to the setting of 'Auld Simon' and the Lochwinnoch Conservation Area generally and the proposed development is likely to lead to the loss of part of this woodland which would have an adverse impact on the setting of the Category B listed 'Auld Simon' and the setting of the Conservation Area generally and these trees should be safeguarded.**

   The site contains 14 mixed deciduous trees in various states of decline. The mature trees and ground cover are heavily cloaked with ivy and roadside trees are substantially overhanging the carriageway. Chalara Ash dieback has also colonised the site.

   Only 4 of the trees are classed in good condition, ie. a sound tree needing little if any attention at the time of the survey.

In a short period of time the amenity value of the trees and their contribution to the conservation area will decline as they die, limbs break off or they become stag headed. Only with proper tree management will the long-term amenity value of the site be achieved.

The application proposes complementary planting to ensure that tree cover is maintained in the long term in a manner which is appropriate and suitable to the setting and in a manner which will allow the site to be properly managed. The long-term prospects are for the setting to be enhanced rather than deteriorate further.

To retain the original aesthetics of the area and the tree line running from The Auld Simon grounds, through the proposed development site **NO** trees will be felled and a designated area of the site to the west (approximately 25% of the overall site) with several 'fair' trees will be maintained and similar native species planted to enhance and ensure the future of the tree cover.

The provision of stone boundary walls and refurbishment of the site boundary railings will similarly improve the setting of the area and its amenity value.

It should be recognised that, although the site is currently clear of development, the site was previously (and historically) developed for housing.

5. **That the proposed development is inappropriate and contrary to the provisions of Renfrewshire's Planning and Development Tree Policy 2022 as there is no overriding justification for the construction of the proposed dwellinghouse in proximity to trees and the development is likely to adversely affect the natural development and health of the trees remaining.**

The development proposes a modest single storey dwellinghouse in the centre of the site (refer to submitted visual and accompanying plans). The site extends to approximately 0.15 acres. Excluding the woodland area leaves an area of 440 square metres and the proposed dwellinghouse has a footprint of just 90 square metres, equating to just 20% of the developable area.

The proposed dwellinghouse is set some distance from Johnshill and would be obscured from view to people travelling north along this road by both existing housing and the existing, retained tree cover. There is no impact whatsoever on the view to the church front gable as the gable faces directly south down towards the High Street and the view to the gable is generally uninterrupted.

As stated previously, there is an opportunity to undertake proper tree management on the remaining trees, introduce new appropriate species planting and ensure that the long-term benefits of the trees on the townscape can be properly maintained.

Policy ENV 3 states that new development should demonstrate that there is no negative impact on built heritage assets, and I would argue that the application supporting evidence addresses that requirement, specifically in respect of the Planning, Design and Access Statement, the Tree Condition Survey and the way we have approached the design and form of the dwellinghouse.

It is also worth remembering that Policy 7 *'Historic assets and places'* of NPF4 seeks to protect and enhance historic and environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

Conclusion

The case officer's assessment of the application ignores the positive contribution that the new development would make to enhance the character of the area (remembering it was historically a housing site) and the setting of the listed building.

In our view the opportunity to undertake the essential tree management and to improve the boundaries of the appeal site have been overlooked and are clearly positive aspects in the argument.

Improvements brought about by this development will contribute to an overall enhancement of the area whilst introducing the opportunity for long term site management.

We maintain that the site is more than capable of absorbing a single modest dwellinghouse of the proportions proposed. The additional planting will ensure that tree cover is maintained for the long term but also in a way that is manageable and ensures proper site tree management. The development opportunity is unique, and we would argue that the proposal does not offend current national guidance, local development plan policies or supplementary guidance, nor is it in conflict with Historic Environment Scotland's guidance.

It is respectfully requested that the appeal is upheld and planning permission granted for the proposed development.

A.T.K. PARTNERSHIP

CIVIL & STRUCTURAL ENGINEERING
CONSULTANTS

REVISION A – NOVEMBER 2023

STRUCTURAL APPRAISAL ON FOUNDATION OPTIONS

PROJECT : PROPOSED HOUSE at EAST END, LOCHWINNOCH

CLIENT : Mr D JOHNSTON

PROJECT REF NO : 16781

DATE : DECEMBER 2022

33 UNION STREET
GREENOCK
PA16 8DN

Tel: (01475) 787797
Email: mail@atk-partnership.co.uk

1.0 Introduction

1.1 ATK Partnership were invited to review the options available to form the foundations for the proposed house with particular attention being paid to the close proximity to the existing trees.

2.0 Scope of the report

2.1 The scope of the following report was to investigate the various foundations readily available and to advise on the best solution. A site inspection was carried out on the 8th December 2022.

2.2 The investigation comprised a visual non-disruptive inspection of the site and no trial pits or boreholes were carried out.

2.3 A topographical survey was made available along with a tree condition report prepared by Ayrshire Tree Surgeons.

2.4 Photographs are also included which help to identify the density of the present growth on site.

3.0 Observations

3.1 The site comprises a long almost rectangular shaped site with a broader triangular shaped section to the rear. It lies opposite the church known as Auld Simon and at the junction of Johnshill and East End.

3.2 The proposed house will be detached, probably a one and a half storey built in timber frame construction and located as shown on the attached plan.

3.3 The main trees which will be closely affected are shown on the site plan along with others lying outwith the building area.

3.4 The construction using timber frame will be fairly light around 35kN/m and may have a brick outer cladding but also may have a timber cladding as an alternative.

3.5 The ground floor construction is likely to be a suspended concrete floor with integral insulation to help form the U-values.

3.6 Since the tree survey report some of the badly affected (rotted) trees have been taken down in line with the recommendations of the tree report.

4.0 Foundation options

4.1 **Traditional strips**

4.2 On the basis that the soil conditions are favourable and ordinary strip foundations are possible these would be expected to be constructed at around 600mm down from the proposed ground.

4.3 However the foundations will be prone to damage by the remaining roots of the trees and in line with guidance by the NHBC consideration must be given to the use

of trench fill concrete to take the excavations below the level of anticipated damage. Along with the use of trench fill it would be sensible to use a root barrier system to help prevent damage to the founds.

4.4 The excavations for the foundations may also do damage to the root infestation locally within the house footprint with any remaining trees also affected by this root loss.

4.5 **Raft Slab**

4.6 Due to the light loads involved a simple slab raft would also be a suitable option sitting on a cushion of compacted hardcore.

4.7 However due to the preferred detail of having a limited excavation the existing roots will still exist under the raft slab, probably through the hardcore, and may lead to structural damage to the slab in time.

4.8 **Piling**

4.9 Piling would be solution by excluding the loads being taken down on to the immediate sub-surface soils. Due to the nature of the piles involved the loads would be taken further down into the sub-soils and below the level of the expected root bowl. The perimeter walls and any internal loadbearing lines would be supported on concrete ground beams spanning between the piles.

4.10 The ground floor would be constructed with either a cast in-situ concrete slab supported on a permanent steel sheet formwork such as Holorib or Ribdeck. This would help to support the floor and span across the top of any root system below the footprint of the house. An alternative could the use of beam and block flooring which is a sectional floor system but again spanning clear between the ground beams.

4.11 There are various piling systems available using driven steel tubes or continuous flight auger piles which all do the same job of transferring the loads below the sensitive areas.

5.0 Recommendations

5.1 On the basis of the above options and trying to limit the damage on site we are of the opinion that a system of piling using Shire stabilisers or similar would prove to be the best option. These are small scale piles developed for the domestic market and do not require heavy specialist plant that could damage shallow roots.

5.2 The advantage of using such a system is the small scale nature of the piles which are driven in manually without the need for heavy plant traversing the site. Should tree roots appear within the piling area it should be easy to move the location of the piles to miss these.

5.3 From the information available at this stage we are of the opinion that a suitable footprint of around 10 x 7m should be capable of fitting between the remaining trees. A final design can be agreed in due course.

5.4 Following recent discussions with Shire Structural Solutions, it has been suggested that fewer number, larger diameter mini-piles would be an effective solution to avoid the roots, thereby minimising damage to the mature trees. These piles would be positioned on site outwith locations which would compromise tree integrity. A reinforced concrete floor slab would span between ground beams, which would be designed to cantilever across the piles, facilitating changes to the pile setting-out on site.

"*Assuming a larger diameter pile supporting a flat RC slab (say with anti-heave measures) is proposed, this would result in minimal disturbance. However, when we are this close to trees and piling under the tree canopies, there is a risk of obstructions from roots. This may make it necessary to change the pile locations on site to avoid the larger roots, which may incur additional costs.*"

Darren Whitehouse, Shire-UK, 17.11.23

5.5 Exploring the use of a piled system, Shire Structural Solutions have provided the following.

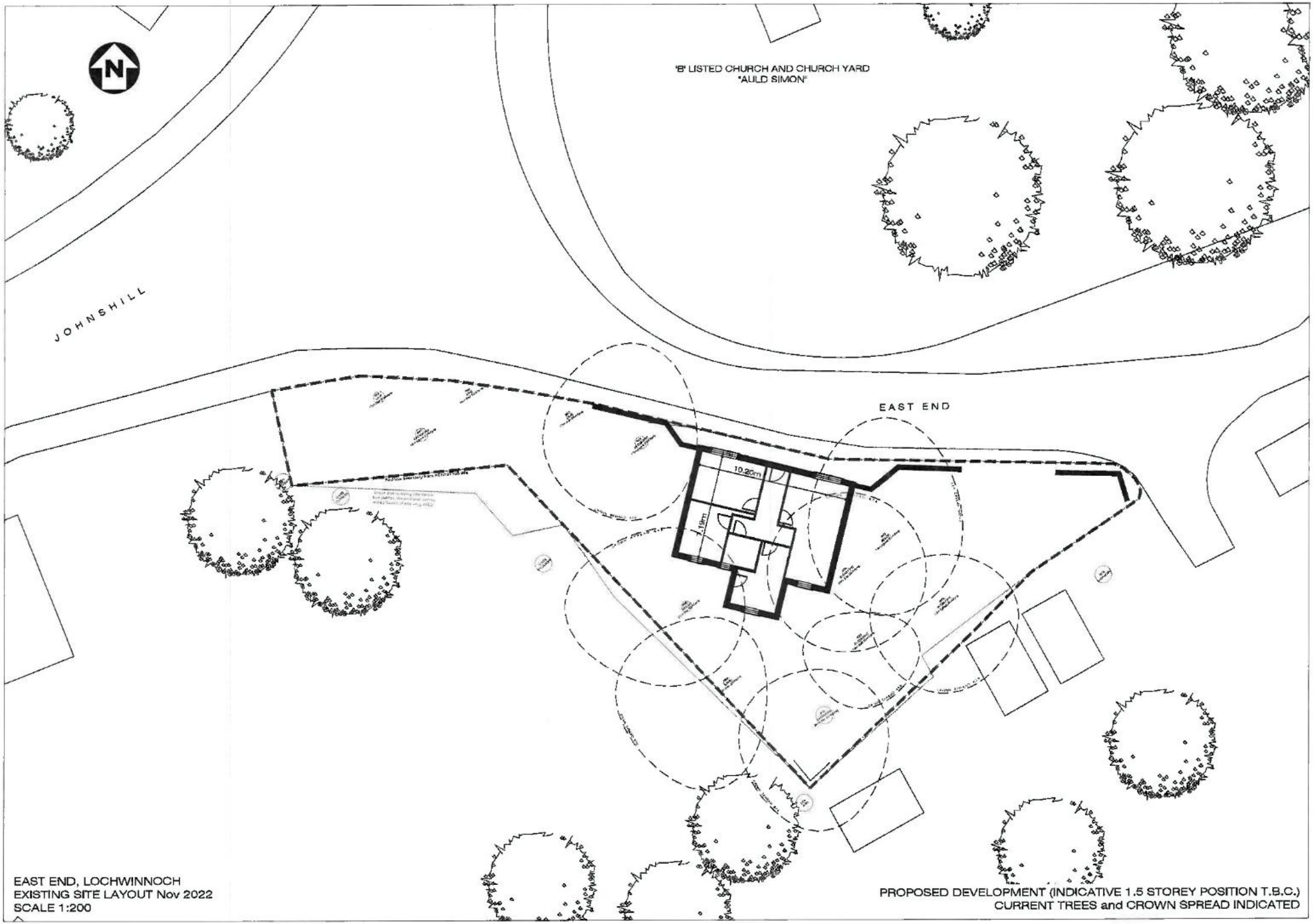
"Tracked rig specification attached, this is a mid-range sized rig, so could be a little bigger depending on the soils we are drilling into. Generally these rigs require around 2.4 to 2.9m head room to set up for the drilling.

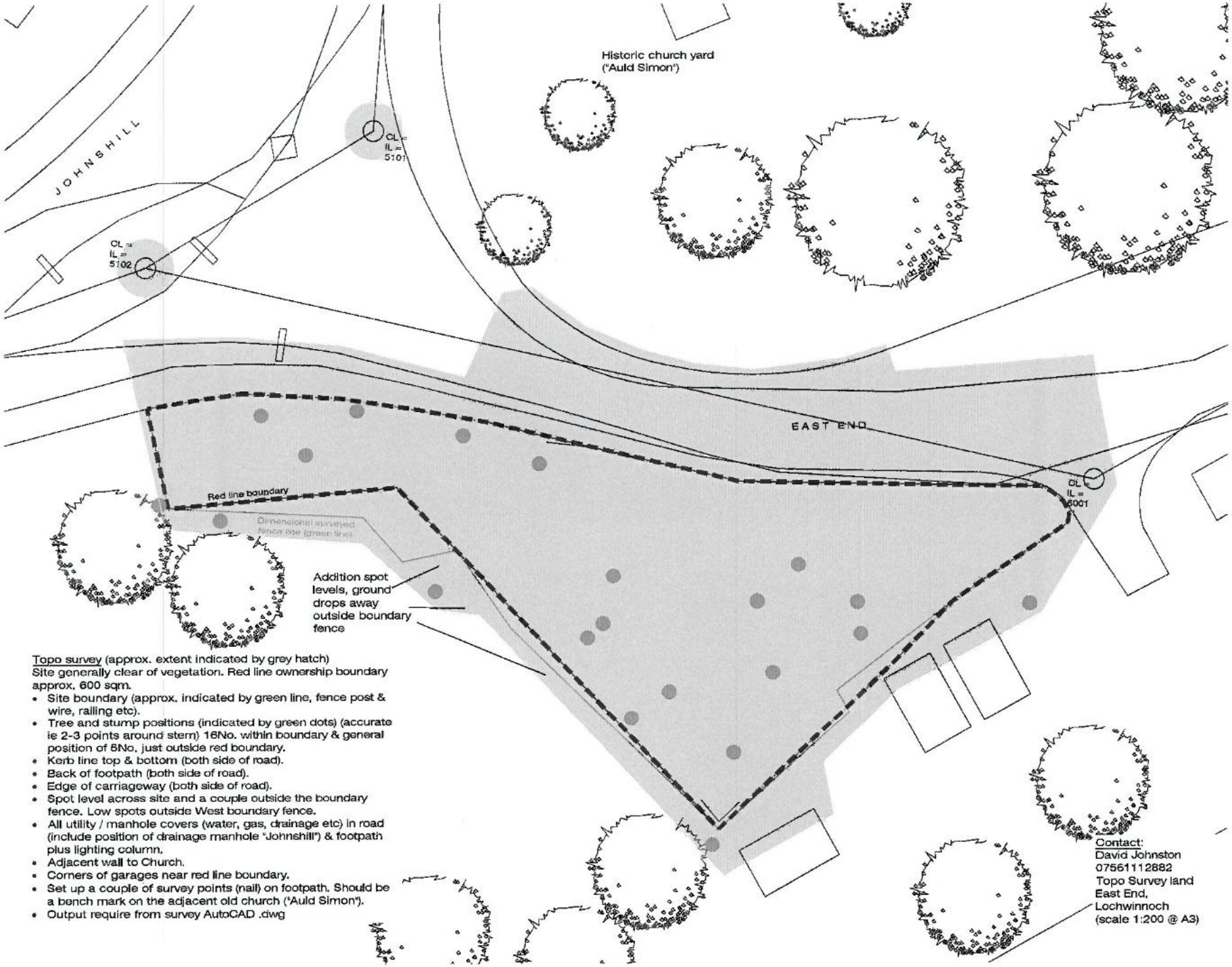
These rigs can be manoeuvred through properties so I don't see there being a problem with access through the trees…"

Darren Whitehouse, Shire-UK, 23.11.23

As discussed, drilling rig specification attached, of which it should be noted that this is capable of working within confined spaces.

5.6 To conclude the recent design review carried out, we are of the opinion that using a piled solution would allow the foundations to be carefully set out in a manner to avoid damaging any of the large trees and associated roots across the site. The method of using mini-piles would result in a lightly loaded rig with a low clearance height that would not breach the tree canopy.


'B' LISTED CHURCH AND CHURCH YARD
"AULD SIMON"
JOHNSHILL
EAST END
10.20m
7.19m
EAST END, LOCHWINNOCH
EXISTING SITE LAYOUT Nov 2022
SCALE 1:200
PROPOSED DEVELOPMENT (INDICATIVE 1.5 STOREY POSITION T.B.C.)
CURRENT TREES and CROWN SPREAD INDICATED


Historic church yard
("Auld Simon")
JOHNSHILL
CL =
IL =
5101
CL =
IL =
5102
EAST END
CL =
IL =
5001
Red line boundary
Dimensional surveyed fence line (green line)
Addition spot levels, ground drops away outside boundary fence
Topo survey (approx. extent indicated by grey hatch)
Site generally clear of vegetation. Red line ownership boundary approx. 600 sqm.
• Site boundary (approx. indicated by green line, fence post & wire, railing etc).
• Tree and stump positions (indicated by green dots) (accurate ie 2-3 points around stem) 16No. within boundary & general position of 5No. just outside red boundary.
• Kerb line top & bottom (both side of road).
• Back of footpath (both side of road).
• Edge of carriageway (both side of road).
• Spot level across site and a couple outside the boundary fence. Low spots outside West boundary fence.
• All utility / manhole covers (water, gas, drainage etc) in road (include position of drainage manhole "Johnshill") & footpath plus lighting column.
• Adjacent wall to Church.
• Corners of garages near red line boundary.
• Set up a couple of survey points (nail) on footpath. Should be a bench mark on the adjacent old church ("Auld Simon").
• Output require from survey AutoCAD .dwg
Contact:
David Johnston
07561112882
Topo Survey land
East End,
Lochwinnoch
(scale 1:200 @ A3)

16781 – Proposed dwellinghouse at East End, Lochwinnoch – Site photos 8 / 12 / 22

View along East End looking towards Johnshill (Main Street)

View of possible development area with some trees felled in the distance

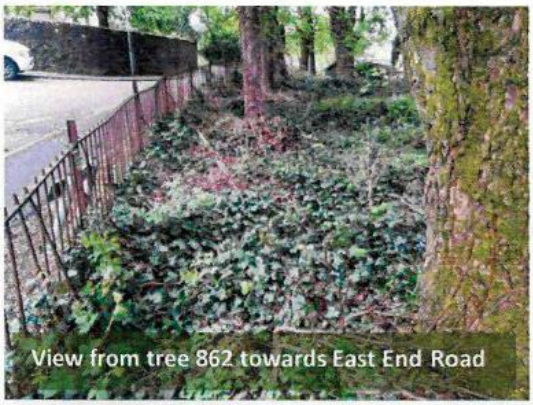
Tree Condition Survey

Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch

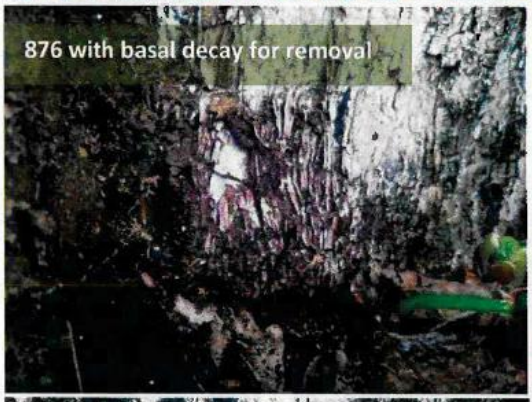
14th June 2022

Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

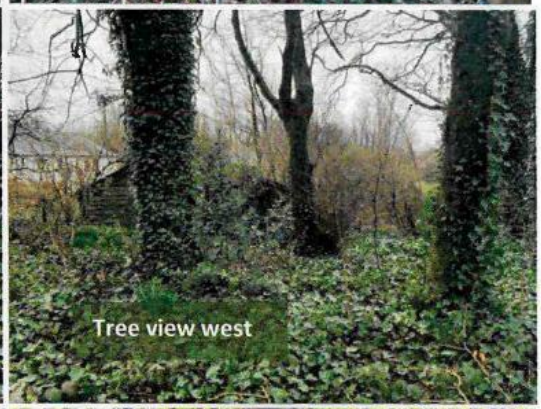

View from tree 862 towards East End Road

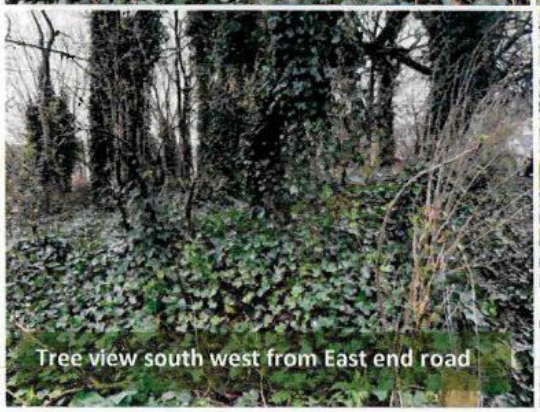

Ash 867 for removal


876 with basal decay for removal


Tree 870


Tree view south from East end road


Tree view west


Tree view south west from East end road

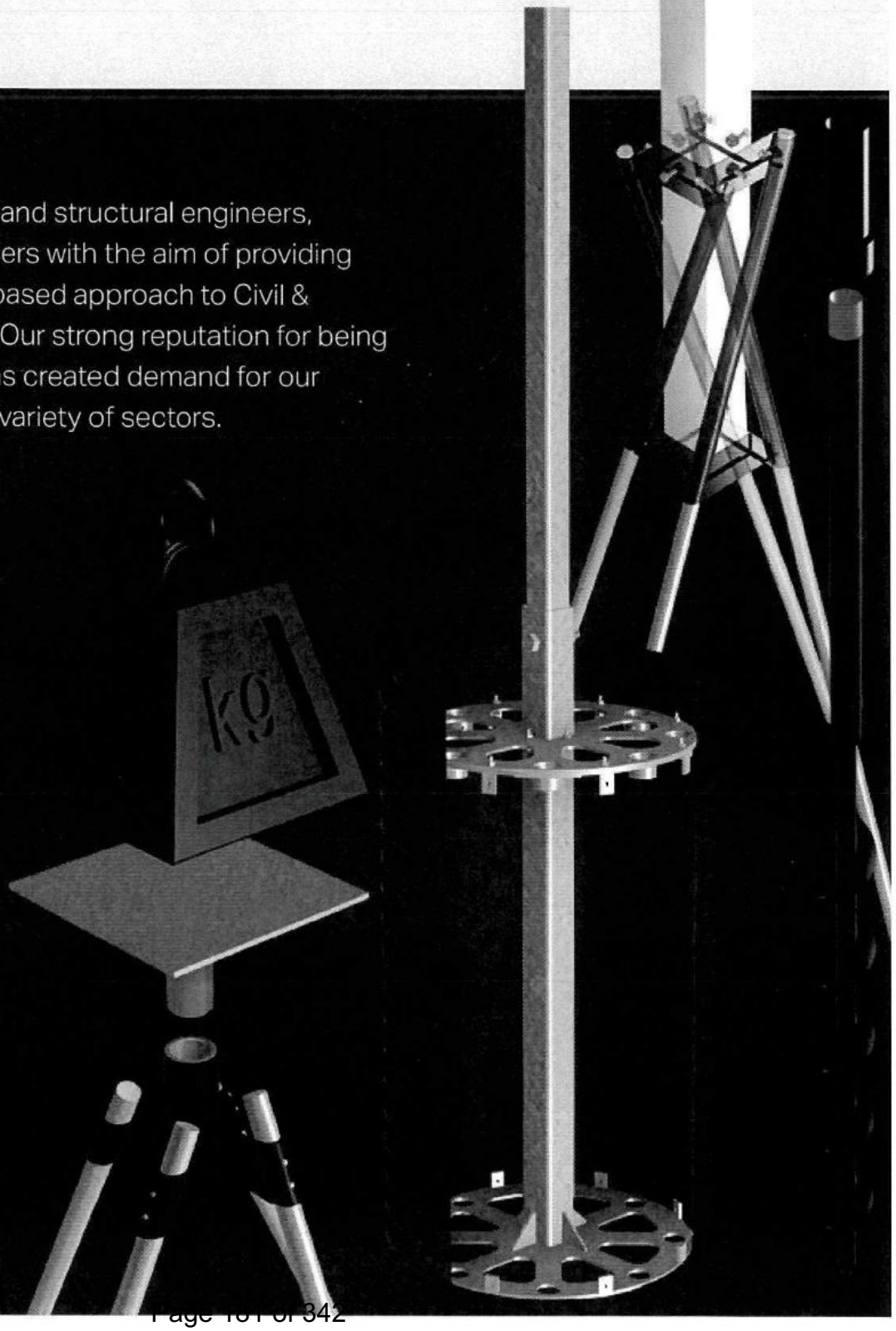

Tree view east- trees overhanging road

Shire

Innovation in Foundations

Bringing fresh thinking to civil & structural engineering

Shire are a team of civil and structural engineers, consultants and designers with the aim of providing a responsive, solution-based approach to Civil & Structural Engineering. Our strong reputation for being "Thinking Engineers" has created demand for our services across a wide variety of sectors.



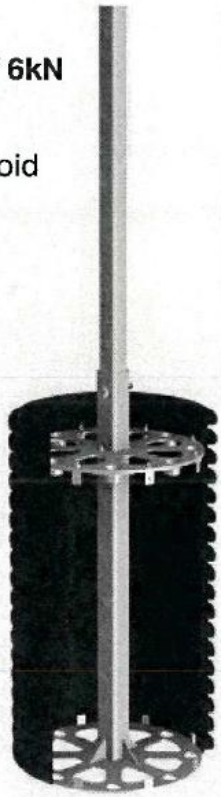
@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

ShireGroundfillBase

SUPPORTS SIGNS UP TO 1MX1M INSTALLED IN 1 HOUR

- Tested with lateral forces of **6kN**
- No concrete
- Spoil is backfilled into the void
- Reusable and recyclable

- Designed to loading & ground conditions
- Installed with hand-held equipment
- Also available in 1.5m, 2m, 2.5m & 3m ground anchors
- Height adjustable



ShirePile

SUPPORTS LOADS UP TO 7 TONNES INSTALLED IN 1 HOUR

- Fast installation time
- A solution for all soil types
- Unique patented design
- Instant load capacity

- Installed in confined spaces
- Low ground disturbance
- Up to 10m deep
- Available with 1m, 1.5m & 2m helical bases

@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

RISQS RAILWAY INDUSTRY SUPPLIER QUALIFICATION SCHEME
AUDITED

ShireRootBase *D-Range*

SUPPORTS PLATFORMS INSTALLED IN 30 MINUTES

- Fast installation time
- No concrete
- Reusable
- installed below typical depth of services

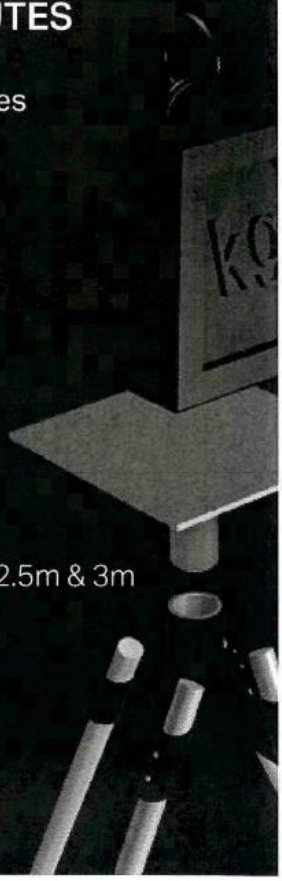
- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- 700mm height

ShireRootBase *S-Range*

SUPPORTS LOADS UP TO 8 TONNES INSTALLED IN 15 MINUTES

- Tested with vertical forces of **over 8 tonnes**
- Available in over 10 configurations
- No concrete
- Reusable

- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- Compact size



What our clients think...

> The team could not have been more helpful

> I am very pleased. Very efficient, sincere & hard working. They explained every step within the works - well done to you all

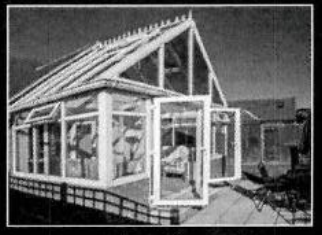
> The work on site was excellent, it was kept so clean & tidy

Applications

Garden rooms

SIPS panels

Single storey extensions



Conservatories / Orangeries

About Shire

The QuickBase Foundation System was designed by Structural Engineers at Shire and patented in 2008. Since it's launch, 12 million m2 have been installed across the UK. QuickBase is a multi-award-winning flooring, beam and pile system. A totally unique foundation system for conservatories and single-storey structures, revolutionising conventional construction methods.

Shire

@shire_uk

www.shire-uk.com

engineers@shire-uk.com

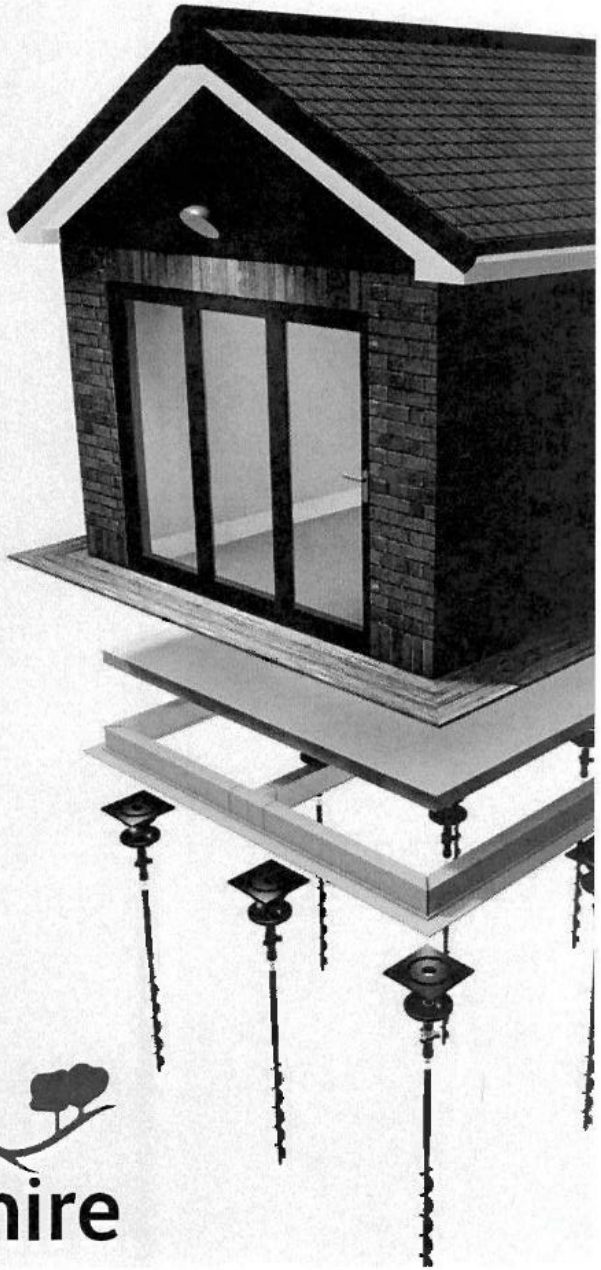
01527 579933

RICS CHAS

The Institution of Structural Engineers ice Institution of Civil Engineers SafeContractor APPROVED

QuickBase Foundation Systems

Foundations to protect your investment



Shire

Why?

Protecting your investment - what steps can be put in place to prevent foundation problems occurring?

Below are 4 practical steps to consider:

- Don't accept a 'one size fits all' foundation
- Take reasonable precautions to mitigate against the effects of nearby trees and soft soils
- Choose the right kind of foundation for your building
- Consider access requirements & restrictions. Ask for advice if needed

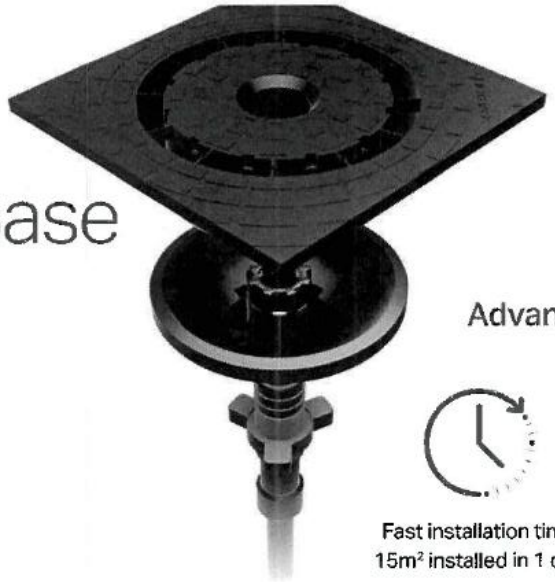
The foundations are one of the most important parts of your building investment. Often more time is spent considering the type of floor tiles than the foundation type. Foundations are often specified as a standard design 'to be confirmed on site'. This can lead to inappropriate foundations being constructed. It is essential that adequate thought is given to the foundation type and depth before work starts on site.

At Shire we design foundation systems for a wide range of project types. We have developed patented systems like QuickBase giving deep piled foundations that can be taken down to depths below the zone of influence of any tree roots or down to 20m in soft soils to find 'good ground'. QuickBase has also been designed to be installed in areas where parking & access is restricted. Foundations are installed quickly, often leading to cost reductions in the overall schedule.

Where there are unknown ground conditions, our geotechnical team can investigate and give advice on the appropriate solution. For more information, including a detailed guide contact engineers@shire-uk.com

ShirePile >
Supports loads of up to 70kN

ShireQuickBase



About the system

- Designed by Structural Engineers
- Made in the UK
- Unique patented design
- Achieves U-values of 0.02 W/m2K
- Combined floor, beam & pile solution
- Installed on a Shire Pile as standard

The modular system is based on helical screw piles, which support lightweight, part-recycled plastic ground beams connected via a series of push-fit joints to form a frame. The ground beam is then filled with a specially formulated non-shrink grout to give a high strength composite beam. The frame carries the load of the building through the piles to suitable bearing strata, uniquely removing the need for mass concrete foundations. It is then fitted with a premanufactured damp proof floor slab onto which the inner wall of the conservatory or extension is built.

QuickBase is particularly cost effective when working in confined spaces, where soil conditions would usually require deep excavation, where limited parking restricts the ability to remove the spoil associated with deep excavation and where trees are near the built site.

The QuickBase system doesn't require wet trade finishing, so labour costs are cheaper and build time is faster. The foundations can be quickly installed rapidly with up to 15m2 installed in a day.

Unlike traditional foundations, QuickBase is ideal for less than perfect ground. The piles are generally driven to 4m depth (deeper if required), guaranteeing suitable load-bearing strata, and avoiding troublesome tree roots.

QuickBase is fully compliant with Building Regulations and designed to meet Local Building Control standards. Our Engineers work in partnership with both Local Authority and Private Building Control to ensure all requirements are met. We also offer technical CPD's to any teams not familiar with the system.

Advantages of the system

Fast installation time
15m² installed in 1 day

No need for mass concrete foundations

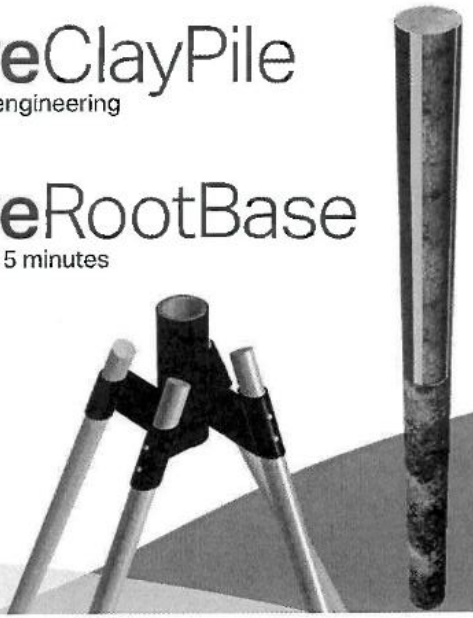
Reduces site excavation work

Minimises spoil to landfill

Other piling systems available

ShireClayPile
Anti-heave engineering

ShireRootBase
Installed in 15 minutes



Hydraulic Large Plant
HP-T5000
Tracked Auger Rig

Plant No:	HP-T5000
Supplier/Manufacturer:	G P Services Seafire Works Henstridge Industrial Estate Henstridge Templecombe Somerset, BA8 0TN Tel: 01963 363866 (Dave in Sales)
S/M Ref No:	ce. 903906
Description:	Tracked Auger Rig Can be used with different augers.
Maintained By:	
Attachments:	Big Hydraulic Power Pack Augers
PPE:	Standard Site PPE
COSHH:	Hydraulic Fluid
Weight:	1350kg (rig only)
Ancillaries	1.5m “Travel” hoses 10m Hoses (x4) [LP018] 25m Hoses (x4) [LP013]

The T5000 consists of a 1.0 tonne robust drill rig mounted on extendible rubber tracks with the added feature of a hydraulic mast 'jack down' for added stability when piling. The T5000 is capable of working within a confined width of 720mm and can easily be maneuvered through a standard household doorway. When operating in unrestricted working areas the T5000 opens up to 1020mm in width. The minimum working height required is 2250mm with the capabilities of installing up to a 320mm diameter pile to a maximum depth of 12.0 meters. The T5000 has a torque capability of up to 0.3 tonnes. The T5000 also has the capability to tilt its mast angle from -5 to +90 degrees which gives the advantage of enabling the machine to carry out horizontal drilling. With the aid of a bolt-on air flush assembly the rig can also be easily transformed into a DTH System. The T5000 Piling Rig comes complete with a super silenced 30kW power pack which can be detached and used up to a distance of 50.0 meters away. This feature is particularly useful when working within restricted or limited access areas where operating space is an issue.

T5000

view technical specification click here

Full Specification

HEIGHT WHEN DRILLING	2200mm
MINIMUM WIDTH	720mm
MAXIMUM WIDTH	1020mm
WEIGHT	1300kg
MAST LENGTH	2200mm
FEED STROKE	1350mm
RECOMMENDED DRILL TUBE LENGTH	1.0 metre
ROTARY HEAD	90rpm
MAXIMUM TORQUE	5000Nm
TEAR OUT FORCE ON MAIN RAM	2500kg
MAST ANGLE	-5 + 90 Degrees
TRACK WIDTH ADJUSTMENT	Hydraulic
HYDRAULICS	4 Hose System
HYDRAULIC HOSES	15.0 metres
POWER PACK (SUPER SILENCED & TOWABLE)	DEUTZ BF41011
POWER OUTPUT	30kw @ 2500rpm
WIDTH OF POWER PACK	1400mm
LENGTH OF POWER PACK	1800mm
HEIGHT OF POWER PACK	1600mm

close window

My Ref:
Contact: Clare Murray
Telephone: 07483 370667
Email: dc@renfrewshire.gov.uk
Date: 8 September 2023

Renfrewshire Council

Marcelo Dominguez
CHG Architecture Ltd
54 Braehead
Lochwinnoch
PA12 4AS

Proposal: Erection of single storey dwellinghouse and associated works.
Location: Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch, ,
Application Type: Planning Permission-Full
Application No: 23/0179/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,

[redacted]

Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 23/0179/PP

Renfrewshire Council

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO
David And Louise Johnston
Flat 0/2
174 Clarkson Road
Cathcart
G44 3DN

With reference to your application registered on 7 April 2023 for Planning Consent for the following development:-

PROPOSAL
Erection of single storey dwellinghouse and associated works.

LOCATION
Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch,

DECISION
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS
The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 8 September 2023

Signe[redacted]
Appointed Officer
on behalf of Renfrewshire Council

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
//www.renfrewshire.gov.uk

Ref. 23/0179/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.

Conditions/Reasons

1. That the proposed development is contrary to the provisions of Policy 7 'Historic Assets and Places', of NPF 4 as the proposed development is likely to lead to the loss of woodland, a natural feature which makes a positive contribution to the character of the historic area

2. That the proposed development is contrary to the provisions of Policy 9 'Brownfield land, vacant and derelict land, and empty buildings' of NPF 4 as the application site is considered to have high ecological value as it has been naturalised with woodland and the proposal is likely to lead to the loss of trees, which make a positive contribution to the character of the area.

3. That the proposed development is inappropriate and contrary to the provisions of Policy P1 of the adopted Local Development Plan and the New Development Supplementary Guidance Places Development Criteria given the proximity of the trees to the development the trees health and safety cannot be adequately protected.

4. That the proposed development is contrary to the provisions of Policies ENV2 - Natural Heritage and ENV3 - Built and Cultural Heritage of the adopted Local Development Plan, the New Development Supplementary Guidance Conservation Areas, Trees, Woodland and Forestry and Natural Heritage and the provisions of Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings as the trees within the application site make a valuable contribution to the setting of 'Auld Simon' and the Lochwinnoch Conservation Area generally and the proposed development is likely to lead to the loss of part of this woodland which would have an adverse impact on the setting of the Category B listed 'Auld Simon' and the setting of the Conservation Area generally and these trees should be safeguarded.

5. That the proposed development is inappropriate and contrary to the provisions of Renfrewshire's Planning and Development Tree Policy 2022 as there is no overriding justification for the construction of the proposed dwellinghouse in proximity to trees and the development is likely to adversely affect the natural development and health of the trees remaining.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL	**Application No:** 23/0179/PP
CHIEF EXECUTIVE'S SERVICE **RECOMMENDATION OF PLANNING APPLICATION**	**Regd:** 7 April 2023

Applicant	**Agent**
David and Louise Johnston Flat 0/2 174 Clarkson Road Cathcart G44 3DN	Marcelo Dominguez CHG Architecture Ltd 54 Braehead Lochwinnoch PA12 4AS

Nature of Proposals
Erection of single storey dwellinghouse and associated works.

Site
Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch

Description
This application seeks planning permission for the erection of a detached one storey dwellinghouse on a wooded site located at the junction of East End and Johnshill within Lochwinnoch Conservation Area. The application site generally slopes downwards from north to south and west to east. There are approximately sixteen mature mixed deciduous trees on the site of varying heights, mostly in good physical condition. There are the remains of a historic stone wall at the site.

The proposed dwellinghouse would face onto and would be positioned 1 metre from the boundary with East End and would be positioned centrally within the site. Access would be taken from the north eastern corner of the site, where off street parking for two cars, a turning area and storage for refuse and recycling facilities would be provided. Pedestrian access would be linked to existing footways. The existing railing would be retained on the frontage of the site and a new 1.8-metre-high sandstone wall would be formed set back on either side of the front elevation bounding East End. A further section of this boundary wall would be formed around the north eastern corner of the site. A timber close boarded fence is proposed to the remainder of the boundary.

The dwellinghouse would be single storey, have a footprint of approximately 90 square metres, with a traditional style symmetrical frontage and double pitched roof. It would be finished in smooth render with corner quoin blocks and exposed sandstone lintels, jambs, and sills on the front elevation. The front elevation however, would be finished throughout in stone. The roof would be finished in natural slate.

The site is bounded to the north by the roadway known as East End and the category B listed St Winnocs Church also known as 'Auld Simon,' to the south and east by an area of ground accommodating several run down wooden lock ups and to the west by a small area of woodland and a dwelling beyond.

Tree removal recommended by an arboriculture report accompanying this application has been consented through treeworks application (22/0426/TC) and has been undertaken. The applicant seeks consent to position the proposed dwelling within the centre of the area where the treeworks took place and to retain all the remaining trees within the application site.

History
Application No: 22/0426/TC
Description: Removal of four trees comprising two sycamore and two ash and pruning of six trees to provide clearance from adjacent road
Status; No objections

Application No: 15/0089/PP
Description: Erection of one and a half storey dwellinghouse
Status; Refused

Application No: 02/0264/PP
Description: Erection of one and a half storey dwellinghouse.
Status; Refused

Policy and Material Considerations

Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

Development Plan
National Planning Framework 4
Policy 7 - Historic assets and places
Policy 9 - Brownfield land, vacant and derelict land, and empty buildings.

Adopted Renfrewshire Local Development Plan August 2021
Policy P1 - Renfrewshire's Places
Policy ENV2 – Natural Heritage
Policy ENV 3 - Built and Cultural Heritage

New Development Supplementary Guidance 2019
Delivering the Places Strategy - Places Development Criteria
Delivering the Environment Strategy - Conservation areas; Trees, Woodland, and Forestry; Natural Heritage

Material considerations
Historic Environment Scotland's Policy Statement 2016 and associated Managing Change in the Historic Environment Guidance Notes on Conservation Areas, Settings, New Development in Historic Settings.
Renfrewshire Planning Development Tree Policy 2022

Publicity
The Council has undertaken neighbour notification in accordance with the requirements of legislation.

A site notice was posted on site on 26 April 2023 for the following reasons:
Development within a Conservation Area

An Advert was placed in the press on 26 April 2023 for the following reasons;

Development within a Conservation Area

Objections/Representation

There have been 15 representations, 2 of which are in support of the application and 13 which offer objection. The issues raised can be summarised as follows:

In support

1. The plans are very much in keeping with the ethos and character of the historic East End of the village, very close to the Auld Simon Church Tower.

2. No objection, provided no trees would be harmed.

Objection

1.There has been no material change in circumstances in relation to the application site since the previous refusals in 2002 and 2015, and no reason for any previous decision to be overturned.

2.The woodland area which forms the application site is a valuable asset to the local flora and fauna. Any housing development on the site would negatively affect the wildlife in this secluded and unspoilt corner.

3.The application site is adjacent to 'Auld Simon', which is an important historical relic and a local focal point that adds charm and history to the village. Removing this woodland and the development proposed would have a negative impact on the visual amenity of this area and alter the ambiance and landscape around this important site.

4.The removal of the significant trees, known as Lochwinnoch Wood, which add to the character of Auld Simon, will undermine the appearance of Auld Simon, and detract from the beauty of this area which is part of the Semple Trail.

5.The needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of 'Auld Simon' church ruin and graveyard.

6.The loss of trees would affect the wildlife in the area. Birds and bats are evident in this location. This is part of a wider historical area of trees and important to the network of woodlands in the area for local wildlife. Development of the site would reduce the natural green space within the village.

7.The root system of the existing trees retains water in the surrounding soil for drainage purposes and surrounding properties may be affected by increased runoff with the loss of trees.

8.Development of the site would impact/disturb existing wildlife including crows who roost in the trees every night.

9.Bats which roost in this area use the trees in this wooded site for hunting.

10.The tree survey submitted in support of the application was purchased by the applicant. The independence of this survey is questionable. It is stated that the trees are dead, this is not the

case as the trees are in full bloom.

11. It is not certain that sewage/drainage from the site could be accommodated within the existing network.

12.The proposal would result in unacceptable overlooking, loss of privacy and obstruction of an existing view of the ancient church yard.

13. The proposal would result in overshadowing of surrounding properties.

14.East End is narrow and the development site very tight. This is the main access road for the dwellings on East End including services and bin lorries. Any traffic exiting East End would approach the application site from an almost blind bend. Local traffic manoeuvres and safety would be compromised.

Consultations

Chief Executive's Service (Roads Development) - No objection subject to conditions ensuring construction of appropriate sightlines at the access to the site and provision of an appropriate footway along the site frontage on East End.

Communities and Housing (Environmental Protection Team) – no comments to make on the proposals

WoSAS – No objection subject to a condition requiring archaeological monitoring and the implementation of a watching brief.

Children's Services - Awaiting a consultation response from Children Services in respect of the impact of the proposed development on the education estate. The impact of the development on school places is therefore unclear at this time.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design Statement – n/a

Access Statement – n/a

Planning Statement - Supporting statement provides the history of the site and a critique of the influences which contributed to the design elements of the proposal.

Tree Condition Survey - The report is based on visual inspections and states that the tree stock is unmanaged and consequently some trees are in poor condition and recommend removal of 2 Ash and 2 Sycamore. A number of trees are also recommended for crown reduction as they are overhanging the carriageway. It is acknowledged that trees are mature and over time have been colonised, principally by sycamore trees. Chalara Ash dieback has also colonised the site. The tree removal and crown reduction recommended by the report has been consented through a treeworks application and has been undertaken.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policy 7 'Historic Assets and Places' and Policy 9 'Brownfield, vacant and derelict land and empty buildings are relevant to the assessment of this application.

Policy 7 'Historic Assets and Places' seeks to protect and enhance historic and environment assets and places, and to enable positive change as a catalyst for the regeneration of places. It considers that development proposals within conservation areas should ensure that existing natural and built features which contribute to the character of the conservation area and its setting be preserved or enhanced and that these should be preserved in situ wherever possible. This includes the retention of structures, boundary walls, railings, trees, and hedges.

Policy 9 'Brownfield, vacant and derelict land and empty buildings' seeks to encourage, promote, and facilitate the reuse of brownfield, vacant and derelict land, and empty buildings. However, in determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

Whilst it is recognised that there are the remains of a historic wall at the site, given how well the site has been naturalised over the years and the positive contribution the quality of this woodland makes to the setting of the 'Auld Simon' church, the conservation area, and East End generally the development of the site would not be supported as it is likely to have an adverse impact through the loss of trees. It therefore does not comply with the relevant provisions of NPF4.

The application site is identified in the LDP proposals map under Policy P1 'Renfrewshire's Places'. Policy P1 presumes in favour of a continuance of the built form provided that such developments are compatible with and complementary to existing uses and cause no significant harm in line with the criteria of the New Development Supplementary Guidance (SG). The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential development is required to meet. It considers that proposals require to ensure that the layout, built form, design and materials of all new developments will be of high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development; and existing landscape and ecological features should be retained where they make a positive contribution to the character of the area.

Policy ENV2 'Natural Heritage' is also relevant to the assessment of the application and seeks to ensure that development proposals will consider the potential impacts on natural heritage and should protect, restore degraded habitats, and minimise any adverse impacts on habitats, species, network connectivity or landscape character, in line with the SG. The New Development Supplementary Guidance considers that natural heritage makes an important contribution to the local character, identity and quality of an area and these assets should be protected with opportunities for enhancement. All developments require to follow the principles of the mitigation hierarchy of Avoid, Reduce and Compensate. It further states that trees, woodlands, and forestry should be maintained and where possible enhanced throughout Renfrewshire.

Given the location of the site within Lochwinnoch Conservation Area, Policy ENV 3 also applies. Policy ENV 3 'Built and Cultural Heritage' and the New Development Supplementary Guidance seeks to preserve and enhance the townscape qualities of conservation areas and requires development proposals to demonstrate that they will enhance the visual amenity, individual settings, buildings and open space and historical architectural character of the conservation area. These policies are expanded upon by Historic Scotland's guidance notes on 'Settings' and 'New Development in Historic Settings.' It states that planning authorities must take into account the setting of historic assets when determining planning applications and considers that setting includes the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated. It considers that setting often extends beyond the immediate property boundary of a historic structure into the broader landscape and incorporates a range of factors including visual envelope, incorporating views to, from and across the asset or place. In this regard it is recognised that relatively small changes in the wider landscape may affect its setting and significantly alter its character.

Further to these policies Renfrewshire Planning and Development Tree Policy 2022 must be considered. It requires development to meet BS5837:2012 standards and buildings and structures require to be sited to allow adequate space for a tree's natural development and at the same time reduce future pressure for removal of trees. Buildings and associated infrastructure, including garden ground, should generally be located out with the zone of influence of existing and proposed trees. The zone of influence is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree. The default position for structures should be outwith the root protection area of trees to be retained. An incursion into the root protection area will only be considered where there is an acceptable overriding justification for construction within the root protection area and where adequate technical information is submitted to support the technical solution proposed and that the technical solution will prevent damage to the tree. For an overriding justification to be accepted the proposal must be considered to deliver social, economic or environmental benefits that benefit the wider community.

Assessing the proposal against these requirements the following conclusions can be made.

The existing mature woodland which covers the application site is a natural ecological feature which makes a positive contribution to the area, both visually and environmentally contributing to the natural environment, local biodiversity, and habitats. Although the site is not subject of an environmental designation, it is of importance locally and contributes greatly to the setting of the 'Auld Simon' church and the setting of the conservation area of Lochwinnoch generally.

The site is occupied by a variety of mature trees which contribute to the wooded character of the rising ground to the east end of High Street and the setting of 'Auld Simon.' It is acknowledged that four mature trees have recently been removed from the site due to condition and disease, however this does not significantly change the visual or ecological contribution that this site makes to the area. It is considered that the site in its current form with the recent tree removal forms an important part of the character of the conservation area and that of the setting of Auld Simon and that it would be difficult to develop the site in a way which would not have an adverse impact on the amenity, ecology or long term health of the remaining woodland such that it would make an appropriate housing site.

In this regard, the site is small extending to approximately 0.06 hectares, is of awkward shape and remains wooded. The dwelling proposed would be located centrally within the site in an area where four diseased trees have been removed but where other mature trees remain.

Approximately eight mature Sycamore, Lime, and Common Beech trees in fair to good condition of heights between 18 to 21 metres, and crown spreads mostly over 4 metres remain in close proximity to the development and as such are likely to be seriously compromised. A structural report has been provided advising that the foundations for the development can be formed in a manner that protects tree root systems. However, given the proximity of these trees to the proposed dwelling, the development of the site is extremely challenging and the long term health of the trees likely to be adversely affected. Plans provided also do not show the ground level differences through the site. In terms of the Council's Tree Policy no overriding justification has been provided for this development to be constructed in such proximity and inadequate space has been provided to allow for the natural development of the existing trees without impinging on the proposed dwelling. It is also considered that the size of the trees and their closeness to the proposed dwelling could potentially adversely affect light for any occupants and apply pressure for the further removal of trees.

The dwellinghouse proposed would extend to approximately 90 square metres and an access and off-street parking area for two cars with turning area would be provided in the southeast corner of the site. Roads Development have offered no objection to the proposal provided that an adequate access to the site is created. Whilst it is noted that the site layout would therefore meet Roads requirements it is considered that this layout would impact further on amenity space as the remaining ground available as garden space would be largely wooded.

In terms of design and facing materials the dwellinghouse is of a vernacular style, albeit deeper than traditional dwellings it is referencing. However, it has good quality finishes including stone, wooden windows, and a slated roof which is appropriate for the area.

The matters raised by objectors have, in the main, been dealt with above. In relation to other matters raised I would comment as follows. The tree survey submitted in support of the application has been produced and certified by a qualified tree surgeon and is accepted as a fair assessment of the trees on site. Roads Development have offered no objection to the proposal for reasons of traffic safety. Unacceptable overlooking of adjacent properties to the rear should not occur given the separation distance involved nor should overshadowing.

On balance therefore, taking account of the visual and ecological merits of the site, its sensitive and prominent location within the conservation area and the existing contribution the site makes to the setting of both 'Auld Simon' and Lochwinnoch Conservation Area, it is considered that this proposal would be likely to have a significant adverse impact on the woodland within the site , and therefore the setting and character of 'Auld Simon', East End, and Lochwinnoch Conservation Area.

It is therefore considered that the proposal is unacceptable having regard to NPF4, the adopted Local Development Plan policies, New Development Supplementary Guidance, Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings and Renfrewshire Planning Development Tree Policy 2022.

Index of Photographs
A site visit was undertaken for this application on 6th July 2023 and photographs were taken.

RECOMMENDATION
Refuse

Reason for Decision

1. The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.

Conditions

1. That the proposed development is contrary to the provisions of Policy 7 'Historic Assets and Places', of NPF 4 as the proposed development is likely to lead to the loss of woodland, a natural feature which makes a positive contribution to the character of the historic area

2. That the proposed development is contrary to the provisions of Policy 9 'Brownfield land, vacant and derelict land, and empty buildings' of NPF 4 as the application site is considered to have high ecological value as it has been naturalised with woodland and the proposal is likely to lead to the loss of trees, which make a positive contribution to the character of the area.

3. That the proposed development is inappropriate and contrary to the provisions of Policy P1 of the adopted Local Development Plan and the New Development Supplementary Guidance Places Development Criteria given the proximity of the trees to the development the trees health and safety cannot be adequately protected.

4. That the proposed development is contrary to the provisions of Policies ENV2 – Natural Heritage and ENV3 – Built and Cultural Heritage of the adopted Local Development Plan, the New Development Supplementary Guidance Conservation Areas, Trees, Woodland and Forestry and Natural Heritage and the provisions of Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings as the trees within the application site make a valuable contribution to the setting of 'Auld Simon' and the Lochwinnoch Conservation Area generally and the proposed development is likely to lead to the loss of part of this woodland which would have an adverse impact on the setting of the Category B listed 'Auld Simon' and the setting of the Conservation Area generally and these trees should be safeguarded.

5. That the proposed development is inappropriate and contrary to the provisions of Renfrewshire's Planning and Development Tree Policy 2022 as there is no overriding justification for the construction of the proposed dwellinghouse in proximity to trees and the development is likely to adversely affect the natural development and health of the trees remaining.

[redacted]

Alasdair Morrison
Head of Economy and Development

Applicant: David And Louise Johnston	Ref. No: 23/0179/PP
Site: Site On Eastern Boundary Of No 2 Johnshill, East End,Lochwinnoch	Officer: Clare Murray

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
2301A-00	Location Plan	✓	✓	✓
2301A-01	General Arrangement Plan	✓	✓	✓
2301A-02	Plan As Proposed	✓	✓	✓
2301A-03	Ground Floor Plan As Proposed	✓	✓	✓
2301A-04	North Elevation As Proposed	✓	✓	✓
2301A-05	South Elevation As Proposed	✓	✓	✓
2301A-06	West Elevation As Proposed	✓	✓	✓
2301A-07	East Elevation As Proposed	✓	✓	✓
2301A-08	3D Visual As Proposed	✓	✓	✓

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No 23/0179/PP
REFUSED on 08.09.2023
Signed by [redacted]
On behalf of Renfrewshire Council

Officers Initials: CM Admin Initials: NL

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

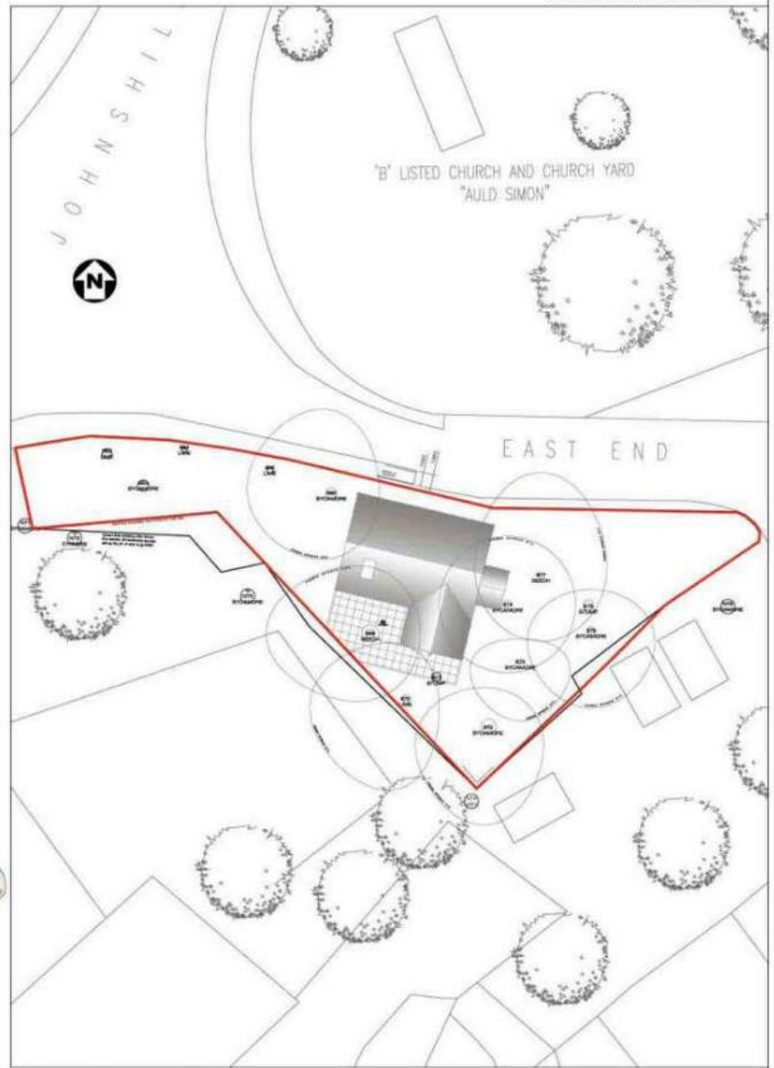
Signed b[redacted]

On behalf of Renfrewshire Council

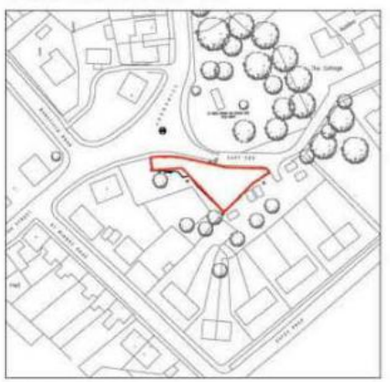
NORTH ELEVATION 1:100 (STREETSCAPE)

WEST ELEVATION 1:100 | NORTH ELEVATION (WITHOUTH FENCE) 1:100 | EAST ELEVATION 1:100 | SOUTH ELEVATION 1:100

GROUND FLOOR PLAN 1:100



BLOCK PLAN AS PROPOSED 1:200



LOCATION PLAN 1:1250

Rev	Date	Description
-	-	planning application

Client : David & Louise Johnston

Project : East End, Lochwinnoch- New House

Drawing Title : General Arrangement Plan

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-01 Date : 20.02.23
Scale : As noted@A1 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

3500
1350
1050
1000
R3000

EXTENT OF EXISTING FOOTPATH

boundary
boundary
boundary
boundary
boundary
timber fence
timber fence

sandstone wall
sandstone wall
metal rail
metal rail
timber fence

865 LIME
866 SYCAMORE
867 BEECH
868 BEECH
874 SYCAMORE

shed under 2.4m height

BEDROOM 1
BEDROOM 2
LOBBY
coats
HALL
KITCHEN
coats
BATHROOM
wm
td
LIVING

bins

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed by [redacted]

On behalf of Renfrewshire Council

PLAN AS PROPOSED 1:100

SCALE 0 1 2 3

Rev	Date	Description

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Plan
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-02 Date : 20.02.23
Scale : 1:100@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

1000

BEDROOM 1
3000
2900
250
400

wardrobe
coats
LOBBY
wardrobe
2803
KITCHEN
fridge
oven
HALL
1740
wardrobe
store

BEDROOM 2
400
3000
3000
250

BATHROOM

LIVING
4000
4800
tv
stove

UTILITY
coats
wm
td

877 BEECH
874 SYCAMORE
868 BEECH

site boundary

NORTH

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No 23/0179/PP
REFUSED on 08.09.2023
Signed [redacted]
On behalf of Renfrewshire Council

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Ground Floor Plan
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-03 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

0 1 2 3
SCALE

GROUND FLOOR PLAN 1:50

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

NORTH ELEVATION 1:50

0 1 2 3
SCALE 1:50

NORTH ELEVATION (WITHOUTH FENCE) 1:100

0 1 2 3
SCALE 1:100

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No 23/0179/PP
REFUSED on 08.09.2023
Signed [redacted]
On behalf of Renfrewshire Council

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston
Project :
East End, Lochwinnoch- New House
Drawing Title :
North Elevation
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-04 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed [redacted]

On behalf of Renfrewshire Council

SOUTH ELEVATION 1:50

SCALE 0 1 2 3

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
South Elevation
As Proposed

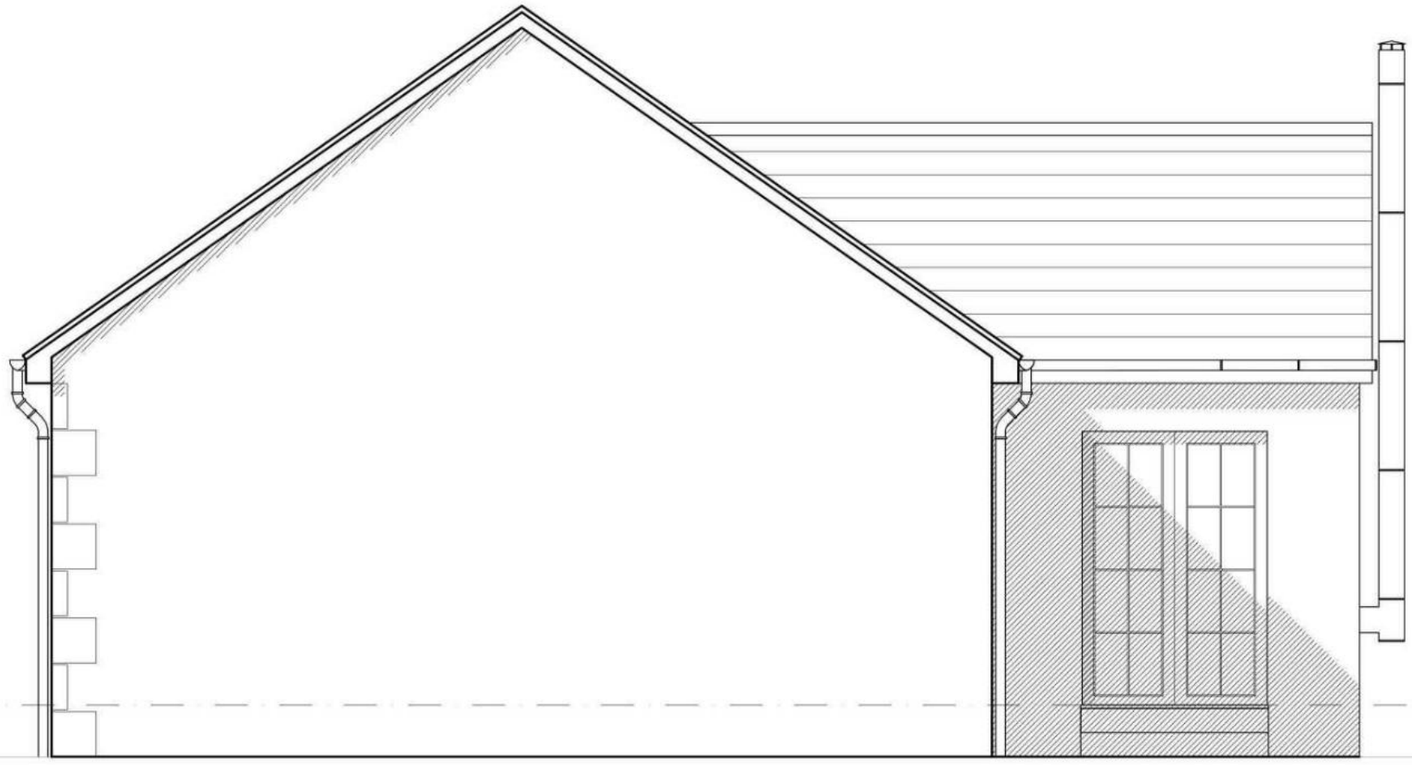
CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-05 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed by [redacted]

On behalf of Renfrewshire Council

WEST ELEVATION 1:50

0 1 2 3
SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
West Elevation
As Proposed

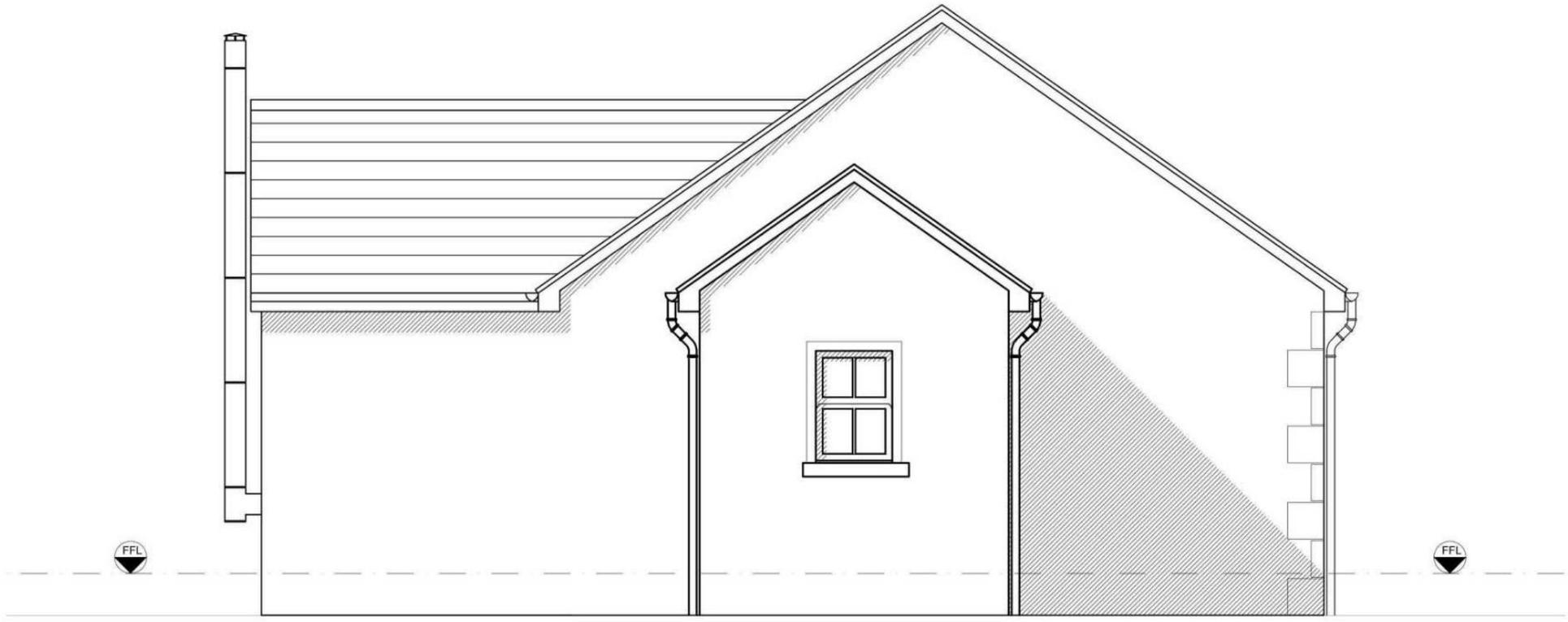
CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-06 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed by [redacted]

On behalf of Renfrewshire Council

EAST ELEVATION 1:50

0 1 2 3
SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
East Elevation
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-07 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed b [redacted]

On behalf of Renfrewshire Council

3D VISUAL

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
3D Visual
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-08 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

Mansfield

Minard

3

2

1

1a

Auldlea

The Cottage

25A

'B' LISTED CHURCH AND CHURCH YARD
"AULD SIMON"

JOHNSHILL

MANSFIELD ROAD

EAST END

ST WINNOC ROAD

1 5 10 20 30

LOCATION PLAN AS EXISTING 1:500

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No 23/0179/PP

REFUSED on 08.09.2023

Signed by [redacted]

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Location Plan

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-00 Date : 20.02.23
Scale : 1:500@A3 Rev : -
Status : Planning

Tree Condition Survey

Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch

14th June 2022

Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

CONTENTS

Introduction

The arboricultural survey was conducted in May 2022 for a small area of land at East end, Lochwinnoch adjacent to the Old Simon Kirk, Johnshill (PA12 4ES). Trees were assessed in accordance with BS 3998:2010 *"Tree work Recommendations".* Christopher Calvey is an independent arboriculturist and the report presents an impartial assessment of the tree stock.

The report is based on visual inspections. Please refer to Report Limitations on pages 9 -10. The authority of this report ceases within one year from the date of the survey or following severe weather occurrences which supersede the current validity of the report.

Survey Findings

The survey area is a former residential garden originally containing several mature trees and over time has been colonised, principally by sycamore trees. The mature trees and ground cover are heavily cloaked with ivy and roadside trees are substantially overhanging the carriageway. The tree stock is unmanaged and consequently some trees are in a poor condition and recommended for removal. Chalara Ash dieback has also colonised the site.

Planning Considerations

Trees are within the Lochwinnoch Conservation Area and out with the Lochwinnoch Tree Preservation Order. Please refer to the Designations Map Appendix 2, page 12.
https://ren.maps.arcgis.com/apps/webappviewer/index.html

Council Advisory Notice Ref: GS18052022.
Renfrewshire Council has issued a notice under the Roads (Scotland) Act 1984 that overhanging trees are to be cut back to a minimum of 5.5m above the road and at least 1m from the edge of the carriageway.

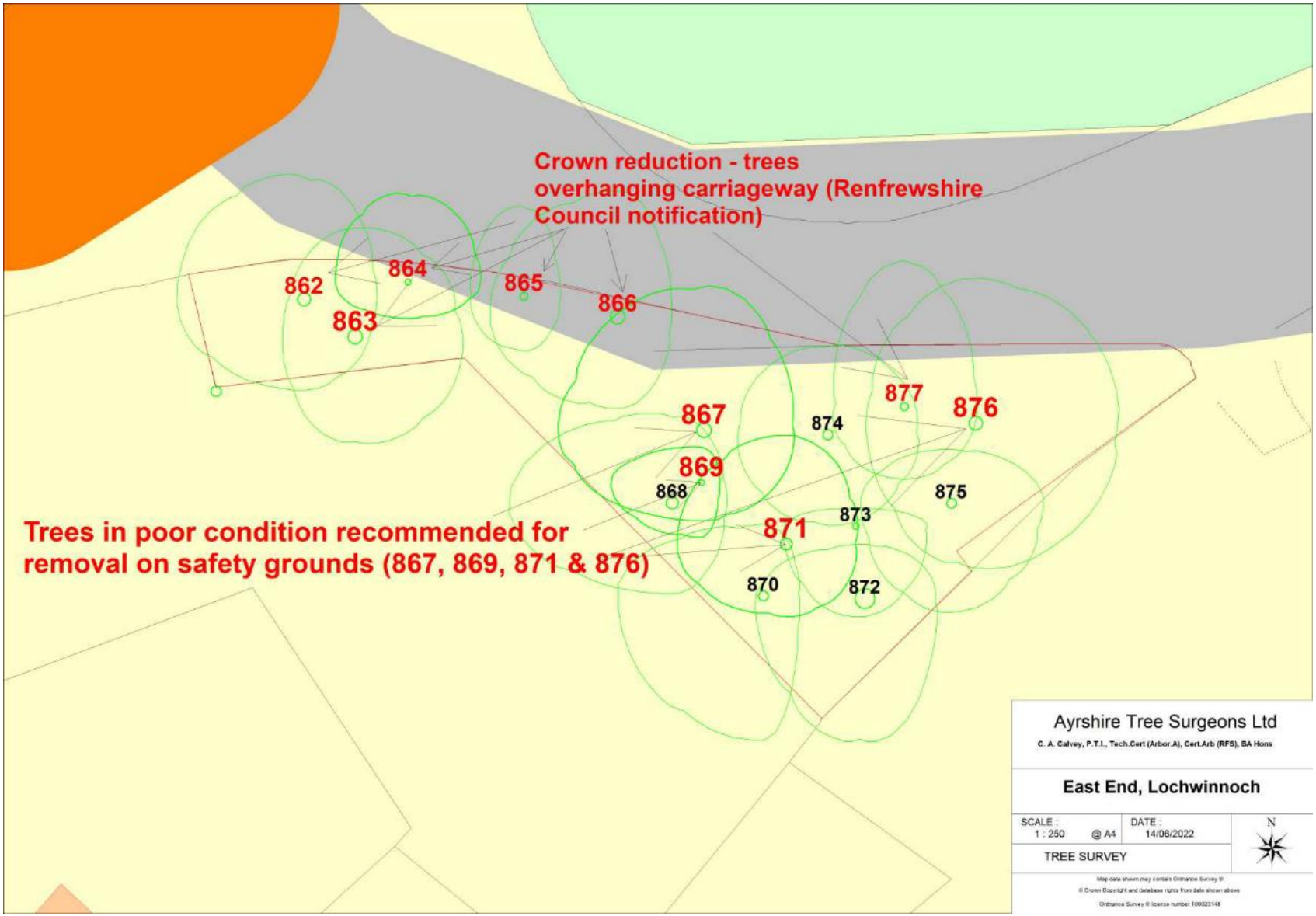
The report is in accordance with the Council Notice and recommends further tree safety work.

Recommendations

1. **Crown reduction to trees overhanging carriageway; 862, 863, 864, 865, 866, and 877.**

2. **4 trees are recommended for removal on the basis of poor condition (867, 869, 871 & 876) and should be removed within 2 months.**

Tre works Plan




View from tree 862 towards East End Road


Ash 867 for removal


876 with basal decay for removal


Tree 870


Tree view south from East end road


Tree view west


Tree view south west from East end road


Tree view east- trees overhanging road

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread S (m)	Spread W (m)	Life Expectancy	Cond. Class
235570.8 659091.8	862	Common Lime *Tilia europaea*	Mature	17	4	1	720		7	4	5	7	20 to 40 yrs	Fair
		Co dominant stems at 2m, vertical crack with decay south basal area, raised soil level with boulders obscuring roots.												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235573.6 659089.8	863	Sycamore *Acer pseudoplatanus*	Mature	18	11	1	810		6	6	6	4	20 to 40 yrs	Good
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235576.5 659092.8	864	Common Lime *Tilia europaea*	Semi-mature	10	4	1	320		5	4	2	4	10 to 20 yrs	Fair
		Epicormic growth and ivy obscures basal area, suppressed canopy												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235582.9 659092	865	Common Lime *Tilia europaea*	Mature	17	5	2	450	220	5	2	3	3	20 to 40 yrs	Fair
		Suppressed canopy												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235588 659090.9	866	Sycamore *Acer pseudoplatanus*	Mature	17	5	1	810		7	3	5	7	20 to 40 yrs	Good
		ivy clad												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Life Expectancy	Cond. Class
235592.7 659084.7	867	Common Ash *Fraxinus excelsior*	Mature	23	11	1	820		8	5	5	8	<10 yrs	Poor
		Large cavity with decay, north basal area. Rookery in crown. Ivy clad.												
		Removal recommended.												
235591 659080.7	868	Common Beech *Fagus sylvatica*	Mature	21	6	1	670		5	3	5	9	20 to 40 yrs	Fair
		Weak union at 3m, 1m back from fence Ivy clad.												
235592.6 659081.8	869	Common Ash *Fraxinus excelsior*	Semi-mature	22	19	1	320		2	1	3	5	<10 yrs	Poor
		Large cavity with decay at south basal area, tall and sparse crown with apical die back. Ivy clad.												
		Removal recommended.												
235596 659075.5	870	Common Lime *Tilia europaea*	Mature	18	3	2	550	310	4	2	8	8	20 to 40 yrs	Fair
		Suppressed canopy leaning heavily west, cavity at 3m. Ivy clad.												
235597.2 659078.4	871	Sycamore *Acer pseudoplatanus*	Mature	23	7	1	670		6	4	4	6	<10 yrs	Poor
		Large cavity at 3m, healthy canopy with rookery, hammer detected hollow below cavity.												
		Removal recommended.												
235601.6 659075.4	872	Sycamore *Acer pseudoplatanus*	Mature	24	6	1	1100		3	4	8	6	20 to 40 yrs	Fair
		posioned 4m from rear fence, Ivy clad												

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread S (m)	Spread - W (m)	Life Expectancy	Cond. Class
235601.1 659079.4	**873**	Sycamore *Acer pseudoplatanus* *Suppressed, ivy clad.*	Semi-mature	22	10	1	340		1	4	5	4	20 to 40 yrs	Fair
235599.5 659084.4	**874**	Sycamore *Acer pseudoplatanus* *Ivy clad*	Mature	23	9	1	560		5	5	5	5	20 to 40 yrs	Fair
235606.3 659080.6	**875**	Sycamore *Acer pseudoplatanus* *Epicormic growth obscures basal area.*	Mature	23	7	1	550		3	5	6	5	20 to 40 yrs	Good
235607.6 659085	**876**	Sycamore *Acer pseudoplatanus* *Decay north basal area. Rookery in crown.* ***Removal recommended.***	Mature	24	5	1	760		8	8	8	6	<10 yrs	Poor
235603.7 659085.9	**877**	Common Beech *Fagus sylvatica* *Suppressed canopy. positioned 5m from fence.* ***Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads***	Semi-mature	18	5	1	450		8	4	4	4	20 to 40 yrs	Good

Tree Survey Assessment Criteria

The tree survey is undertaken in accordance with a range of criteria listed in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction-Recommendations.*

Quality Category

Category A: (HIGH quality, trees with particular merit with an estimated remaining life expectancy of at least 40 years).

Category B: (MODERATE quality with an estimated remaining life expectancy of at least 20 years).

Category C: (LOW quality with an estimated remaining life expectancy of at least 10 years).

Category U: (UNSUITABLE quality, in such condition that they cannot realistically be retained as living trees in the context of the current land use. Life expectancy less than 10 years).

Sub Categories: The BS 5837 subcategories: 1 - mainly Arboricultural Qualities, 2 - mainly landscape qualities, 3 - Cultural qualities.

Tree Condition

Defects or diseases and relevant observations have been recorded under condition of Crown, Stem, Basal area and Physiological condition. It is important to appreciate that in BS5837 criteria only basic condition categories are recorded and the inspection process does not constitute a tree safety survey.

The overall condition of a tree has been referred to as one of the following:

- Good: A sound tree needing little if any attention at the time of survey.
- Fair: A tree with minor but rectifiable defects or in the early stages of stress, from which it may recover. The tree may have structural weaknesses which might result in failure.
- Poor: A tree with clear and obvious major structural and or physiological defects or stressed such that it would be expensive to retain and necessarily requires to be inspected on a regular basis for safety purposes.
- Decline: Irreversible with death inevitable in the short term.
- Dead. To be removed unless stated to the contrary.

Age Class

Age Class and Life Expectancy are clearly related but the distinction is necessary due to the variation among tree species. Knowledge of the longevity of individual species has been applied to determine the relative age and life expectancy categories in which trees are placed.

Age class is classified as:

- Y: Young trees up to 15 years of age.
- SM: Semi-mature trees less than 1/3rd life expectancy.
- EM: Early Mature trees between 1/3rd and ½ of life expectancy.
- M: Mature trees between ½ and 2/3rd of life expectancy.
- LM: Late mature - A senescent or moribund specimen with a limited safe useful life expectancy.
- V: Veteran status – a tree of significant age and character such that even in poor condition the tree has a value for retention for arboricultural or ecological reasons.

Safe Useful Life Expectancy (SULE)

The survey schedule identifies a Safe Useful Life Expectancy (SULE) for each tree. This is a subjective assessment of the number of years that the tree can be expected to survive without deteriorating to the extent that safety is compromised. The estimated remaining contribution is given in ranges of years (<10, 10 to 20, 20 to 40, >40).

It is important to note that SULE does not in any way suggest that regular inspection and remedial work can be ignored. SULE does not take into account routine management that will be required to deal with minor structural or cultural problems, or damage that may arise from climatic or other physical intervention. The SULE value given for each tree reflects the following opinion based on current tree condition and environmental considerations:

<10 years. The tree has very limited prospects, due to terminal decline or major structural problems. Its removal should be planned within the next 10 years, unless immediate removal is recommended for safety reasons.

10-20 years. The tree has obvious structural or physiological problems that cannot be rectified, and decline is likely to continue. Removal or major tree surgery work may be necessary, or the species is approaching its normal life expectancy and decline due to senescence can be expected within this timeframe.

20-40 years. Relatively minor defects may exist that are likely to increase safety risks or general tree health over a longer period of time. At this stage it is not possible to fully predict the impact of such defects. Or the species is approaching its normal life expectancy and due to senescence decline can be expected within this timeframe.

>40. There is currently no health or structural problems evident, and the tree can be expected to survive safely for 40 or more years.

Report limitations

1. The survey is only concerned with the arboriculture aspects of the site.

2. The report is based on visual inspections conducted from ground level with the purpose of categorising trees in relation to design, demolition and construction and does not provide reliable data on tree safety. This report is not, nor should it be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections of retained trees are undertaken on a regular basis with the express purpose of complying with the land owner's duty of care and satisfying health and safety requirements.

3. The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire.

4. The authority of this report ceases within one year from the date of the survey or when any site conditions change, soil levels are altered near trees, tree work undertaken, or following severe weather occurrences which supersede the current validity of the report.

5. The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third party data will be undertaken.

6. Any observations that are made in regard to the condition of built structures and hydrology are from a laypersons view. The legal property on which the trees stand is not assessed.

7. The report contains Visual Tree Inspections undertaken from ground level. Visual inspections relate only to those parts of the tree which are visible. Roots are not inspected and during summer when trees are in leaf parts of the canopy may not be visible. Where a tree or parts of a tree could not be inspected due to epicormic growth, ivy or restricted access, liability is not accepted. Only the visible pathogens are recorded; this does not confirm the absence of other pathogens but that no fungal fruiting bodies, or other signs, were visible at the time of the survey.

Ayrshire Tree Surgeons cannot accept any liability in connection with the following:

I. A tree which has not been subject to a full and thorough inspection.

II. For any part of a tree that is not visible from the ground near the tree.

III. Where excavations have taken place within the rooting area of a tree.

IV. Branch or limb failure resulting from conditions associated with Summer Branch Drop.

V. The effect of extreme weather events, climate, vandalism or accident, whether physical, chemical or fire.

VI. Where tree surgery work is not carried out in accordance with current good practice

8. Felling licenses are the responsibility of the tree owner. The Forestry Commission controls tree felling by issuing felling licences. In any calendar quarter, you may fell up to 5 cubic metres without a licence as long as no more than two cubic metres are sold. Timber volumes are not assessed.

9. Planning restrictions applying to tree works remain the responsibility of the tree owners.

10. No failsafe guarantees can be given regarding tree safety because the lightweight construction principles of nature dictate a natural failure rate of intact trees. Trees are living organisms and can decline in health rapidly due to biotic and abiotic influences. Therefore failure of intact trees can never be ruled out due to the laws and forces of nature.

11. This report has been prepared exclusively by the Ayrshire Tree Surgeons Ltd for the 'Client' and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk.

Christopher Calvey - Ayrshire Tree Surgeons Ltd

Appendix 1: Project Contact Details

David & Louise Johnston
East end, Lochwinnoch
Land adjacent to the Old Simon,
Johnshill.

[redacted]

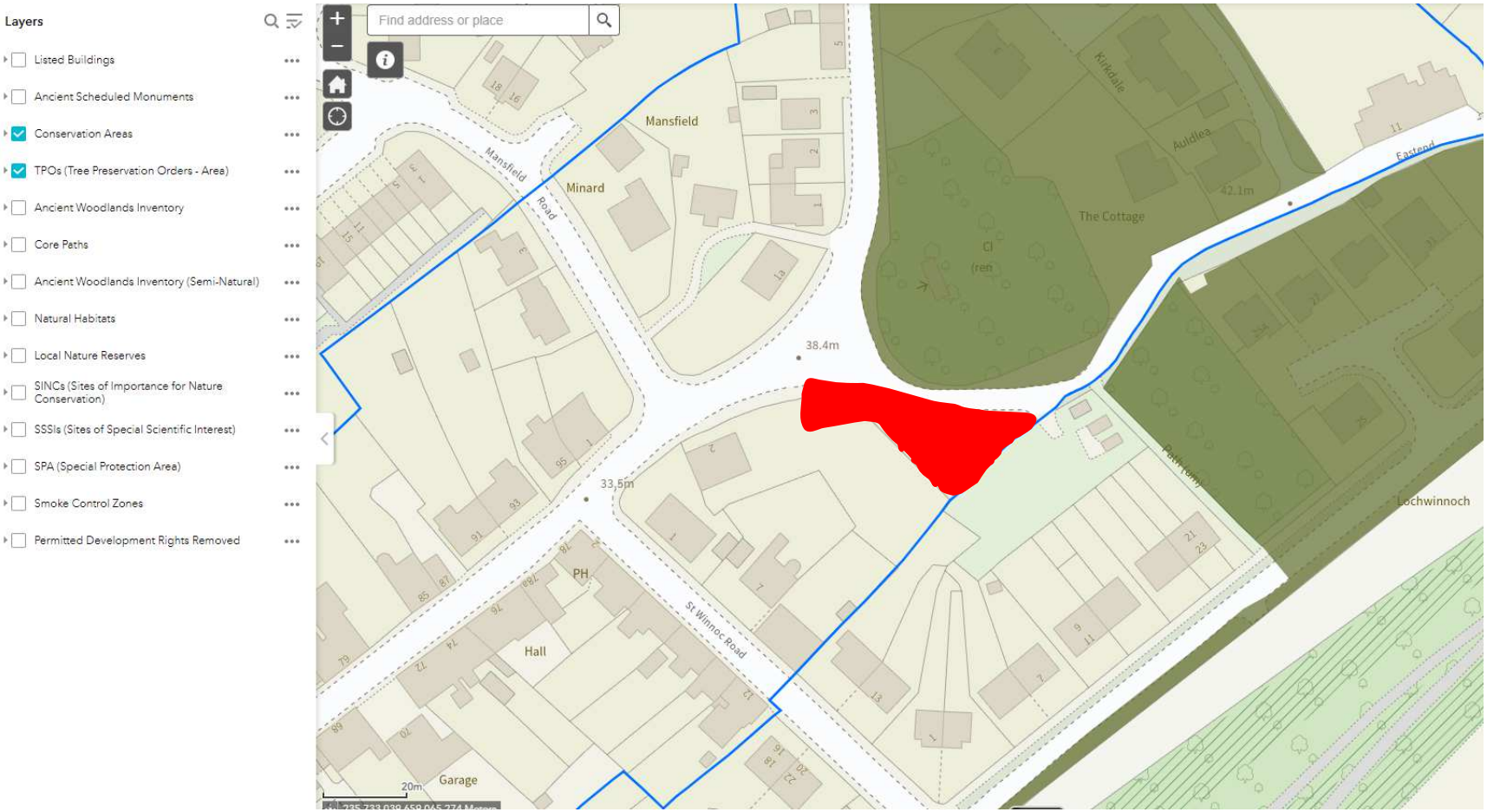
Renfrewshire council planning
Development Management Section,
Chief Executive's Service,
Fourth Floor,
Renfrewshire House,
Cotton Street, Paisley, PA1 1WB.

[redacted]

Project Arboriculturist
Christopher Calvey,
Ayrshire Tree Surgeons Ltd
North Hourat Farm,
Kilbirnie, Ayrshire
KA25 7LJ

[redacted]

Appendix 2: Planning Designations (Site in Red)



Appendix 3: References

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012BSI, London.*

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010 BSI, London.*

Tree Preservation Orders, A Guide to the Law and Good Practice (2005). Department for Communities and Local Government

Lonsdale D. (1999). Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management, HMSO, London.

Mattheck & Breloer H. (1994). Research for Amenity Trees No.4: The Body Language of Trees, HMSO, London.

NHBC Standards (2007) Chapter 4.2 'Building Near Trees'. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

STROUTS R.G. & WINTER T.G. (1984), Diagnosis of ill health in trees, HMSO Publications, London

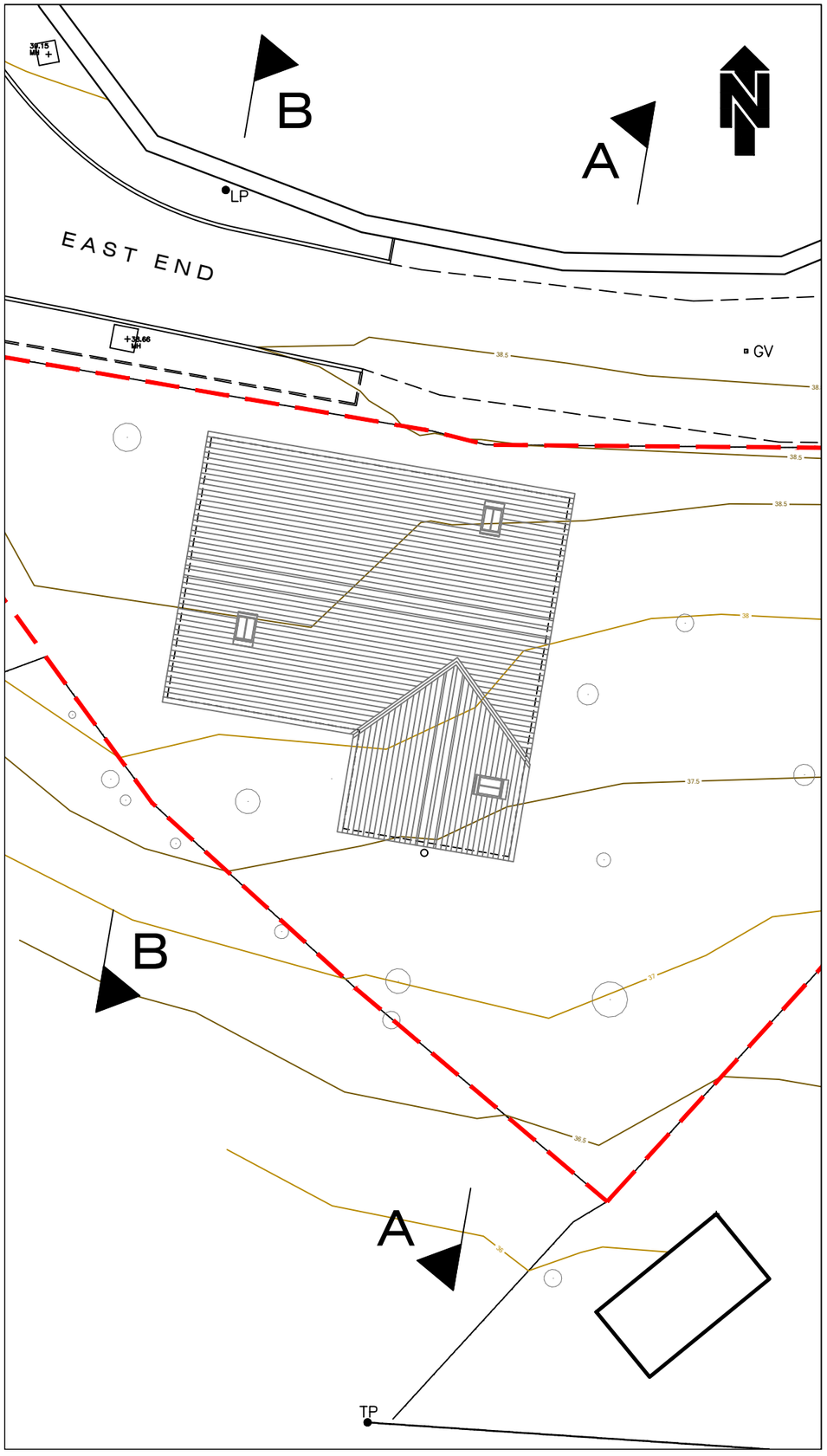
SHIGO A.L. (1991), Modern Arboriculture, Shigo and Trees Associates

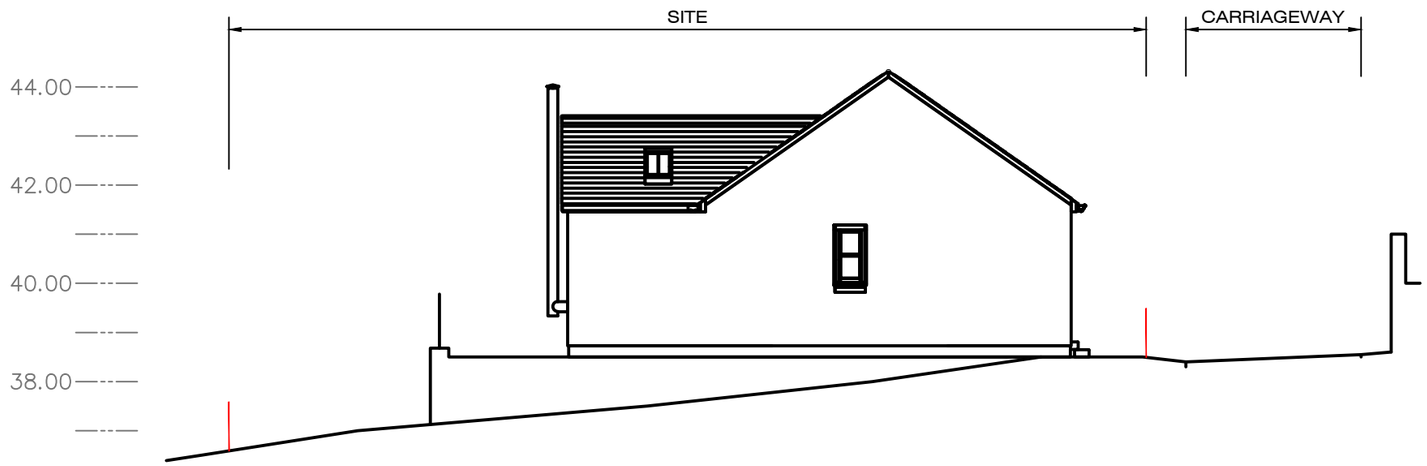
Hazards from Trees – A General Guide ISBN 0-85538-514-6

Tree Felling – Getting Permission. Forestry Commission and free to download from their website www.forestry.gov.uk

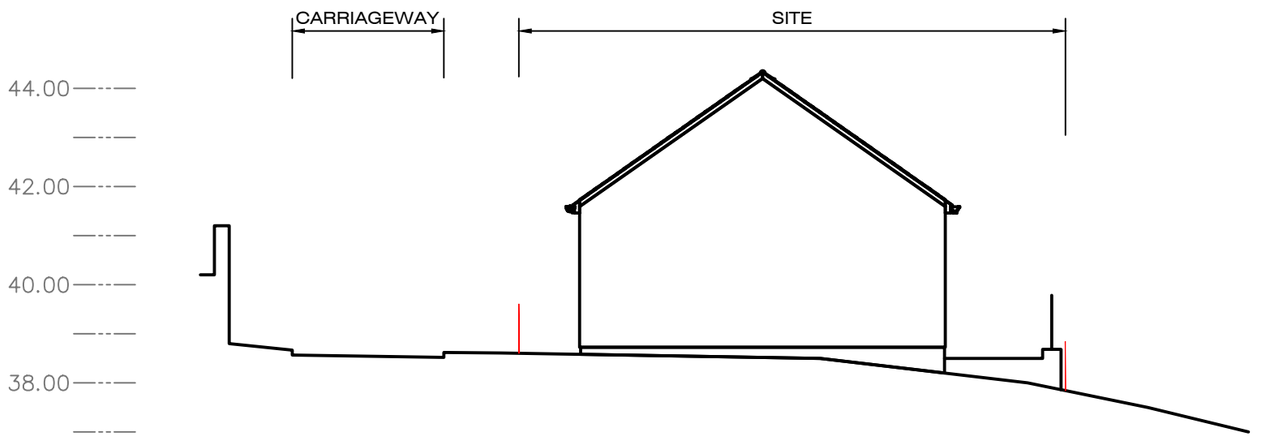
Trees and the Law ISBN 0-900978-15-5 Published by the Arboricultural Association Tel: 01794 68717

Institute of Chartered Foresters Tel: 0121 225 2705



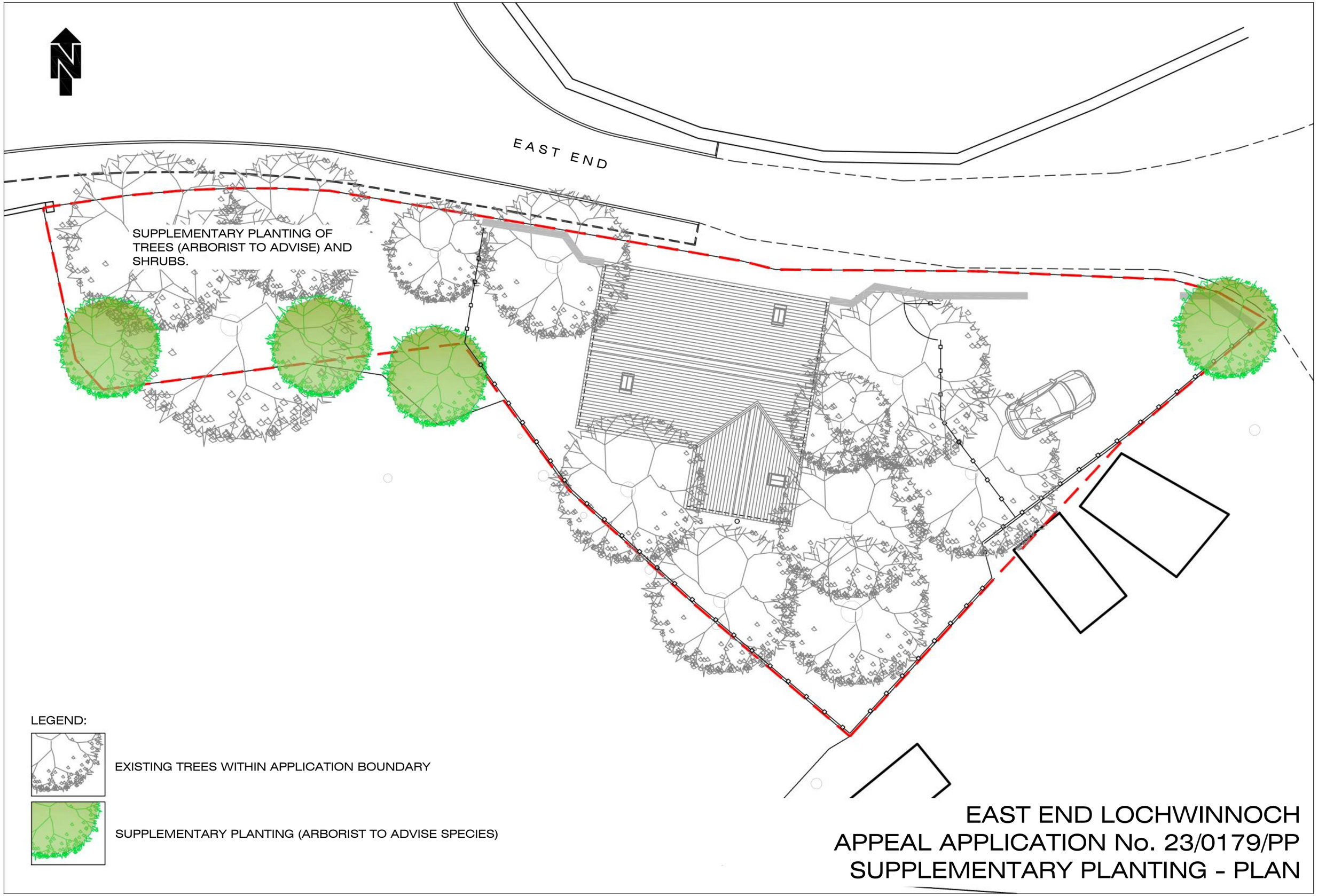


SECTION A-A (EAST GABLE)



SECTION B-B (WEST GABLE)

EAST END LOCHWINNOCH
APPEAL APPLICATION No. 23/0179/PP
SITE SECTION



LEGEND:

EXISTING TREES WITHIN APPLICATION BOUNDARY

SUPPLEMENTARY PLANTING (ARBORIST TO ADVISE SPECIES)

EAST END LOCHWINNOCH
APPEAL APPLICATION No. 23/0179/PP
SUPPLEMENTARY PLANTING - PLAN

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

Mansfield
Minard
3
2
1
1a
Auldlea
The Cottage
25A
'B' LISTED CHURCH AND CHURCH YARD
"AULD SIMON"
JOHNSHILL
MANSFIELD ROAD
EAST END
ST WINNOC ROAD
1 5 10 20 30

LOCATION PLAN AS EXISTING 1:500

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Location Plan

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-00 Date : 20.02.23
Scale : 1:500@A3 Rev : -
Status : Planning

A.T.K. PARTNERSHIP

CIVIL & STRUCTURAL ENGINEERING
CONSULTANTS

STRUCTURAL APPRAISAL ON FOUNDATION OPTIONS

PROJECT : PROPOSED HOUSE at EAST END, LOCHWINNOCH

CLIENT : Mr D JOHNSTON

PROJECT REF NO : 16781

DATE : DECEMBER 2022

33 UNION STREET
GREENOCK
PA16 8DN

Tel: (01475) 787797
Email: mail@atk-partnership.co.uk

1.0 Introduction

1.1 ATK Partnership were invited to review the options available to form the foundations for the proposed house with particular attention being paid to the close proximity to the existing trees.

2.0 Scope of the report

2.1 The scope of the following report was to investigate the various foundations readily available and to advise on the best solution. A site inspection was carried out on the 8th December 2022.

2.2 The investigation comprised a visual non-disruptive inspection of the site and no trial pits or boreholes were carried out.

2.3 A topographical survey was made available along with a tree condition report prepared by Ayrshire Tree Surgeons.

2.4 Photographs are also included which help to identify the density of the present growth on site.

3.0 Observations

3.1 The site comprises a long almost rectangular shaped site with a broader triangular shaped section to the rear. It lies opposite the church known as Auld Simon and at the junction of Johnshill and East End.

3.2 The proposed house will be detached, probably a one and a half storey built in timber frame construction and located as shown on the attached plan.

3.3 The main trees which will be closely affected are shown on the site plan along with others lying outwith the building area.

3.4 The construction using timber frame will be fairly light around 35kN/m and may have a brick outer cladding but also may have a timber cladding as an alternative.

3.5 The ground floor construction is likely to be a suspended concrete floor with integral insulation to help form the U-values.

3.6 Since the tree survey report some of the badly affected (rotted) trees have been taken down in line with the recommendations of the tree report.

4.0 Foundation options

4.1 Traditional strips

4.2 On the basis that the soil conditions are favourable and ordinary strip foundations are possible these would be expected to be constructed at around 600mm down from the proposed ground.

4.3 However the foundations will be prone to damage by the remaining roots of the trees and in line with guidance by the NHBC consideration must be given to the use

of trench fill concrete to take the excavations below the level of anticipated damage. Along with the use of trench fill it would be sensible to use a root barrier system to help prevent damage to the founds.

4.4 The excavations for the foundations may also do damage to the root infestation locally within the house footprint with any remaining trees also affected by this root loss.

4.5 **Raft Slab**

4.6 Due to the light loads involved a simple slab raft would also be a suitable option sitting on a cushion of compacted hardcore.

4.7 However due to the preferred detail of having a limited excavation the existing roots will still exist under the raft slab, probably through the hardcore, and may lead to structural damage to the slab in time.

4.8 **Piling**

4.9 Piling would be solution by excluding the loads being taken down on to the immediate sub-surface soils. Due to the nature of the piles involved the loads would be taken further down into the sub-soils and below the level of the expected root bowl. The perimeter walls and any internal loadbearing lines would be supported on concrete ground beams spanning between the piles.

4.10 The ground floor would be constructed with either a cast in-situ concrete slab supported on a permanent steel sheet formwork such as Holorib or Ribdeck. This would help to support the floor and span across the top of any root system below the footprint of the house. An alternative could the use of beam and block flooring which is a sectional floor system but again spanning clear between the ground beams.

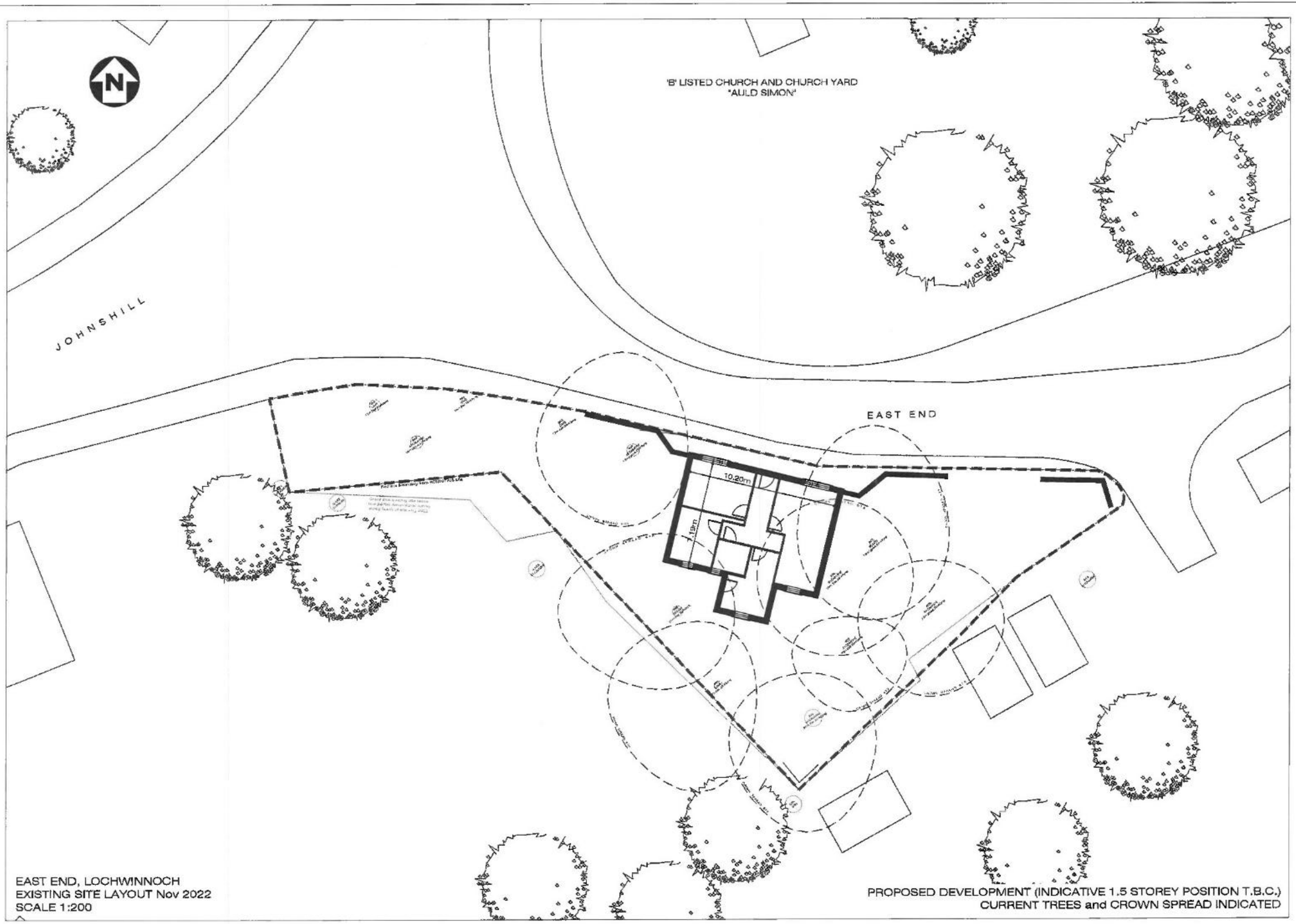
4.11 There are various piling systems available using driven steel tubes or continuous flight auger piles which all do the same job of transferring the loads below the sensitive areas.

5.0 Recommendations

5.1 On the basis of the above options and trying to limit the damage on site we are of the opinion that a system of piling using Shire stabilisers or similar would prove to be the best option. These are small scale piles developed for the domestic market and do not require heavy specialist plant that could damage shallow roots.

5.2 The advantage of using such a system is the small scale nature of the piles which are driven in manually without the need for heavy plant traversing the site. Should tree roots appear within the piling area it should be easy to move the location of the piles to miss these.

5.3 From the information available at this stage we are of the opinion that a suitable footprint of around 10 x 7m should be capable of fitting between the remaining trees. A final design can be agreed in due course.


'B' LISTED CHURCH AND CHURCH YARD
"AULD SIMON"
JOHNSHILL
EAST END
10.20m
7.15m
EAST END, LOCHWINNOCH
EXISTING SITE LAYOUT Nov 2022
SCALE 1:200
PROPOSED DEVELOPMENT (INDICATIVE 1.5 STOREY POSITION T.B.C.)
CURRENT TREES and CROWN SPREAD INDICATED

16781 – Proposed dwellinghouse at East End, Lochwinnoch – Site photos 8 / 12 / 22

View along East End looking towards Johnshill (Main Street)

View of possible development area with some trees felled in the distance

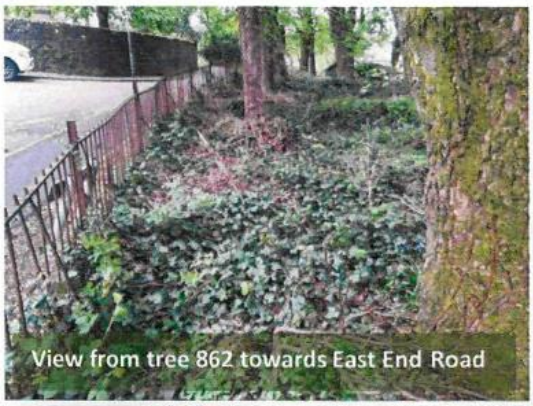
Tree Condition Survey

Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch

14th June 2022

Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

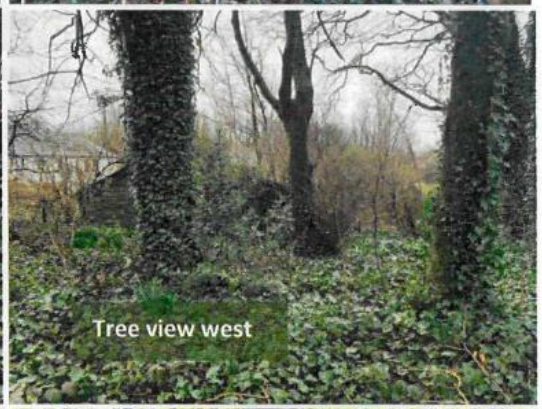

View from tree 862 towards East End Road


Ash 867 for removal


876 with basal decay for removal


Tree 870


Tree view south from East end road


Tree view west


Tree view south west from East end road

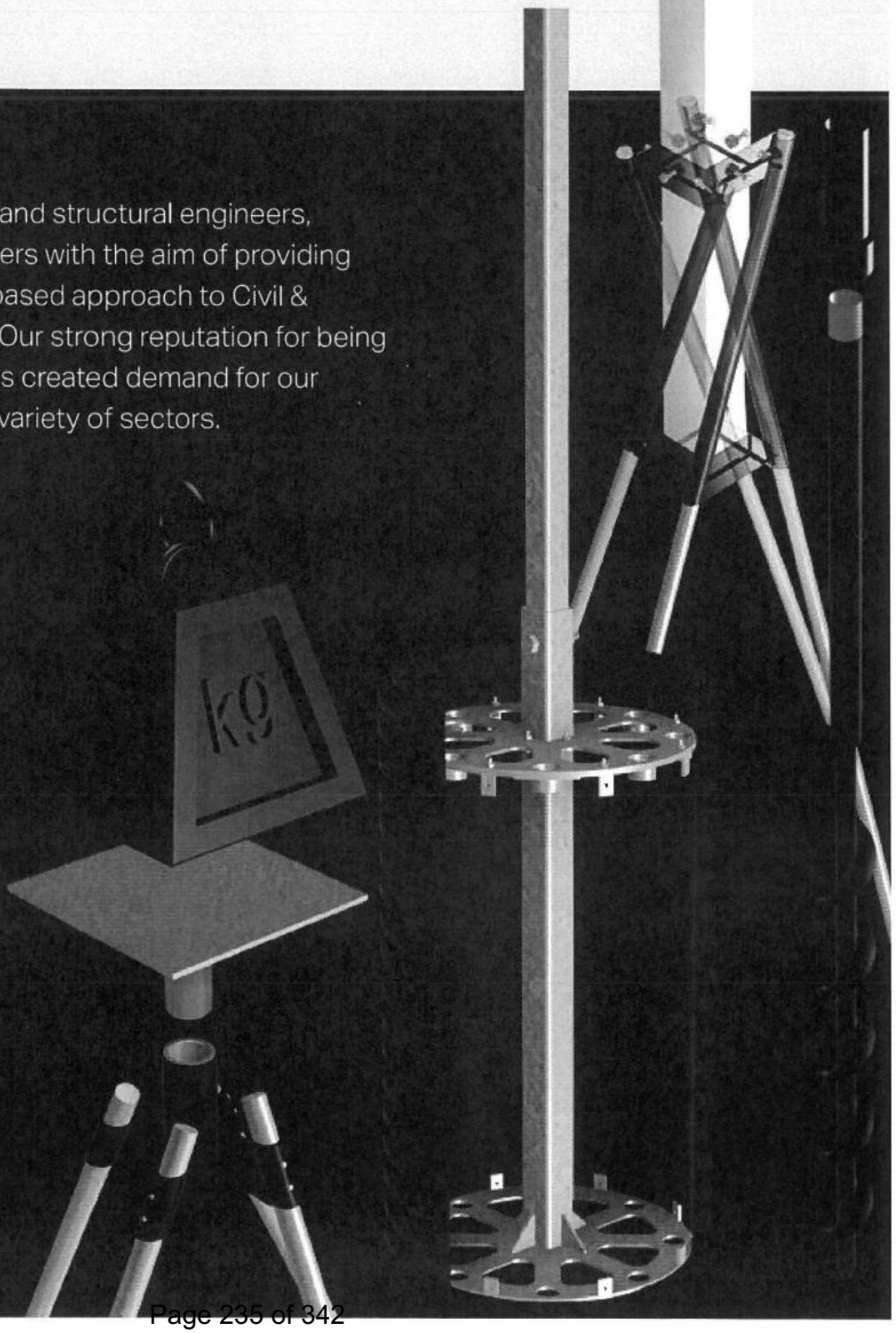

Tree view east- trees overhanging road

Shire

Innovation in Foundations

Bringing fresh thinking to civil & structural engineering

Shire are a team of civil and structural engineers, consultants and designers with the aim of providing a responsive, solution-based approach to Civil & Structural Engineering. Our strong reputation for being "Thinking Engineers" has created demand for our services across a wide variety of sectors.



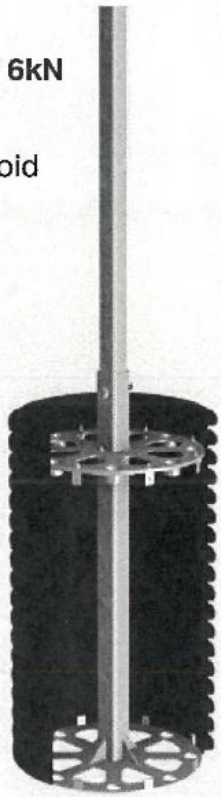
@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

ShireGroundfillBase

SUPPORTS SIGNS UP TO 1MX1M INSTALLED IN 1 HOUR

- Tested with lateral forces of **6kN**
- No concrete
- Spoil is backfilled into the void
- Reusable and recyclable

- Designed to loading & ground conditions
- Installed with hand-held equipment
- Also available in 1.5m, 2m, 2.5m & 3m ground anchors
- Height adjustable



ShireRootBase *D-Range*

SUPPORTS PLATFORMS INSTALLED IN 30 MINUTES

- Fast installation time
- No concrete
- Reusable
- installed below typical depth of services

- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- 700mm height

ShirePile

SUPPORTS LOADS UP TO 7 TONNES INSTALLED IN 1 HOUR

- Fast installation time
- A solution for all soil types
- Unique patented design
- Instant load capacity

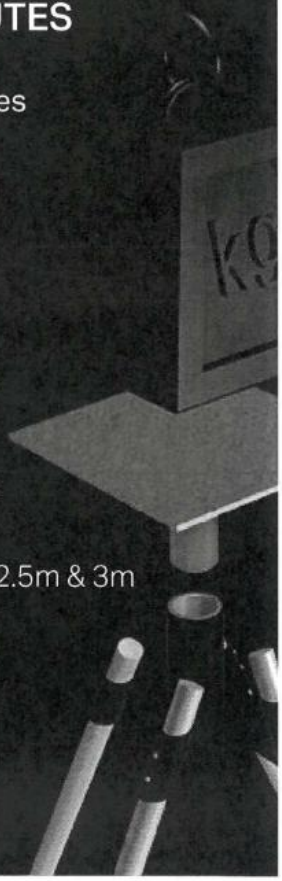
- Installed in confined spaces
- Low ground disturbance
- Up to 10m deep
- Available with 1m, 1.5m & 2m helical bases

ShireRootBase *S-Range*

SUPPORTS LOADS UP TO 8 TONNES INSTALLED IN 15 MINUTES

- Tested with vertical forces of **over 8 tonnes**
- Available in over 10 configurations
- No concrete
- Reusable

- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- Compact size



@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

RISQS RAILWAY INDUSTRY SUPPLIER QUALIFICATION SCHEME
AUDITED

What our clients think...

> The team could not have been more helpful

> I am very pleased. Very efficient, sincere & hard working. They explained every step within the works - well done to you all

> The work on site was excellent, it was kept so clean & tidy

Applications

Garden rooms

SIPS panels

Single storey extensions

Conservatories / Orangeries

About Shire

The QuickBase Foundation System was designed by Structural Engineers at Shire and patented in 2008. Since it's launch, 12 million m2 have been installed across the UK. QuickBase is a multi-award-winning flooring, beam and pile system. A totally unique foundation system for conservatories and single-storey structures, revolutionising conventional construction methods.

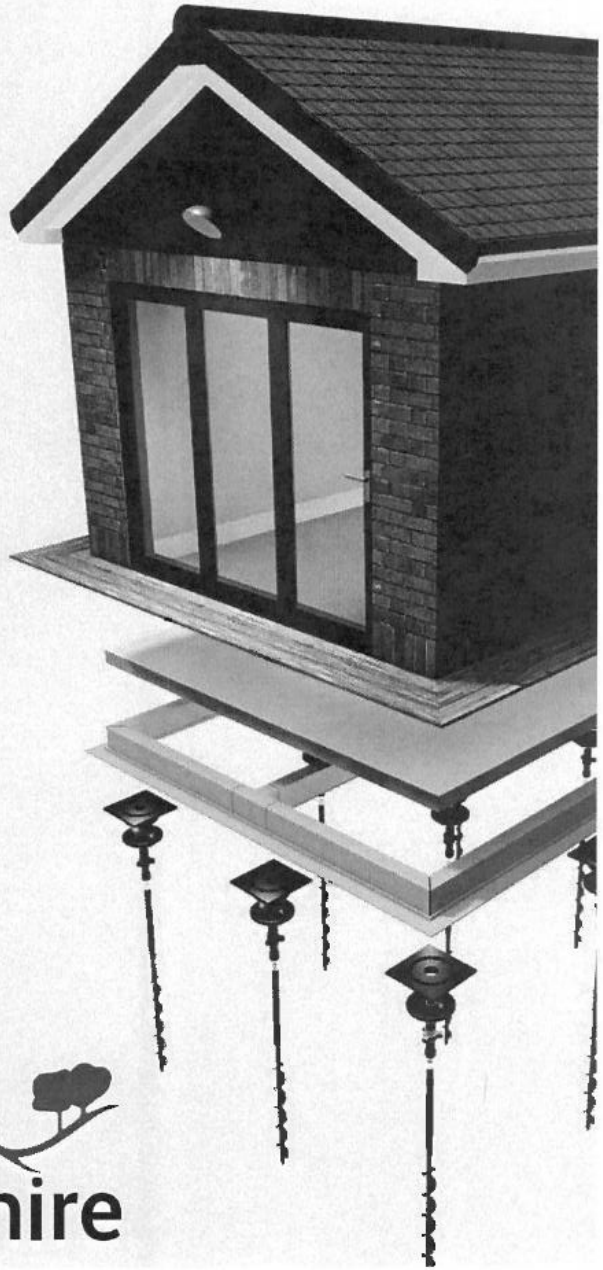
Shire

@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

RICS CHAS The Institution of Structural Engineers ice Institution of Civil Engineers SafeContractor APPROVED

QuickBase Foundation Systems

Foundations to protect your investment



Shire

Why?

Protecting your investment - what steps can be put in place to prevent foundation problems occurring?

Below are 4 practical steps to consider:

- Don't accept a 'one size fits all' foundation
- Take reasonable precautions to mitigate against the effects of nearby trees and soft soils
- Choose the right kind of foundation for your building
- Consider access requirements & restrictions. Ask for advice if needed

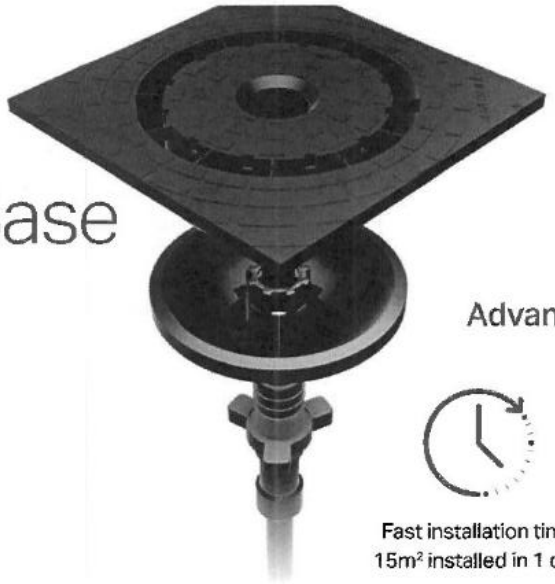
The foundations are one of the most important parts of your building investment. Often more time is spent considering the type of floor tiles than the foundation type. Foundations are often specified as a standard design 'to be confirmed on site'. This can lead to inappropriate foundations being constructed. It is essential that adequate thought is given to the foundation type and depth before work starts on site.

At Shire we design foundation systems for a wide range of project types. We have developed patented systems like QuickBase giving deep piled foundations that can be taken down to depths below the zone of influence of any tree roots or down to 20m in soft soils to find 'good ground'. QuickBase has also been designed to be installed in areas where parking & access is restricted. Foundations are installed quickly, often leading to cost reductions in the overall schedule.

Where there are unknown ground conditions, our geotechnical team can investigate and give advice on the appropriate solution. For more information, including a detailed guide contact engineers@shire-uk.com

ShirePile >
Supports loads of up to 70kN

ShireQuickBase



About the system

- Designed by Structural Engineers
- Made in the UK
- Unique patented design
- Achieves U-values of 0.02 W/m2K
- Combined floor, beam & pile solution
- Installed on a Shire Pile as standard

The modular system is based on helical screw piles, which support lightweight, part-recycled plastic ground beams connected via a series of push-fit joints to form a frame. The ground beam is then filled with a specially formulated non-shrink grout to give a high strength composite beam. The frame carries the load of the building through the piles to suitable bearing strata, uniquely removing the need for mass concrete foundations. It is then fitted with a premanufactured damp proof floor slab onto which the inner wall of the conservatory or extension is built.

QuickBase is particularly cost effective when working in confined spaces, where soil conditions would usually require deep excavation, where limited parking restricts the ability to remove the spoil associated with deep excavation and where trees are near the built site.

The QuickBase system doesn't require wet trade finishing, so labour costs are cheaper and build time is faster. The foundations can be quickly installed rapidly with up to 15m2 installed in a day.

Unlike traditional foundations, QuickBase is ideal for less than perfect ground. The piles are generally driven to 4m depth (deeper if required), guaranteeing suitable load-bearing strata, and avoiding troublesome tree roots.

QuickBase is fully compliant with Building Regulations and designed to meet Local Building Control standards. Our Engineers work in partnership with both Local Authority and Private Building Control to ensure all requirements are met. We also offer technical CPD's to any teams not familiar with the system.

Advantages of the system

Fast installation time
15m² installed in 1 day

No need for mass concrete foundations

Reduces site excavation work

Minimises spoil to landfill

Other piling systems available

ShireClayPile
Anti-heave engineering

ShireRootBase
Installed in 15 minutes

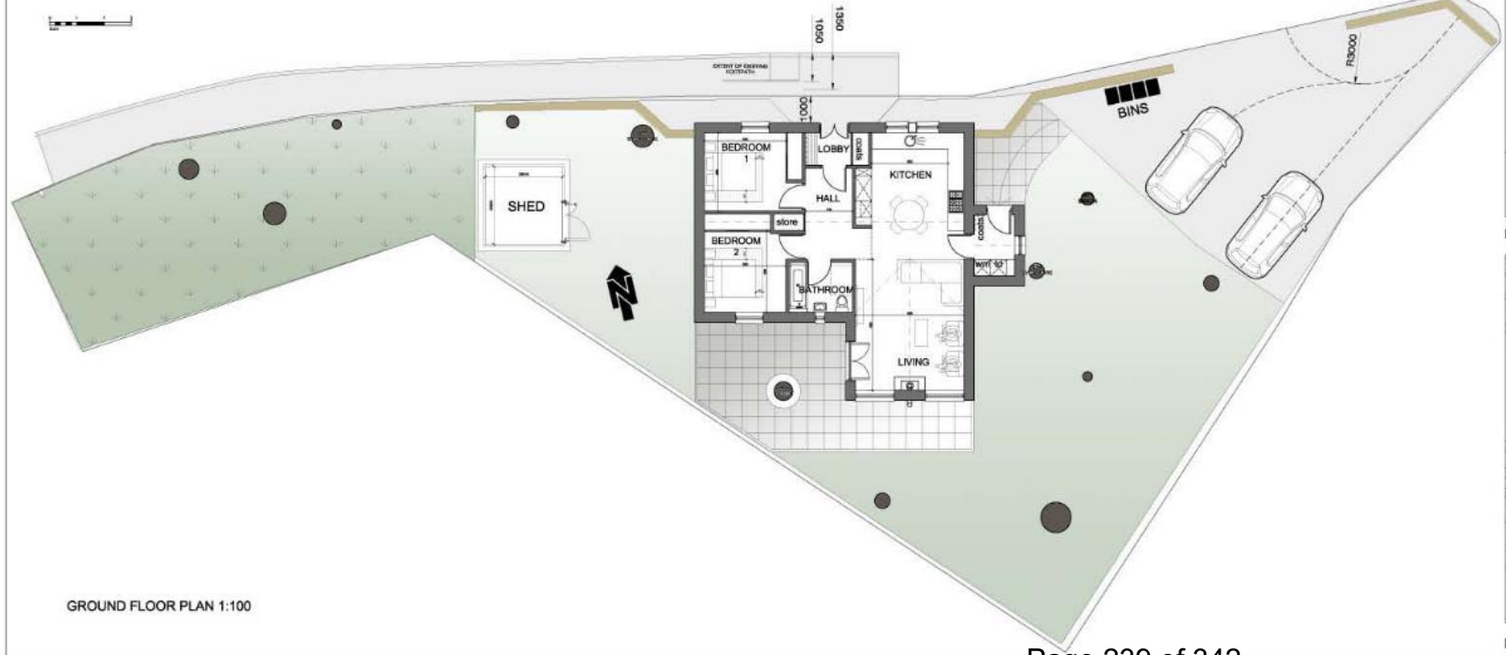
© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

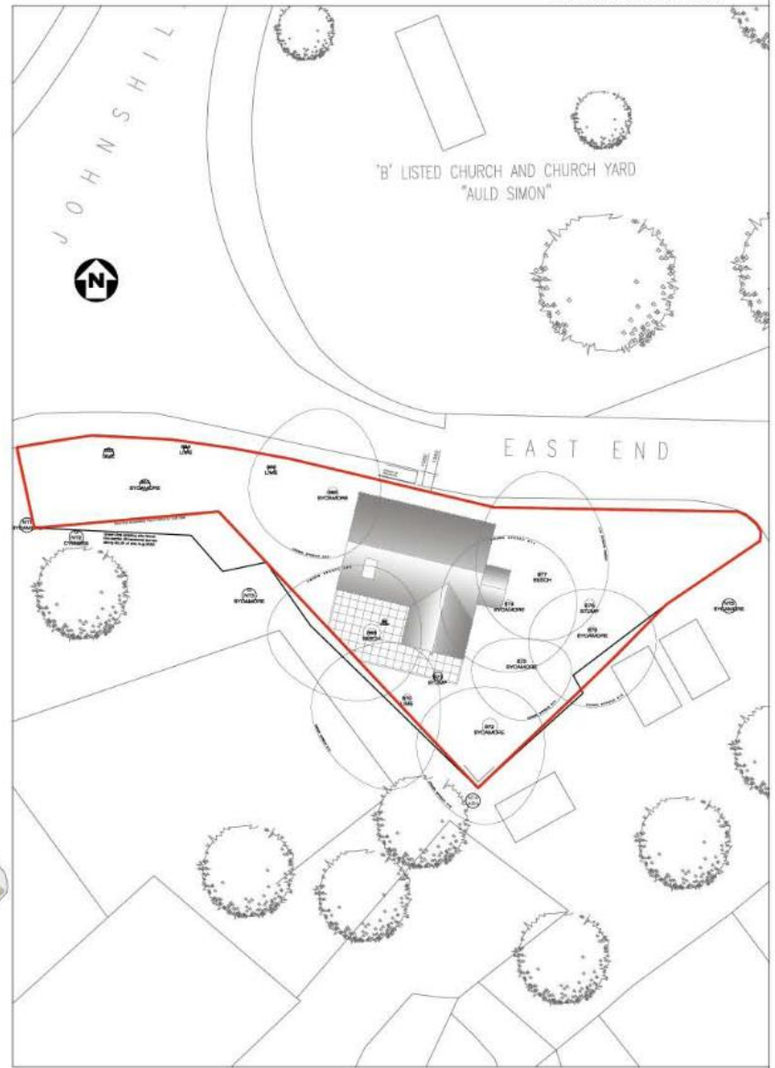
roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

NORTH ELEVATION 1:100 (STREETSCAPE)

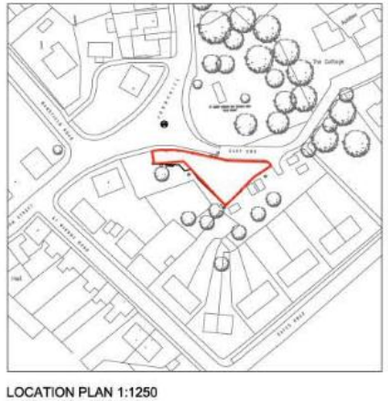
WEST ELEVATION 1:100 | NORTH ELEVATION (WITHOUTH FENCE) 1:100 | EAST ELEVATION 1:100 | SOUTH ELEVATION 1:100



GROUND FLOOR PLAN 1:100



BLOCK PLAN AS PROPOSED 1:200



LOCATION PLAN 1:1250

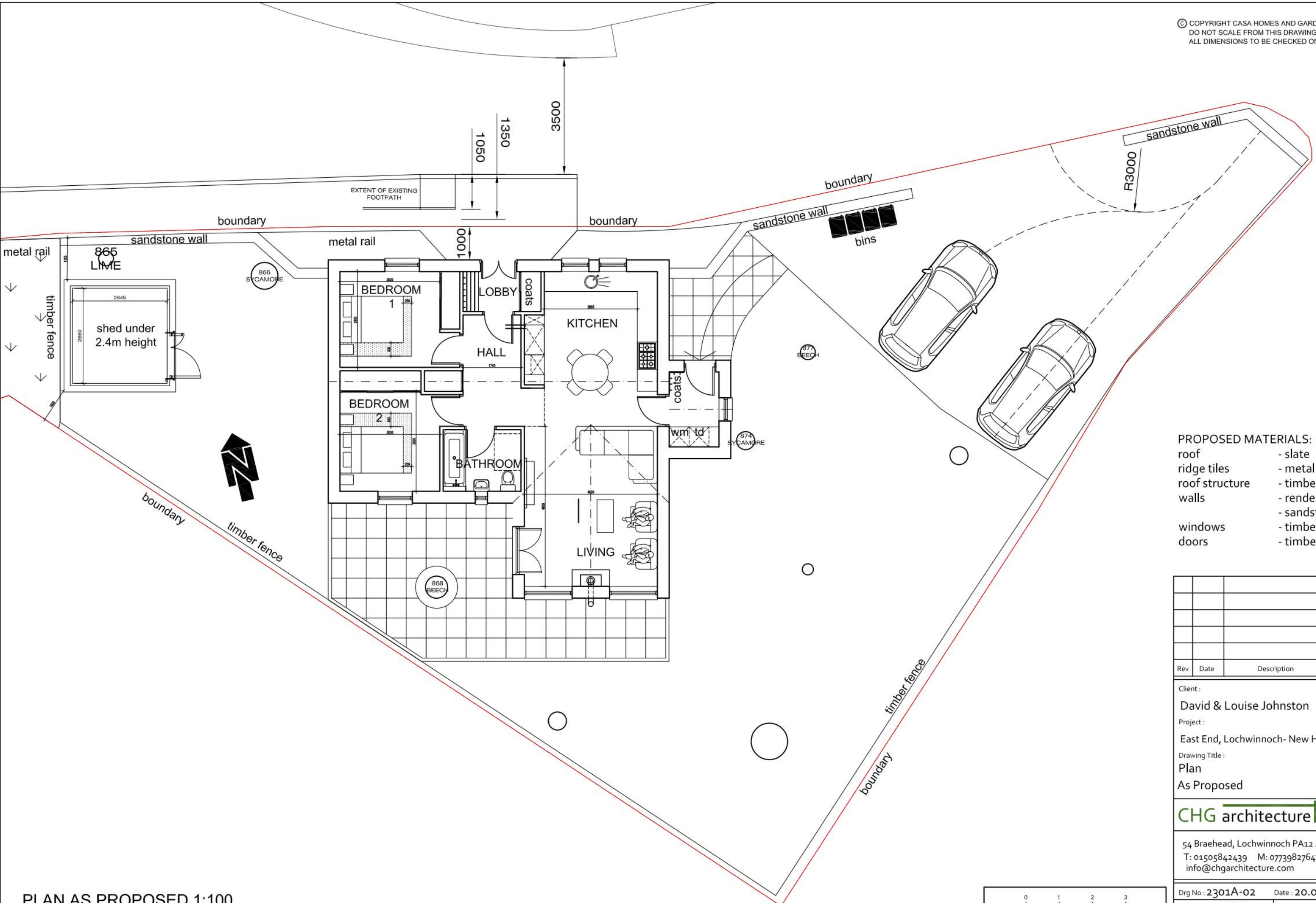
Rev	Date	Description
-	-	planning application

Client :
David & Louise Johnston
Project :
East End, Lochwinnoch- New House
Drawing Title :
General Arrangement Plan

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-01 Date : 20.02.23
Scale : As noted@A1 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE



PLAN AS PROPOSED 1:100

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render - sandstone
windows	- timber
doors	- timber

Rev	Date	Description

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Plan
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

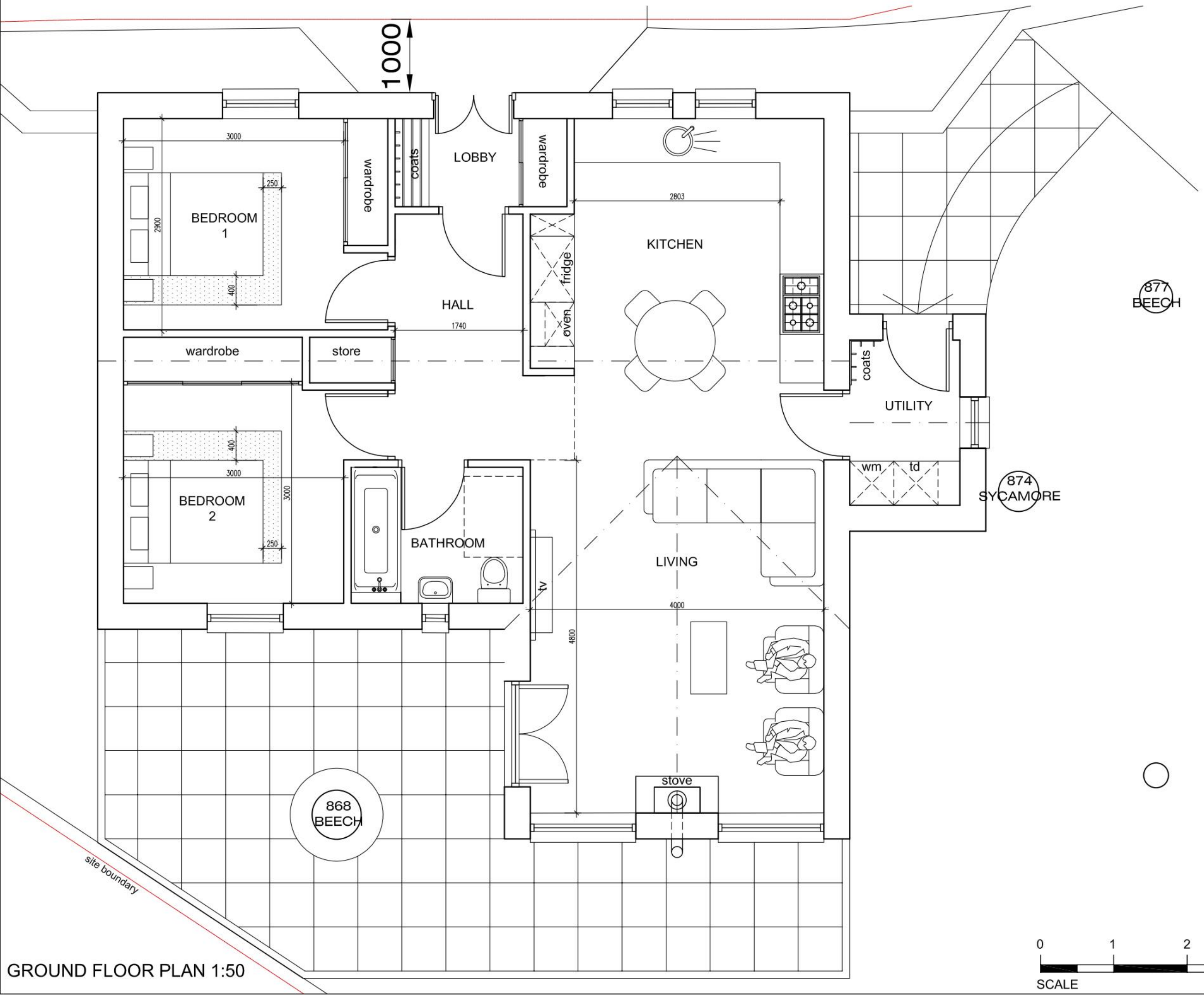
Drg No : 2301A-02 Date : 20.02.23
Scale : 1:100@A3 Rev : -
Status : Planning

SCALE 0 1 2 3

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



GROUND FLOOR PLAN 1:50

NORTH

0 1 2 3

SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
Ground Floor Plan
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-03 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

NORTH ELEVATION 1:50

0 1 2 3
SCALE 1:50

NORTH ELEVATION (WITHOUTH FENCE) 1:100

0 1 2 3
SCALE 1:100

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
North Elevation
As Proposed

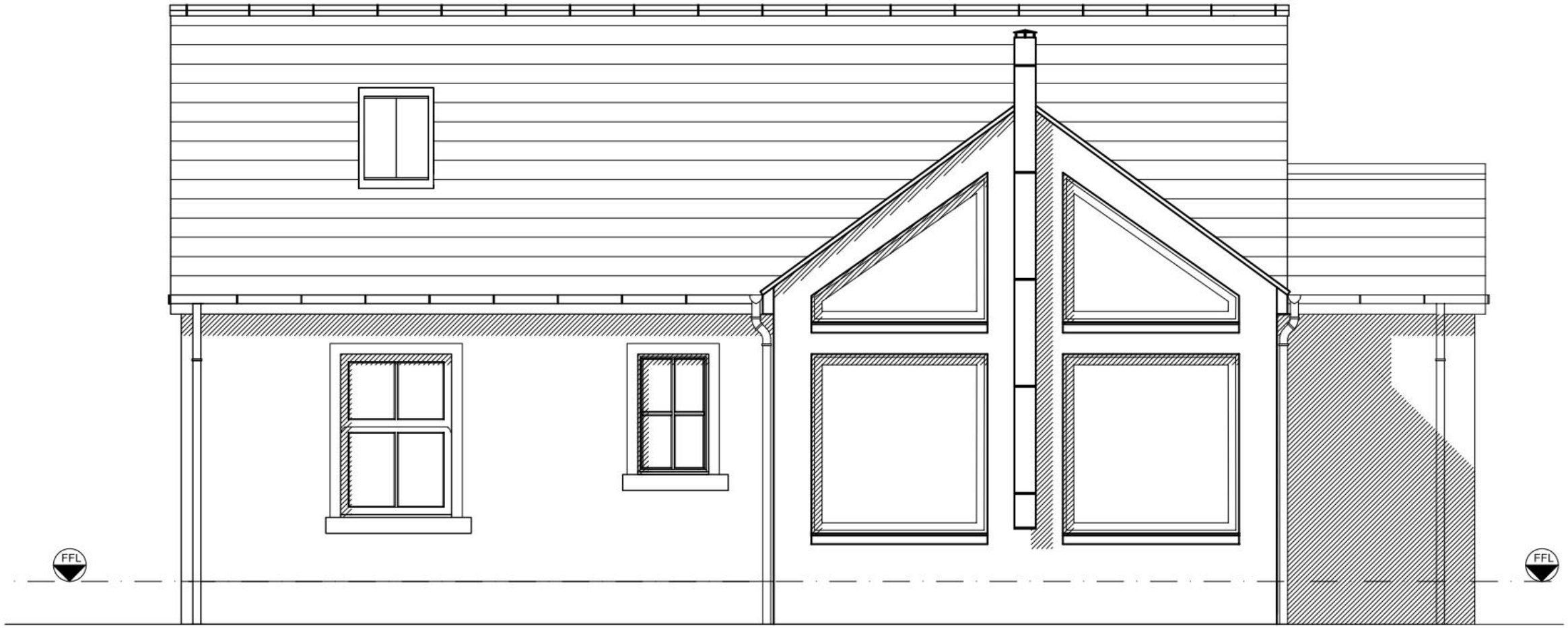
CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-04 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



SOUTH ELEVATION 1:50

0 1 2 3
SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
South Elevation
As Proposed

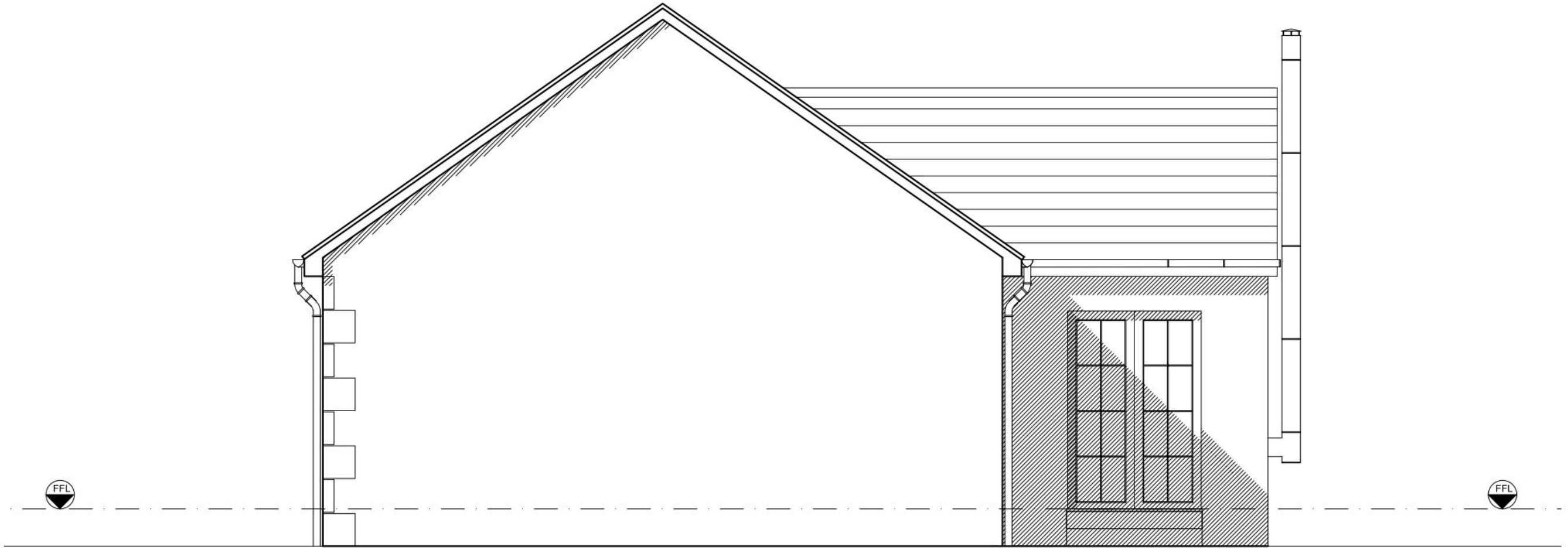
CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-05 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



WEST ELEVATION 1:50

0 1 2 3
SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
West Elevation
As Proposed

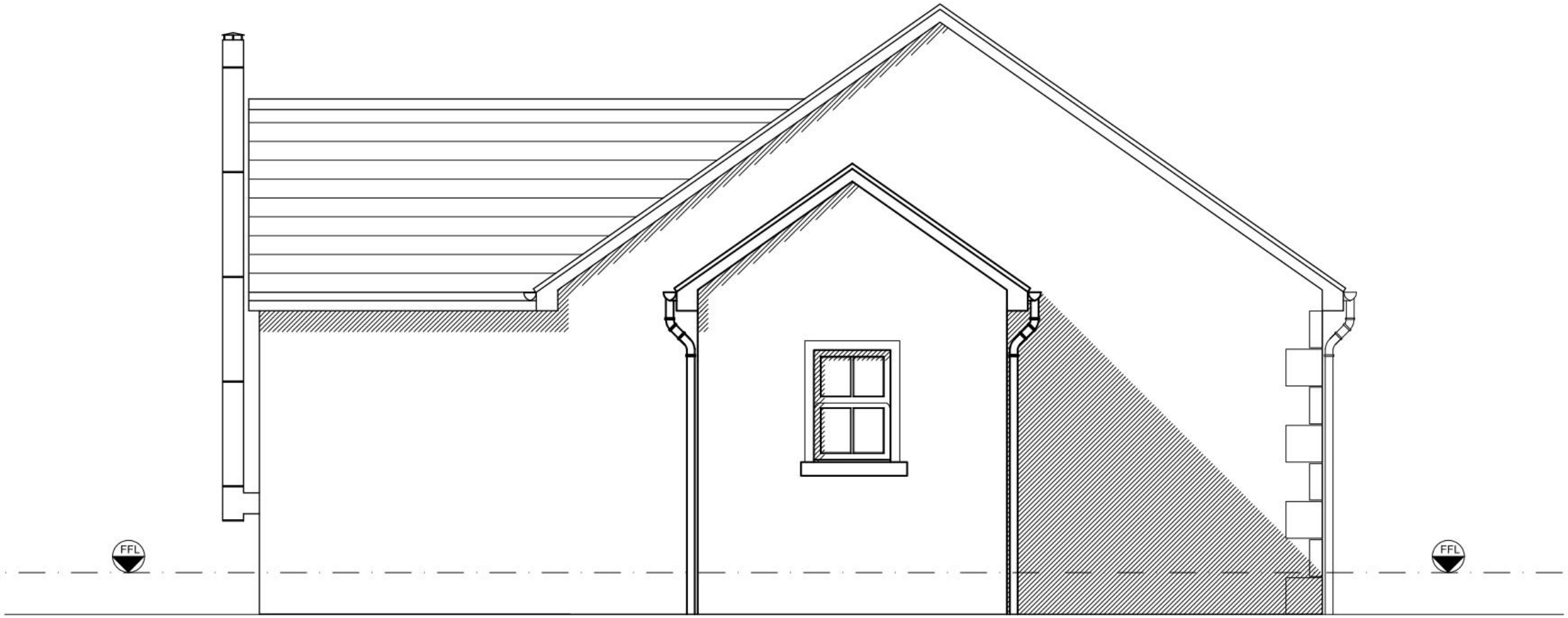
CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-06 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber



EAST ELEVATION 1:50

0 1 2 3
SCALE

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
East Elevation
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-07 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

© COPYRIGHT CASA HOMES AND GARDENS
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE

3D VISUAL

PROPOSED MATERIALS:

roof	- slate
ridge tiles	- metal
roof structure	- timber
walls	- render
	- sandstone
windows	- timber
doors	- timber

Rev	Date	Description
	5.04.23	planning application

Client :
David & Louise Johnston

Project :
East End, Lochwinnoch- New House

Drawing Title :
3D Visual
As Proposed

CHG architecture ltd
54 Braehead, Lochwinnoch PA12 4AS
T: 01505842439 M: 07739827647
info@chgarchitecture.com

Drg No : 2301A-08 Date : 20.02.23
Scale : 1:50@A3 Rev : -
Status : Planning

PLANNING AUTHORITY'S SUBMISSION

My Ref:
Contact: Clare Murray
Telephone: 07483 370667
Email: dc@renfrewshire.gov.uk
Date: 8 September 2023

Renfrewshire Council

Marcelo Dominguez
CHG Architecture Ltd
54 Braehead
Lochwinnoch
PA12 4AS

Proposal: Erection of single storey dwellinghouse and associated works.
Location: Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch, ,
Application Type: Planning Permission-Full
Application No: 23/0179/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,

[redacted]

Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 23/0179/PP

Renfrewshire Council

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO
David And Louise Johnston
Flat 0/2
174 Clarkson Road
Cathcart
G44 3DN

With reference to your application registered on 7 April 2023 for Planning Consent for the following development:-

PROPOSAL
Erection of single storey dwellinghouse and associated works.

LOCATION
Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch,

DECISION
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS
The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 8 September 2023

Signe[redacted]
Appointed Officer
on behalf of Renfrewshire Council

Ref. 23/0179/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.

Conditions/Reasons

1. That the proposed development is contrary to the provisions of Policy 7 'Historic Assets and Places', of NPF 4 as the proposed development is likely to lead to the loss of woodland, a natural feature which makes a positive contribution to the character of the historic area

2. That the proposed development is contrary to the provisions of Policy 9 'Brownfield land, vacant and derelict land, and empty buildings' of NPF 4 as the application site is considered to have high ecological value as it has been naturalised with woodland and the proposal is likely to lead to the loss of trees, which make a positive contribution to the character of the area.

3. That the proposed development is inappropriate and contrary to the provisions of Policy P1 of the adopted Local Development Plan and the New Development Supplementary Guidance Places Development Criteria given the proximity of the trees to the development the trees health and safety cannot be adequately protected.

4. That the proposed development is contrary to the provisions of Policies ENV2 - Natural Heritage and ENV3 - Built and Cultural Heritage of the adopted Local Development Plan, the New Development Supplementary Guidance Conservation Areas, Trees, Woodland and Forestry and Natural Heritage and the provisions of Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings as the trees within the application site make a valuable contribution to the setting of 'Auld Simon' and the Lochwinnoch Conservation Area generally and the proposed development is likely to lead to the loss of part of this woodland which would have an adverse impact on the setting of the Category B listed 'Auld Simon' and the setting of the Conservation Area generally and these trees should be safeguarded.

5. That the proposed development is inappropriate and contrary to the provisions of Renfrewshire's Planning and Development Tree Policy 2022 as there is no overriding justification for the construction of the proposed dwellinghouse in proximity to trees and the development is likely to adversely affect the natural development and health of the trees remaining.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL	**Application No:** 23/0179/PP
CHIEF EXECUTIVE'S SERVICE **RECOMMENDATION OF PLANNING APPLICATION**	**Regd:** 7 April 2023

Applicant	**Agent**
David and Louise Johnston Flat 0/2 174 Clarkson Road Cathcart G44 3DN	Marcelo Dominguez CHG Architecture Ltd 54 Braehead Lochwinnoch PA12 4AS

Nature of Proposals
Erection of single storey dwellinghouse and associated works.

Site
Site On Eastern Boundary Of No 2 Johnshill, East End, Lochwinnoch

Description
This application seeks planning permission for the erection of a detached one storey dwellinghouse on a wooded site located at the junction of East End and Johnshill within Lochwinnoch Conservation Area. The application site generally slopes downwards from north to south and west to east. There are approximately sixteen mature mixed deciduous trees on the site of varying heights, mostly in good physical condition. There are the remains of a historic stone wall at the site.

The proposed dwellinghouse would face onto and would be positioned 1 metre from the boundary with East End and would be positioned centrally within the site. Access would be taken from the north eastern corner of the site, where off street parking for two cars, a turning area and storage for refuse and recycling facilities would be provided. Pedestrian access would be linked to existing footways. The existing railing would be retained on the frontage of the site and a new 1.8-metre-high sandstone wall would be formed set back on either side of the front elevation bounding East End. A further section of this boundary wall would be formed around the north eastern corner of the site. A timber close boarded fence is proposed to the remainder of the boundary.

The dwellinghouse would be single storey, have a footprint of approximately 90 square metres, with a traditional style symmetrical frontage and double pitched roof. It would be finished in smooth render with corner quoin blocks and exposed sandstone lintels, jambs, and sills on the front elevation. The front elevation however, would be finished throughout in stone. The roof would be finished in natural slate.

The site is bounded to the north by the roadway known as East End and the category B listed St Winnocs Church also known as 'Auld Simon,' to the south and east by an area of ground accommodating several run down wooden lock ups and to the west by a small area of woodland and a dwelling beyond.

Tree removal recommended by an arboriculture report accompanying this application has been consented through treeworks application (22/0426/TC) and has been undertaken. The applicant seeks consent to position the proposed dwelling within the centre of the area where the treeworks took place and to retain all the remaining trees within the application site.

History
Application No: 22/0426/TC
Description: Removal of four trees comprising two sycamore and two ash and pruning of six trees to provide clearance from adjacent road
Status; No objections

Application No: 15/0089/PP
Description: Erection of one and a half storey dwellinghouse
Status; Refused

Application No: 02/0264/PP
Description: Erection of one and a half storey dwellinghouse.
Status; Refused

Policy and Material Considerations

Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

Development Plan
National Planning Framework 4
Policy 7 - Historic assets and places
Policy 9 - Brownfield land, vacant and derelict land, and empty buildings.

Adopted Renfrewshire Local Development Plan August 2021
Policy P1 - Renfrewshire's Places
Policy ENV2 – Natural Heritage
Policy ENV 3 - Built and Cultural Heritage

New Development Supplementary Guidance 2019
Delivering the Places Strategy - Places Development Criteria
Delivering the Environment Strategy - Conservation areas; Trees, Woodland, and Forestry; Natural Heritage

Material considerations
Historic Environment Scotland's Policy Statement 2016 and associated Managing Change in the Historic Environment Guidance Notes on Conservation Areas, Settings, New Development in Historic Settings.
Renfrewshire Planning Development Tree Policy 2022

Publicity
The Council has undertaken neighbour notification in accordance with the requirements of legislation.

A site notice was posted on site on 26 April 2023 for the following reasons:
Development within a Conservation Area

An Advert was placed in the press on 26 April 2023 for the following reasons;

Development within a Conservation Area

Objections/Representation

There have been 15 representations, 2 of which are in support of the application and 13 which offer objection. The issues raised can be summarised as follows:

In support

1. The plans are very much in keeping with the ethos and character of the historic East End of the village, very close to the Auld Simon Church Tower.

2. No objection, provided no trees would be harmed.

Objection

1.There has been no material change in circumstances in relation to the application site since the previous refusals in 2002 and 2015, and no reason for any previous decision to be overturned.

2.The woodland area which forms the application site is a valuable asset to the local flora and fauna. Any housing development on the site would negatively affect the wildlife in this secluded and unspoilt corner.

3.The application site is adjacent to 'Auld Simon', which is an important historical relic and a local focal point that adds charm and history to the village. Removing this woodland and the development proposed would have a negative impact on the visual amenity of this area and alter the ambiance and landscape around this important site.

4.The removal of the significant trees, known as Lochwinnoch Wood, which add to the character of Auld Simon, will undermine the appearance of Auld Simon, and detract from the beauty of this area which is part of the Semple Trail.

5.The needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of 'Auld Simon' church ruin and graveyard.

6.The loss of trees would affect the wildlife in the area. Birds and bats are evident in this location. This is part of a wider historical area of trees and important to the network of woodlands in the area for local wildlife. Development of the site would reduce the natural green space within the village.

7.The root system of the existing trees retains water in the surrounding soil for drainage purposes and surrounding properties may be affected by increased runoff with the loss of trees.

8.Development of the site would impact/disturb existing wildlife including crows who roost in the trees every night.

9.Bats which roost in this area use the trees in this wooded site for hunting.

10.The tree survey submitted in support of the application was purchased by the applicant. The independence of this survey is questionable. It is stated that the trees are dead, this is not the

case as the trees are in full bloom.

11. It is not certain that sewage/drainage from the site could be accommodated within the existing network.

12.The proposal would result in unacceptable overlooking, loss of privacy and obstruction of an existing view of the ancient church yard.

13. The proposal would result in overshadowing of surrounding properties.

14.East End is narrow and the development site very tight. This is the main access road for the dwellings on East End including services and bin lorries. Any traffic exiting East End would approach the application site from an almost blind bend. Local traffic manoeuvres and safety would be compromised.

Consultations

Chief Executive's Service (Roads Development) - No objection subject to conditions ensuring construction of appropriate sightlines at the access to the site and provision of an appropriate footway along the site frontage on East End.

Communities and Housing (Environmental Protection Team) – no comments to make on the proposals

WoSAS – No objection subject to a condition requiring archaeological monitoring and the implementation of a watching brief.

Children's Services - Awaiting a consultation response from Children Services in respect of the impact of the proposed development on the education estate. The impact of the development on school places is therefore unclear at this time.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design Statement – n/a

Access Statement – n/a

Planning Statement - Supporting statement provides the history of the site and a critique of the influences which contributed to the design elements of the proposal.

Tree Condition Survey - The report is based on visual inspections and states that the tree stock is unmanaged and consequently some trees are in poor condition and recommend removal of 2 Ash and 2 Sycamore. A number of trees are also recommended for crown reduction as they are overhanging the carriageway. It is acknowledged that trees are mature and over time have been colonised, principally by sycamore trees. Chalara Ash dieback has also colonised the site. The tree removal and crown reduction recommended by the report has been consented through a treeworks application and has been undertaken.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policy 7 'Historic Assets and Places' and Policy 9 'Brownfield, vacant and derelict land and empty buildings are relevant to the assessment of this application.

Policy 7 'Historic Assets and Places' seeks to protect and enhance historic and environment assets and places, and to enable positive change as a catalyst for the regeneration of places. It considers that development proposals within conservation areas should ensure that existing natural and built features which contribute to the character of the conservation area and its setting be preserved or enhanced and that these should be preserved in situ wherever possible. This includes the retention of structures, boundary walls, railings, trees, and hedges.

Policy 9 'Brownfield, vacant and derelict land and empty buildings' seeks to encourage, promote, and facilitate the reuse of brownfield, vacant and derelict land, and empty buildings. However, in determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

Whilst it is recognised that there are the remains of a historic wall at the site, given how well the site has been naturalised over the years and the positive contribution the quality of this woodland makes to the setting of the 'Auld Simon' church, the conservation area, and East End generally the development of the site would not be supported as it is likely to have an adverse impact through the loss of trees. It therefore does not comply with the relevant provisions of NPF4.

The application site is identified in the LDP proposals map under Policy P1 'Renfrewshire's Places'. Policy P1 presumes in favour of a continuance of the built form provided that such developments are compatible with and complementary to existing uses and cause no significant harm in line with the criteria of the New Development Supplementary Guidance (SG). The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential development is required to meet. It considers that proposals require to ensure that the layout, built form, design and materials of all new developments will be of high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development; and existing landscape and ecological features should be retained where they make a positive contribution to the character of the area.

Policy ENV2 'Natural Heritage' is also relevant to the assessment of the application and seeks to ensure that development proposals will consider the potential impacts on natural heritage and should protect, restore degraded habitats, and minimise any adverse impacts on habitats, species, network connectivity or landscape character, in line with the SG. The New Development Supplementary Guidance considers that natural heritage makes an important contribution to the local character, identity and quality of an area and these assets should be protected with opportunities for enhancement. All developments require to follow the principles of the mitigation hierarchy of Avoid, Reduce and Compensate. It further states that trees, woodlands, and forestry should be maintained and where possible enhanced throughout Renfrewshire.

Given the location of the site within Lochwinnoch Conservation Area, Policy ENV 3 also applies. Policy ENV 3 'Built and Cultural Heritage' and the New Development Supplementary Guidance seeks to preserve and enhance the townscape qualities of conservation areas and requires development proposals to demonstrate that they will enhance the visual amenity, individual settings, buildings and open space and historical architectural character of the conservation area. These policies are expanded upon by Historic Scotland's guidance notes on 'Settings' and 'New Development in Historic Settings.' It states that planning authorities must take into account the setting of historic assets when determining planning applications and considers that setting includes the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated. It considers that setting often extends beyond the immediate property boundary of a historic structure into the broader landscape and incorporates a range of factors including visual envelope, incorporating views to, from and across the asset or place. In this regard it is recognised that relatively small changes in the wider landscape may affect its setting and significantly alter its character.

Further to these policies Renfrewshire Planning and Development Tree Policy 2022 must be considered. It requires development to meet BS5837:2012 standards and buildings and structures require to be sited to allow adequate space for a tree's natural development and at the same time reduce future pressure for removal of trees. Buildings and associated infrastructure, including garden ground, should generally be located out with the zone of influence of existing and proposed trees. The zone of influence is generally considered to be the distance from the bottom of a tree that is equal to the mature height of an existing or proposed tree. The default position for structures should be outwith the root protection area of trees to be retained. An incursion into the root protection area will only be considered where there is an acceptable overriding justification for construction within the root protection area and where adequate technical information is submitted to support the technical solution proposed and that the technical solution will prevent damage to the tree. For an overriding justification to be accepted the proposal must be considered to deliver social, economic or environmental benefits that benefit the wider community.

Assessing the proposal against these requirements the following conclusions can be made.

The existing mature woodland which covers the application site is a natural ecological feature which makes a positive contribution to the area, both visually and environmentally contributing to the natural environment, local biodiversity, and habitats. Although the site is not subject of an environmental designation, it is of importance locally and contributes greatly to the setting of the 'Auld Simon' church and the setting of the conservation area of Lochwinnoch generally.

The site is occupied by a variety of mature trees which contribute to the wooded character of the rising ground to the east end of High Street and the setting of 'Auld Simon.' It is acknowledged that four mature trees have recently been removed from the site due to condition and disease, however this does not significantly change the visual or ecological contribution that this site makes to the area. It is considered that the site in its current form with the recent tree removal forms an important part of the character of the conservation area and that of the setting of Auld Simon and that it would be difficult to develop the site in a way which would not have an adverse impact on the amenity, ecology or long term health of the remaining woodland such that it would make an appropriate housing site.

In this regard, the site is small extending to approximately 0.06 hectares, is of awkward shape and remains wooded. The dwelling proposed would be located centrally within the site in an area where four diseased trees have been removed but where other mature trees remain.

Approximately eight mature Sycamore, Lime, and Common Beech trees in fair to good condition of heights between 18 to 21 metres, and crown spreads mostly over 4 metres remain in close proximity to the development and as such are likely to be seriously compromised. A structural report has been provided advising that the foundations for the development can be formed in a manner that protects tree root systems. However, given the proximity of these trees to the proposed dwelling, the development of the site is extremely challenging and the long term health of the trees likely to be adversely affected. Plans provided also do not show the ground level differences through the site. In terms of the Council's Tree Policy no overriding justification has been provided for this development to be constructed in such proximity and inadequate space has been provided to allow for the natural development of the existing trees without impinging on the proposed dwelling. It is also considered that the size of the trees and their closeness to the proposed dwelling could potentially adversely affect light for any occupants and apply pressure for the further removal of trees.

The dwellinghouse proposed would extend to approximately 90 square metres and an access and off-street parking area for two cars with turning area would be provided in the southeast corner of the site. Roads Development have offered no objection to the proposal provided that an adequate access to the site is created. Whilst it is noted that the site layout would therefore meet Roads requirements it is considered that this layout would impact further on amenity space as the remaining ground available as garden space would be largely wooded.

In terms of design and facing materials the dwellinghouse is of a vernacular style, albeit deeper than traditional dwellings it is referencing. However, it has good quality finishes including stone, wooden windows, and a slated roof which is appropriate for the area.

The matters raised by objectors have, in the main, been dealt with above. In relation to other matters raised I would comment as follows. The tree survey submitted in support of the application has been produced and certified by a qualified tree surgeon and is accepted as a fair assessment of the trees on site. Roads Development have offered no objection to the proposal for reasons of traffic safety. Unacceptable overlooking of adjacent properties to the rear should not occur given the separation distance involved nor should overshadowing.

On balance therefore, taking account of the visual and ecological merits of the site, its sensitive and prominent location within the conservation area and the existing contribution the site makes to the setting of both 'Auld Simon' and Lochwinnoch Conservation Area, it is considered that this proposal would be likely to have a significant adverse impact on the woodland within the site , and therefore the setting and character of 'Auld Simon', East End, and Lochwinnoch Conservation Area.

It is therefore considered that the proposal is unacceptable having regard to NPF4, the adopted Local Development Plan policies, New Development Supplementary Guidance, Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings and Renfrewshire Planning Development Tree Policy 2022.

Index of Photographs
A site visit was undertaken for this application on 6th July 2023 and photographs were taken.

RECOMMENDATION
Refuse

Reason for Decision

1. The proposal does not fully accord with the provisions of the Development Plan and other material considerations were not considered to carry sufficient weight to justify the grant of planning permission.

Conditions

1. That the proposed development is contrary to the provisions of Policy 7 'Historic Assets and Places', of NPF 4 as the proposed development is likely to lead to the loss of woodland, a natural feature which makes a positive contribution to the character of the historic area

2. That the proposed development is contrary to the provisions of Policy 9 'Brownfield land, vacant and derelict land, and empty buildings' of NPF 4 as the application site is considered to have high ecological value as it has been naturalised with woodland and the proposal is likely to lead to the loss of trees, which make a positive contribution to the character of the area.

3. That the proposed development is inappropriate and contrary to the provisions of Policy P1 of the adopted Local Development Plan and the New Development Supplementary Guidance Places Development Criteria given the proximity of the trees to the development the trees health and safety cannot be adequately protected.

4. That the proposed development is contrary to the provisions of Policies ENV2 – Natural Heritage and ENV3 – Built and Cultural Heritage of the adopted Local Development Plan, the New Development Supplementary Guidance Conservation Areas, Trees, Woodland and Forestry and Natural Heritage and the provisions of Historic Scotland's guidance on 'Setting' and 'New Development in Historic Settings as the trees within the application site make a valuable contribution to the setting of 'Auld Simon' and the Lochwinnoch Conservation Area generally and the proposed development is likely to lead to the loss of part of this woodland which would have an adverse impact on the setting of the Category B listed 'Auld Simon' and the setting of the Conservation Area generally and these trees should be safeguarded.

5. That the proposed development is inappropriate and contrary to the provisions of Renfrewshire's Planning and Development Tree Policy 2022 as there is no overriding justification for the construction of the proposed dwellinghouse in proximity to trees and the development is likely to adversely affect the natural development and health of the trees remaining.

[redacted]

Alasdair Morrison
Head of Economy and Development

Applicant: David And Louise Johnston	Ref. No: 23/0179/PP
Site: Site On Eastern Boundary Of No 2 Johnshill, East End,Lochwinnoch	Officer: Clare Murray

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
2301A-00	Location Plan	✓	✓	✓
2301A-01	General Arrangement Plan	✓	✓	✓
2301A-02	Plan As Proposed	✓	✓	✓
2301A-03	Ground Floor Plan As Proposed	✓	✓	✓
2301A-04	North Elevation As Proposed	✓	✓	✓
2301A-05	South Elevation As Proposed	✓	✓	✓
2301A-06	West Elevation As Proposed	✓	✓	✓
2301A-07	East Elevation As Proposed	✓	✓	✓
2301A-08	3D Visual As Proposed	✓	✓	✓

RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland) Act 1997
Application No 23/0179/PP
REFUSED on 08.09.2023
Signed by [redacted]
On behalf of Renfrewshire Council

Officers Initials: CM Admin Initials: NL

Renfrewshire Council

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100624376-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

☒ Application for planning permission (including changes of use and surface mineral working).

☐ Application for planning permission in principle.

☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)

☐ Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Single storey, stone cottage set over existing ruins, within a wooded site intending to recreate the historical streetscape and ensure the long term visual and ecological continuity of the site across the road from B listed Auld Simon. The narrow wooded site to the west will remain intact with low iron fence onto East End boundary. New trees of the same species will be planted and maintained to ensure the long term visual and ecological continuity of the site.

Is this a temporary permission? * ☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) * ☐ Yes ☒ No

Has the work already been started and/or completed? *

☒ No ☐ Yes – Started ☐ Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	CHG Architecture Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Marcelo	Building Name:	
Last Name: *	Dominguez	Building Number:	54
Telephone Number: *	[redacted]	Address 1 (Street): *	Braehead
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Lochwinnoch
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA12 4AS
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	David	Building Number:	0
Last Name: *	Johnston	Address 1 (Street): *	East End
Company/Organisation		Address 2:	
Telephone Number: *	[redacted]	Town/City: *	Lochwinnoch
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA12 4EP
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority: Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Wooded site across the road from Auld Simon

Northing 659086 Easting 235594

Pre-Application Discussion

Have you discussed your proposal with the planning authority? * ☒ Yes ☐ No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

☒ Meeting ☐ Telephone ☐ Letter ☒ Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

Due to a major change on the site conditions following previous objections in 2015, we met planning officer James Weir on site. After his email of 13.03.23, we came to the conclusion that a fresh application with a new approach could be considered favorably.

Title: Mr Other title:

First Name: James Last Name: Weir

Correspondence Reference Number: Email from James Weir Date (dd/mm/yyyy): 13/03/2023

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area: 560.00

Please state the measurement type used: ☐ Hectares (ha) ☒ Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Woodlands with remains of dilapidated stone dwelling.

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? * ☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * ☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site? 0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? * 2

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * ☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

☒ Yes – connecting to public drainage network

☐ No – proposing to make private drainage arrangements

☐ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) * ☒ Yes ☐ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting ‘No’ to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

☒ Yes

☐ No, using a private water supply

☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * ☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * ☐ Yes ☒ No ☐ Don't Know

Trees

Are there any trees on or adjacent to the application site? * ☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * ☒ Yes ☐ No

If Yes or No, please provide further details: * (Max 500 characters)

Bin store area noted in drawing number 2301A-01 and 2301A-02

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? * ☒ Yes ☐ No

How many units do you propose in total? * 1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? * ☐ Yes ☒ No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 * ☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * ☐ Yes ☒ No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * ☒ Yes ☐ No

Is any of the land part of an agricultural holding? * ☐ Yes ☒ No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Marcelo Dominguez

On behalf of: Mr David Johnston

Date: 06/04/2023

☒ Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.
☒ Elevations.
☒ Floor plans.
☐ Cross sections.
☐ Roof plan.
☒ Master Plan/Framework Plan.
☒ Landscape plan.
☒ Photographs and/or photomontages.
☐ Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *	☐ Yes	☒ N/A
A Design Statement or Design and Access Statement. *	☒ Yes	☐ N/A
A Flood Risk Assessment. *	☐ Yes	☒ N/A
A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *	☐ Yes	☒ N/A
Drainage/SUDS layout. *	☐ Yes	☒ N/A
A Transport Assessment or Travel Plan	☐ Yes	☒ N/A
Contaminated Land Assessment. *	☐ Yes	☒ N/A
Habitat Survey. *	☐ Yes	☒ N/A
A Processing Agreement. *	☐ Yes	☒ N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Marcelo Dominguez

Declaration Date: 06/04/2023

Payment Details

Pay Direct

Created: 06/04/2023 14:57

Tree Condition Survey

Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch

14th June 2022

Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

CONTENTS

Introduction

The arboricultural survey was conducted in May 2022 for a small area of land at East end, Lochwinnoch adjacent to the Old Simon Kirk, Johnshill (PA12 4ES). Trees were assessed in accordance with BS 3998:2010 *"Tree work Recommendations".* Christopher Calvey is an independent arboriculturist and the report presents an impartial assessment of the tree stock.

The report is based on visual inspections. Please refer to Report Limitations on pages 9 -10. The authority of this report ceases within one year from the date of the survey or following severe weather occurrences which supersede the current validity of the report.

Survey Findings

The survey area is a former residential garden originally containing several mature trees and over time has been colonised, principally by sycamore trees. The mature trees and ground cover are heavily cloaked with ivy and roadside trees are substantially overhanging the carriageway. The tree stock is unmanaged and consequently some trees are in a poor condition and recommended for removal. Chalara Ash dieback has also colonised the site.

Planning Considerations

Trees are within the Lochwinnoch Conservation Area and out with the Lochwinnoch Tree Preservation Order. Please refer to the Designations Map Appendix 2, page 12.
https://ren.maps.arcgis.com/apps/webappviewer/index.html

Council Advisory Notice Ref: GS18052022.
Renfrewshire Council has issued a notice under the Roads (Scotland) Act 1984 that overhanging trees are to be cut back to a minimum of 5.5m above the road and at least 1m from the edge of the carriageway.

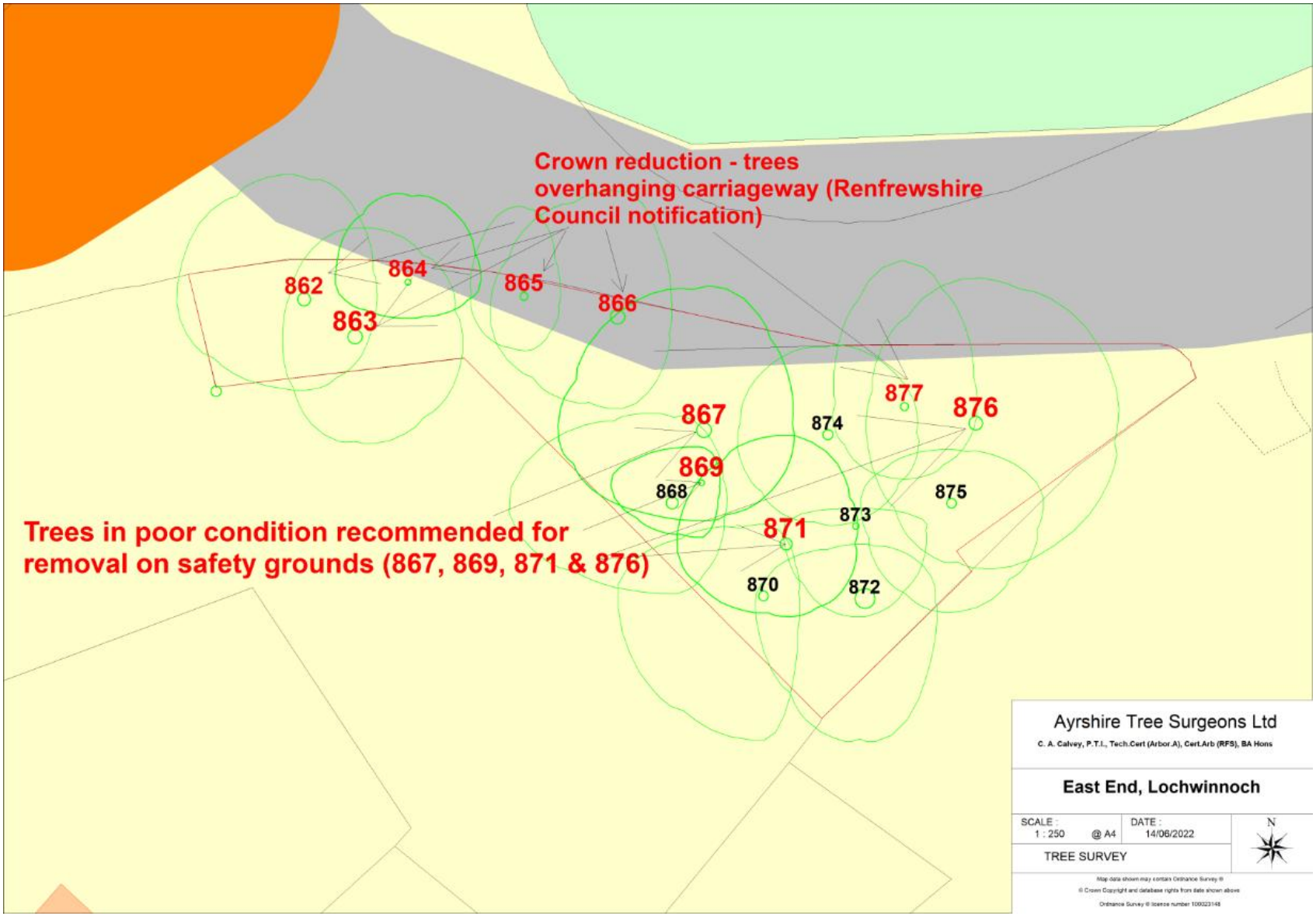
The report is in accordance with the Council Notice and recommends further tree safety work.

Recommendations

1. **Crown reduction to trees overhanging carriageway; 862, 863, 864, 865, 866, and 877.**

2. **4 trees are recommended for removal on the basis of poor condition (867, 869, 871 & 876) and should be removed within 2 months.**

Tre works Plan




View from tree 862 towards East End Road


Ash 867 for removal


876 with basal decay for removal


Tree 870


Tree view south from East end road


Tree view west


Tree view south west from East end road


Tree view east- trees overhanging road

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread S (m)	Spread W (m)	Life Expectancy	Cond. Class
235570.8 659091.8	862	Common Lime *Tilia europaea*	Mature	17	4	1	720		7	4	5	7	20 to 40 yrs	Fair
		Co dominant stems at 2m, vertical crack with decay south basal area, raised soil level with boulders obscuring roots.												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235573.6 659089.8	863	Sycamore *Acer pseudoplatanus*	Mature	18	11	1	810		6	6	6	4	20 to 40 yrs	Good
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235576.5 659092.8	864	Common Lime *Tilia europaea*	Semi-mature	10	4	1	320		5	4	2	4	10 to 20 yrs	Fair
		Epicormic growth and ivy obscures basal area, suppressed canopy												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235582.9 659092	865	Common Lime *Tilia europaea*	Mature	17	5	2	450	220	5	2	3	3	20 to 40 yrs	Fair
		Suppressed canopy												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												
235588 659090.9	866	Sycamore *Acer pseudoplatanus*	Mature	17	5	1	810		7	3	5	7	20 to 40 yrs	Good
		ivy clad												
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Life Expectancy	Cond. Class
235592.7 659084.7	867	Common Ash *Fraxinus excelsior*	Mature	23	11	1	820		8	5	5	8	<10 yrs	Poor
		Large cavity with decay, north basal area. Rookery in crown. Ivy clad.												
		Removal recommended.												
235591 659080.7	868	Common Beech *Fagus sylvatica*	Mature	21	6	1	670		5	3	5	9	20 to 40 yrs	Fair
		Weak union at 3m, 1m back from fence Ivy clad.												
235592.6 659081.8	869	Common Ash *Fraxinus excelsior*	Semi-mature	22	19	1	320		2	1	3	5	<10 yrs	Poor
		Large cavity with decay at south basal area, tall and sparse crown with apical die back. Ivy clad.												
		Removal recommended.												
235596 659075.5	870	Common Lime *Tilia europaea*	Mature	18	3	2	550	310	4	2	8	8	20 to 40 yrs	Fair
		Suppressed canopy leaning heavily west, cavity at 3m. Ivy clad.												
235597.2 659078.4	871	Sycamore *Acer pseudoplatanus*	Mature	23	7	1	670		6	4	4	6	<10 yrs	Poor
		Large cavity at 3m, healthy canopy with rookery, hammer detected hollow below cavity.												
		Removal recommended.												
235601.6 659075.4	872	Sycamore *Acer pseudoplatanus*	Mature	24	6	1	1100		3	4	8	6	20 to 40 yrs	Fair
		posioned 4m from rear fence, Ivy clad												

Easting Northing	Tree ID	Common Name *Latin Name*	Age Class	Height (m)	Crown Height (m)	Nos. of Stems	Stem Diam (mm)	Stem 2 (mm)	Crown Spread N (m)	Spread - E (m)	Spread - S (m)	Spread - W (m)	Life Expectancy	Cond. Class
235601.1 659079.4	**873**	Sycamore *Acer pseudoplatanus* *Suppressed, ivy clad.*	Semi-mature	22	10	1	340		1	4	5	4	20 to 40 yrs	Fair
235599.5 659084.4	**874**	Sycamore *Acer pseudoplatanus* *Ivy clad*	Mature	23	9	1	560		5	5	5	5	20 to 40 yrs	Fair
235606.3 659080.6	**875**	Sycamore *Acer pseudoplatanus* *Epicormic growth obscures basal area.*	Mature	23	7	1	550		3	5	6	5	20 to 40 yrs	Good
235607.6 659085	**876**	Sycamore *Acer pseudoplatanus* *Decay north basal area. Rookery in crown.*	Mature	24	5	1	760		8	8	8	6	<10 yrs	Poor
		Removal recommended.												
235603.7 659085.9	**877**	Common Beech *Fagus sylvatica* *Suppressed canopy. positioned 5m from fence.*	Semi-mature	18	5	1	450		8	4	4	4	20 to 40 yrs	Good
		Recommendation: Prune back crown to clear carriageway as per notification of Renfrewshire Council Roads												

Tree Survey Assessment Criteria

The tree survey is undertaken in accordance with a range of criteria listed in BS 5837:2012 *Trees in Relation to Design, Demolition and Construction-Recommendations.*

Quality Category

Category A: (HIGH quality, trees with particular merit with an estimated remaining life expectancy of at least 40 years).

Category B: (MODERATE quality with an estimated remaining life expectancy of at least 20 years).

Category C: (LOW quality with an estimated remaining life expectancy of at least 10 years).

Category U: (UNSUITABLE quality, in such condition that they cannot realistically be retained as living trees in the context of the current land use. Life expectancy less than 10 years).

Sub Categories: The BS 5837 subcategories: 1 - mainly Arboricultural Qualities, 2 - mainly landscape qualities, 3 - Cultural qualities.

Tree Condition

Defects or diseases and relevant observations have been recorded under condition of Crown, Stem, Basal area and Physiological condition. It is important to appreciate that in BS5837 criteria only basic condition categories are recorded and the inspection process does not constitute a tree safety survey.

The overall condition of a tree has been referred to as one of the following:

- Good: A sound tree needing little if any attention at the time of survey.
- Fair: A tree with minor but rectifiable defects or in the early stages of stress, from which it may recover. The tree may have structural weaknesses which might result in failure.
- Poor: A tree with clear and obvious major structural and or physiological defects or stressed such that it would be expensive to retain and necessarily requires to be inspected on a regular basis for safety purposes.
- Decline: Irreversible with death inevitable in the short term.
- Dead. To be removed unless stated to the contrary.

Age Class

Age Class and Life Expectancy are clearly related but the distinction is necessary due to the variation among tree species. Knowledge of the longevity of individual species has been applied to determine the relative age and life expectancy categories in which trees are placed.

Age class is classified as:

- Y: Young trees up to 15 years of age.
- SM: Semi-mature trees less than 1/3rd life expectancy.
- EM: Early Mature trees between 1/3rd and ½ of life expectancy.
- M: Mature trees between ½ and 2/3rd of life expectancy.
- LM: Late mature - A senescent or moribund specimen with a limited safe useful life expectancy.
- V: Veteran status – a tree of significant age and character such that even in poor condition the tree has a value for retention for arboricultural or ecological reasons.

Safe Useful Life Expectancy (SULE)

The survey schedule identifies a Safe Useful Life Expectancy (SULE) for each tree. This is a subjective assessment of the number of years that the tree can be expected to survive without deteriorating to the extent that safety is compromised. The estimated remaining contribution is given in ranges of years (<10, 10 to 20, 20 to 40, >40).

It is important to note that SULE does not in any way suggest that regular inspection and remedial work can be ignored. SULE does not take into account routine management that will be required to deal with minor structural or cultural problems, or damage that may arise from climatic or other physical intervention. The SULE value given for each tree reflects the following opinion based on current tree condition and environmental considerations:

<10 years. The tree has very limited prospects, due to terminal decline or major structural problems. Its removal should be planned within the next 10 years, unless immediate removal is recommended for safety reasons.

10-20 years. The tree has obvious structural or physiological problems that cannot be rectified, and decline is likely to continue. Removal or major tree surgery work may be necessary, or the species is approaching its normal life expectancy and decline due to senescence can be expected within this timeframe.

20-40 years. Relatively minor defects may exist that are likely to increase safety risks or general tree health over a longer period of time. At this stage it is not possible to fully predict the impact of such defects. Or the species is approaching its normal life expectancy and due to senescence decline can be expected within this timeframe.

>40. There is currently no health or structural problems evident, and the tree can be expected to survive safely for 40 or more years.

Report limitations

1. The survey is only concerned with the arboriculture aspects of the site.

2. The report is based on visual inspections conducted from ground level with the purpose of categorising trees in relation to design, demolition and construction and does not provide reliable data on tree safety. This report is not, nor should it be taken to be, a full or thorough assessment of the health and safety of trees on or adjacent to the site, and therefore it is recommended that detailed tree inspections of retained trees are undertaken on a regular basis with the express purpose of complying with the land owner's duty of care and satisfying health and safety requirements.

3. The statements made in this report do not take account of the effects of extremes of climate, vandalism or accident, whether physical, chemical or fire.

4. The authority of this report ceases within one year from the date of the survey or when any site conditions change, soil levels are altered near trees, tree work undertaken, or following severe weather occurrences which supersede the current validity of the report.

5. The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available prior to and during the inspection process. No checking of independent third party data will be undertaken.

6. Any observations that are made in regard to the condition of built structures and hydrology are from a laypersons view. The legal property on which the trees stand is not assessed.

7. The report contains Visual Tree Inspections undertaken from ground level. Visual inspections relate only to those parts of the tree which are visible. Roots are not inspected and during summer when trees are in leaf parts of the canopy may not be visible. Where a tree or parts of a tree could not be inspected due to epicormic growth, ivy or restricted access, liability is not accepted. Only the visible pathogens are recorded; this does not confirm the absence of other pathogens but that no fungal fruiting bodies, or other signs, were visible at the time of the survey.

Ayrshire Tree Surgeons cannot accept any liability in connection with the following:

I. A tree which has not been subject to a full and thorough inspection.

II. For any part of a tree that is not visible from the ground near the tree.

III. Where excavations have taken place within the rooting area of a tree.

IV. Branch or limb failure resulting from conditions associated with Summer Branch Drop.

V. The effect of extreme weather events, climate, vandalism or accident, whether physical, chemical or fire.

VI. Where tree surgery work is not carried out in accordance with current good practice

8. Felling licenses are the responsibility of the tree owner. The Forestry Commission controls tree felling by issuing felling licences. In any calendar quarter, you may fell up to 5 cubic metres without a licence as long as no more than two cubic metres are sold. Timber volumes are not assessed.

9. Planning restrictions applying to tree works remain the responsibility of the tree owners.

10. No failsafe guarantees can be given regarding tree safety because the lightweight construction principles of nature dictate a natural failure rate of intact trees. Trees are living organisms and can decline in health rapidly due to biotic and abiotic influences. Therefore failure of intact trees can never be ruled out due to the laws and forces of nature.

11. This report has been prepared exclusively by the Ayrshire Tree Surgeons Ltd for the 'Client' and no responsibility can be accepted for actions taken by any third party arising from their interpretation of the information contained in this document. No other party may rely on the report and if they do, then they rely upon it at their own risk.

Christopher Calvey - Ayrshire Tree Surgeons Ltd

Appendix 1: Project Contact Details

David & Louise Johnston
East end, Lochwinnoch
Land adjacent to the Old Simon,
Johnshill.

[redacted]

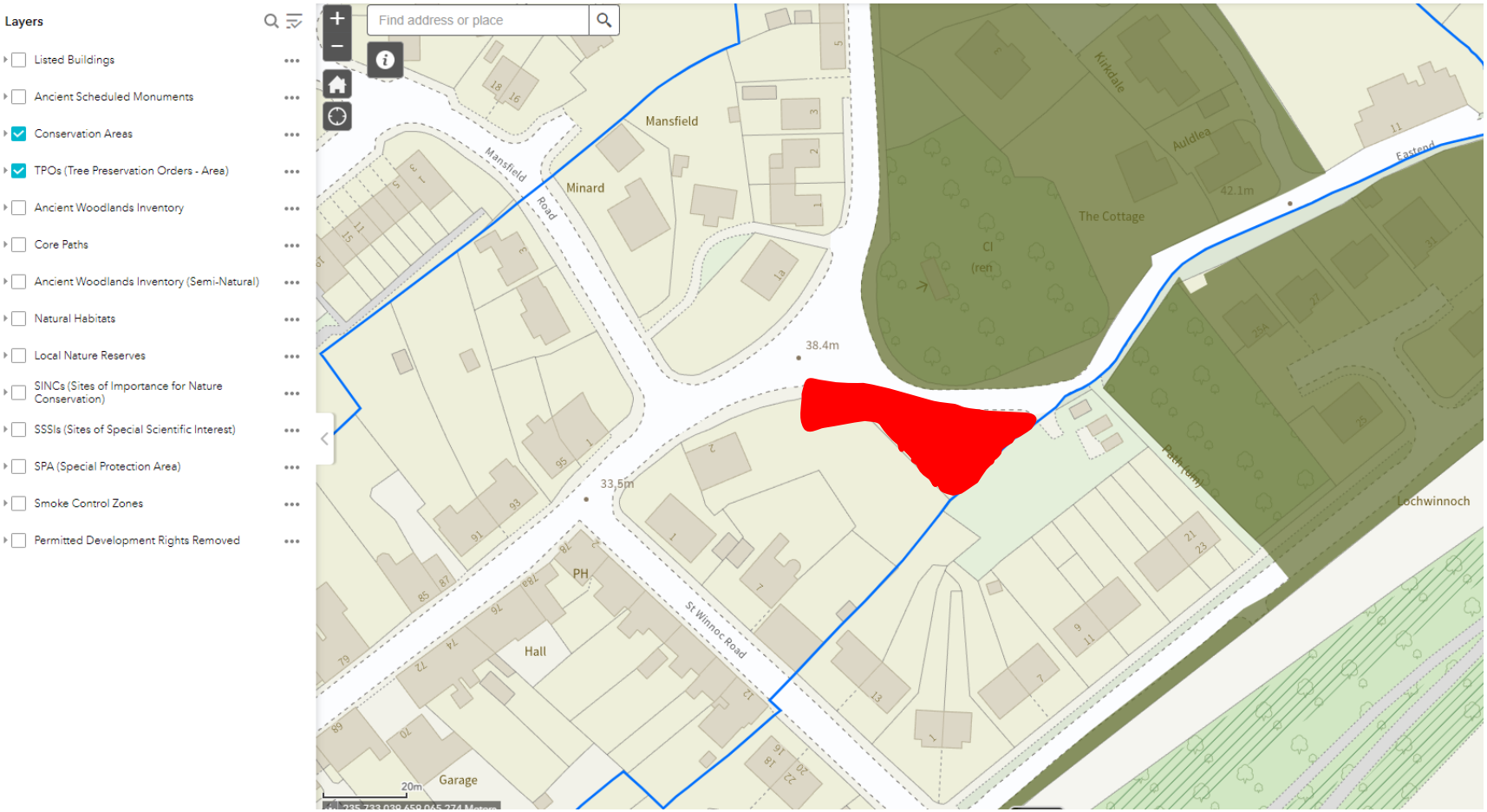
Renfrewshire council planning
Development Management Section,
Chief Executive's Service,
Fourth Floor,
Renfrewshire House,
Cotton Street, Paisley, PA1 1WB.

email at dc@renfrewshire.gov.uk
phone on 0300 300 0144

Project Arboriculturist
Christopher Calvey,
Ayrshire Tree Surgeons Ltd
North Hourat Farm,
Kilbirnie, Ayrshire
KA25 7LJ

[redacted]

Appendix 2: Planning Designations (Site in Red)



Appendix 3: References

British Standards Institute. (2012). *Trees in Relation to Design, Demolition and Construction – Recommendations BS5837:2012BSI, London.*

British Standards Institute. (2010). *Recommendations for Tree Work BS 3998:2010 BSI, London.*

Tree Preservation Orders, A Guide to the Law and Good Practice (2005). Department for Communities and Local Government

Lonsdale D. (1999). Research for Amenity Trees No 7: Principles of Tree Hazard Assessment and Management, HMSO, London.

Mattheck & Breloer H. (1994). Research for Amenity Trees No.4: The Body Language of Trees, HMSO, London.

NHBC Standards (2007) Chapter 4.2 'Building Near Trees'. National House-Building Council.

NJUG 4 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Issued 16 November 2007.

STROUTS R.G. & WINTER T.G. (1984), Diagnosis of ill health in trees, HMSO Publications, London

SHIGO A.L. (1991), Modern Arboriculture, Shigo and Trees Associates

Hazards from Trees – A General Guide ISBN 0-85538-514-6

Tree Felling – Getting Permission. Forestry Commission and free to download from their website www.forestry.gov.uk

Trees and the Law ISBN 0-900978-15-5 Published by the Arboricultural Association Tel: 01794 68717

Institute of Chartered Foresters Tel: 0121 225 2705

PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED ERECTION OF DWELLING HOUSE.
East End, Lochwinnoch,
Renfrewshire.

1. SUMMARY

1.1 This supporting Planning, Design and Access Statement has been prepared on behalf of the client (Mr & Mrs Johnston). It accompanies the planning application for the proposed erection of a single storey dwelling house at East End, Lochwinnoch for use as a family home.

1.2 The applicant lives locally to the application site and as such is fully aware of the aesthetics of the area in around the Auld Simon, hopefully this application conveys the intent to visually maintain and enhance this part of the Village.

1.3 In preparation of this current application and taking cognisance of the previous application No.15/0089/PP refusal, a summary of the new design criteria and the reason to re- apply for planning permission are as follows:

- Change in site conditions due to Council Advisory Notice GS18052022
- Removal of sick trees following an independent Arboricultural Report triggered by Council Advisory Notice. Permission granted with application 22/0426/TC
- Change in design criteria to reduce the cottage in volume making it single storey, under 100 square meters reducing the impact on the site.
- Relocate it to sit in the space created by the felled trees and follow the line of historic existing buildings to recreate the original streetscape and enhance the ambiance and landscape around this important site.
- Cottage materials and design to mirror The Auld Simon boundary walls and building ruins across the road.
- Commission ATK Structural Engineers to produce an Appraisal on Foundation Options to minimise impact on the remaining trees.

2. EXISTING SITE AND SURROUDING AREA

2.1 The application site is situated within Lochwinnoch. The site is located adjacent to Auld Simon on the east side of East End Road at the junction between East End and Johnshill.

2.2 The application site is also within a designated conservation area of Lochwinnoch, running from East End to Knapdale.

2.3 Site has been cleared following council's Advisory Notice Ref: GS18052022 and Independent Arboricultural report attached. Please refer to application 22/0426/TC for proof of permission to remove the trees.

2.4 Properties bordering site: four number timber lock-up garages to the rear (southeast of the site), some dilapidated and poorly maintained. Access to lockups (un-surfaced soft ground generally overgrown) located on the northeast side. Garden ground of flats at No.2 Johnshill to the southwest. The proposed cottage will be orientated due south to avoid overlooking any neighbouring properties.

2.5 The site is fully fenced off, post and wire to the majority of the site, and a railing to approximately 50% of the frontage (bounding East End Road adjacent to the Johnshill). The remaining of a stone wall, belonging to the original buildings on the site is visible along East End. Please refer to historical maps attached and pictures bellow.

3 DEVELOPMENT USE

3.1 The site is currently un-used fenced off land with mature trees and felled trees following council's Advisory Notice. The ground is fully accessible and cleared.

3.2 The proposal is for the erection of a single storey dwelling house. For use as a family home comprising of lounge, kitchen diner, hall, bathroom and two bedrooms.
Approximate floor area of 90sqm.

4 AREAS

4.1 The site (indicated by red line on accompanying plans) is fully owned by the applicant, approximately 560sqm, (0.056ha) in area.

4.2 Proposed development area is 440sqm (comprising of dwelling house, drive way and garden ground) of which the dwelling house footprint of 90sqm (approximately 20% of development area). The remaining land to the west will be maintained by the applicant to ensure the future life of the woodland and protect the character and wildlife of the site.

5 LAYOUT AND ACCESS

5.1 Proposed development comprises of a single storey traditional local vernacular cottage, style to be sympathetic to conservation area, based on the ruins across the road. See picture below.

5.2 It is positioned 1m off the boundary, parallel to East End in line with existing remains of historical buildings. Building will be positioned equidistant between remaining trees (866/874 Sycamore and 868/877 Beech)

5.3 The intension is to re-create the historical streetscape view from Johnshill, with The Auld Simon stone wall and ruins to the left and the low profile, stone, local vernacular cottage to the right. Refer to 3D Visual below and drawing 2301A-08.

5.4 Off street parking for a minimum of two cars with turning area will be provided on the southeast corner of the site, delineated with stone walls along East End and a timber fence to the rear. Access from parking area to rear garden, via a gate with adequate storage for refuse and recycling bins will be provided.

5.5 Pedestrian access/egress onto available footpath and Independent accessible pedestrian ramped access to the side entrance will be provided.

6 LANDSCAPING AND EXTERNAL FINISHES

6.1 To retain the original aesthetics of the area and the tree line running from The Auld Simon grounds, through the proposed development site NO trees will be felled and a designated area of the site to the west (approximately 25% of the overall site) with a number of existing mature trees (tag Nos. 864 to 862 as referred to in the arboreal report) will be maintained by the applicant and similar native species will be planted to enhance and ensure the future of the wooded site, attract wildlife and ensure the site retains the charm and history of this part of the village.

6.3 Boundary / perimeter fencing. The existing railing will be maintained and repaired to the designated area, west frontage. A new sandstone wall bounding East End Road (to the frontage of the house to a height of approx. 1.8 metre to form the new frontage of development. Stone work type will match the Auld Simon's. Timber close boarded fencing will form the remaining garden boundary to the south. Existing post and wire fence to be retained in other areas.

6.4 Garden ground to development (refer to accompanying plans) shows areas of soft landscaping and hard standing areas for vehicle access and paths/patio areas. Hard standing areas to be constructed using porous materials (to reduce surface water run-off) with a heritage style to enhance the period style of the proposed house particularly to the front.

6.5 An independent arboreal report accompanies this application.

6.6 SNH will be consulted to assess the requirement for a bat survey.

7 DESIGN / FINISHES

7.1 Proposed single storey dwelling house, Scottish vernacular style cottage, with a 35 degree roof pitch and conservation style roof lights. No projecting eves or verges, finished on a traditional manner. Main front elevation features a sandstone finish with corner quoin blocks and exposed sandstone lintels, jambs, and sills.

7.2 Main building back and side elevations will be finished with painted render. With smooth render course to all elevations below finished floor level.
The rear elevation will be painted render and a glass gable into the sitting room facing south.
A single storey utility/entrance porch to the southeast gable is to be white rendered with slate pitched roof.

7.3 Roof covered with slate at a pitch of 35 degrees with traditional cloaked verge.
All rainwater goods will be of a high standard black cast iron effect uPVC half round conservation area range.

7.4 Windows will be vertically proportioned, sash and case style.
All windows to be painted timber, Conservation style roof lights with central vertical bar to front and rear of main roof elevations.

8 CONCLUSSIONS

8.1 In preparation of this application the following considerations were made:

- Proposed positioning and orientation of dwelling in line with historical building within the site. Located 1m off the boundary, parallel to East End. The intension is to recreate the historical street scape, looking from Johnshill, with the Auld Simon stone wall and derelict cottage remains on the left and a low profile stone wall and cottage on the right to reinstate the historical build pattern.

- Style of dwelling single storey, 90m2 footprint, small symmetrical frontage with traditional, local vernacular style finishes and materials, to match the original building on the site and derelict cottage directly across the road.

- Building will be set equidistant between remaining trees (866/874 Sycamore and 868/877 Beech)

- No trees on the site will be touched to retain the character of the Lochwinnoch wood and The Auld Simon.

- A structural engineer's Appraisal on Foundation Options was produced by ATK Partnership, to minimise disruption to tree roots. Protection and maintenance of existing trees will be a priority.

- Retention of a designated planting area of mature trees to the west, adjacent to the Johnshill (approximately 25% of site). The narrow wooded site to the west is to remain intact with low iron fence onto East End boundary. New trees of the same species will be planted and maintained to ensure the long term visual and ecological continuity of the site.

- Exposed sandstone is proposed for the front elevations and sandstone boundary wall approx. 8m in length either side of the cottage on East End edge.

- The roof will be 35 degree pitch, slate, with a zinc ridge, no projecting eves or verges overhung in line with the vernacular of local cottages of similar age to the Auld Simon in the village. See pictures bellow.

- Rooflights will be conservation area type.

- All rainwater goods will be of a high standard conservation area range.

- Windows will be vertically proportioned, sash and case style.

9 APPENDICES

9.1 Existing site photographs.

9.2 3D graphics of existing site and proposed development.

9.3 Photograph's of a similar style local vernacular cottage in the village.

9.4 Arboreal report.

9.5 Structural Engineer Report

SITE AS EXISTING

FELLED DISEASED TREES

PROPOSED VIEW FROM JOHNSHILL

PROPOSED DEVELOPMENT

GOLF COURSE COTTAGE

MAIN STREET COTTAGE

EXISTING SITE FROM RUINS ACROSS THE ROAD

RUINS ACROSS THE ROAD

Historic Maps Showing Buildings on the Site

1897

1856

A.T.K. PARTNERSHIP

CIVIL & STRUCTURAL ENGINEERING
CONSULTANTS

STRUCTURAL APPRAISAL ON FOUNDATION OPTIONS

PROJECT : PROPOSED HOUSE at EAST END, LOCHWINNOCH

CLIENT : Mr D JOHNSTON

PROJECT REF NO : 16781

DATE : DECEMBER 2022

33 UNION STREET
GREENOCK
PA16 8DN

Email [redacted]

1.0 Introduction

1.1 ATK Partnership were invited to review the options available to form the foundations for the proposed house with particular attention being paid to the close proximity to the existing trees.

2.0 Scope of the report

2.1 The scope of the following report was to investigate the various foundations readily available and to advise on the best solution. A site inspection was carried out on the 8th December 2022.

2.2 The investigation comprised a visual non-disruptive inspection of the site and no trial pits or boreholes were carried out.

2.3 A topographical survey was made available along with a tree condition report prepared by Ayrshire Tree Surgeons.

2.4 Photographs are also included which help to identify the density of the present growth on site.

3.0 Observations

3.1 The site comprises a long almost rectangular shaped site with a broader triangular shaped section to the rear. It lies opposite the church known as Auld Simon and at the junction of Johnshill and East End.

3.2 The proposed house will be detached, probably a one and a half storey built in timber frame construction and located as shown on the attached plan.

3.3 The main trees which will be closely affected are shown on the site plan along with others lying outwith the building area.

3.4 The construction using timber frame will be fairly light around 35kN/m and may have a brick outer cladding but also may have a timber cladding as an alternative.

3.5 The ground floor construction is likely to be a suspended concrete floor with integral insulation to help form the U-values.

3.6 Since the tree survey report some of the badly affected (rotted) trees have been taken down in line with the recommendations of the tree report.

4.0 Foundation options

4.1 **Traditional strips**

4.2 On the basis that the soil conditions are favourable and ordinary strip foundations are possible these would be expected to be constructed at around 600mm down from the proposed ground.

4.3 However the foundations will be prone to damage by the remaining roots of the trees and in line with guidance by the NHBC consideration must be given to the use

of trench fill concrete to take the excavations below the level of anticipated damage. Along with the use of trench fill it would be sensible to use a root barrier system to help prevent damage to the founds.

4.4 The excavations for the foundations may also do damage to the root infestation locally within the house footprint with any remaining trees also affected by this root loss.

4.5 **Raft Slab**

4.6 Due to the light loads involved a simple slab raft would also be a suitable option sitting on a cushion of compacted hardcore.

4.7 However due to the preferred detail of having a limited excavation the existing roots will still exist under the raft slab, probably through the hardcore, and may lead to structural damage to the slab in time.

4.8 **Piling**

4.9 Piling would be solution by excluding the loads being taken down on to the immediate sub-surface soils. Due to the nature of the piles involved the loads would be taken further down into the sub-soils and below the level of the expected root bowl. The perimeter walls and any internal loadbearing lines would be supported on concrete ground beams spanning between the piles.

4.10 The ground floor would be constructed with either a cast in-situ concrete slab supported on a permanent steel sheet formwork such as Holorib or Ribdeck. This would help to support the floor and span across the top of any root system below the footprint of the house. An alternative could the use of beam and block flooring which is a sectional floor system but again spanning clear between the ground beams.

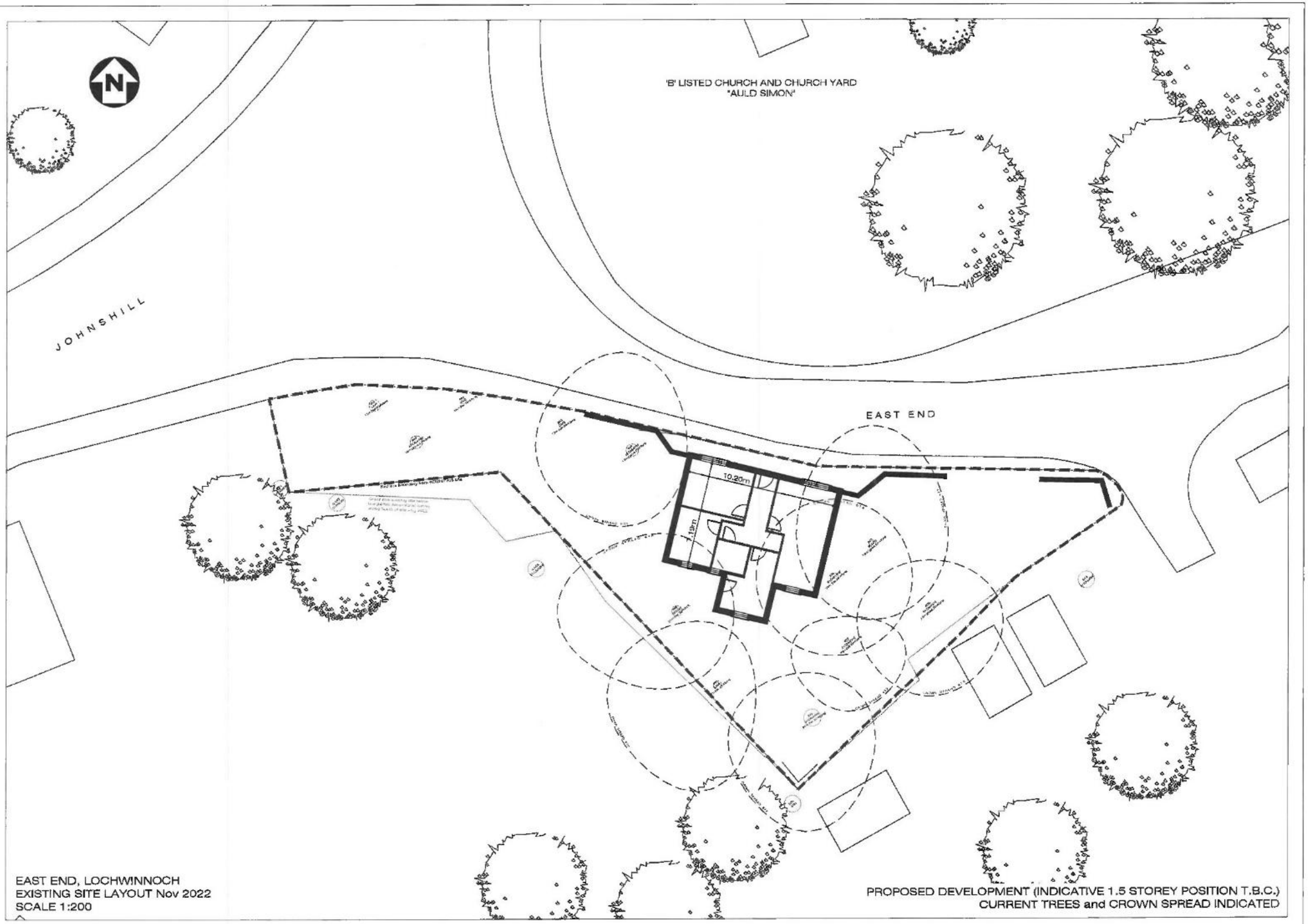
4.11 There are various piling systems available using driven steel tubes or continuous flight auger piles which all do the same job of transferring the loads below the sensitive areas.

5.0 Recommendations

5.1 On the basis of the above options and trying to limit the damage on site we are of the opinion that a system of piling using Shire stabilisers or similar would prove to be the best option. These are small scale piles developed for the domestic market and do not require heavy specialist plant that could damage shallow roots.

5.2 The advantage of using such a system is the small scale nature of the piles which are driven in manually without the need for heavy plant traversing the site. Should tree roots appear within the piling area it should be easy to move the location of the piles to miss these.

5.3 From the information available at this stage we are of the opinion that a suitable footprint of around 10 x 7m should be capable of fitting between the remaining trees. A final design can be agreed in due course.


'B' LISTED CHURCH AND CHURCH YARD
"AULD SIMON"
JOHNSHILL
EAST END
10.20m
7.13m
EAST END, LOCHWINNOCH
EXISTING SITE LAYOUT Nov 2022
SCALE 1:200
PROPOSED DEVELOPMENT (INDICATIVE 1.5 STOREY POSITION T.B.C.)
CURRENT TREES and CROWN SPREAD INDICATED

View along East End looking towards Johnshill (Main Street)

View of possible development area with some trees felled in the distance

Tree Condition Survey

Land adjacent to the Old Simon Kirk, Johnshill
East end, Lochwinnoch

14th June 2022

Prepared for
Mr & Mrs Johnston

Prepared by
C. A. Calvey, P.T.I., Tech.Cert (Arbor.A), Cert.Arb (RFS), BA Hons.
Principal Arboricultural Consultant
Ayrshire Tree Surgeons Ltd

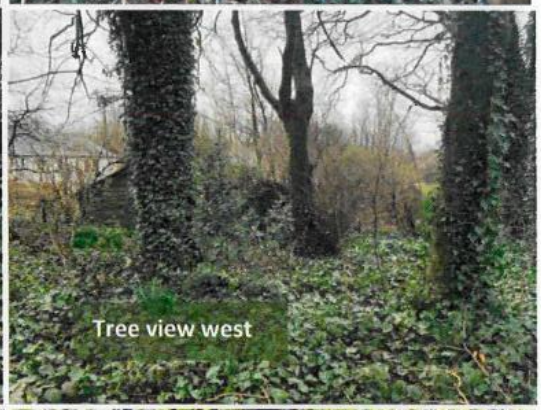

View from tree 862 towards East End Road

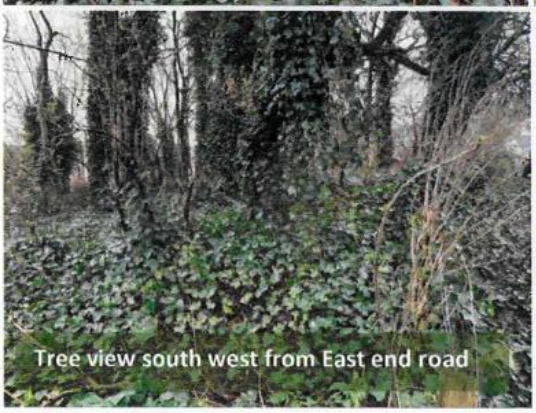

Ash 867 for removal


876 with basal decay for removal


Tree 870


Tree view south from East end road


Tree view west


Tree view south west from East end road

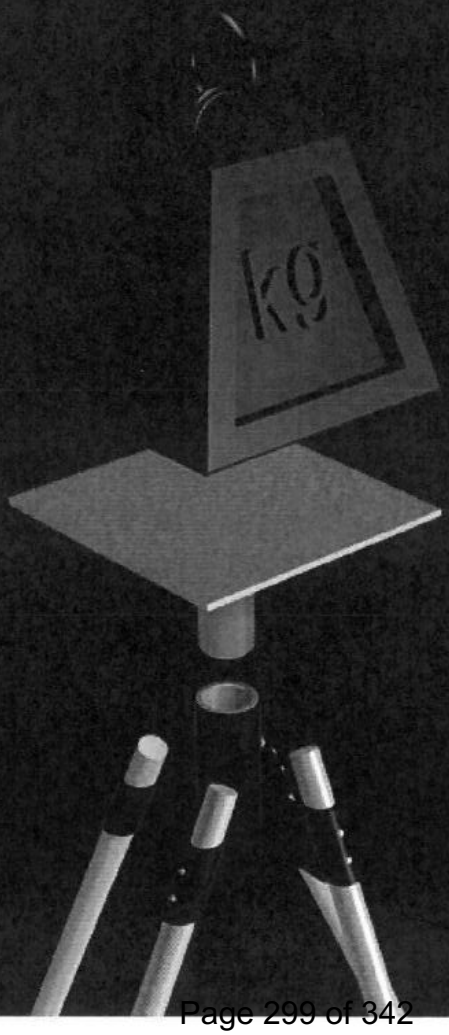

Tree view east- trees overhanging road

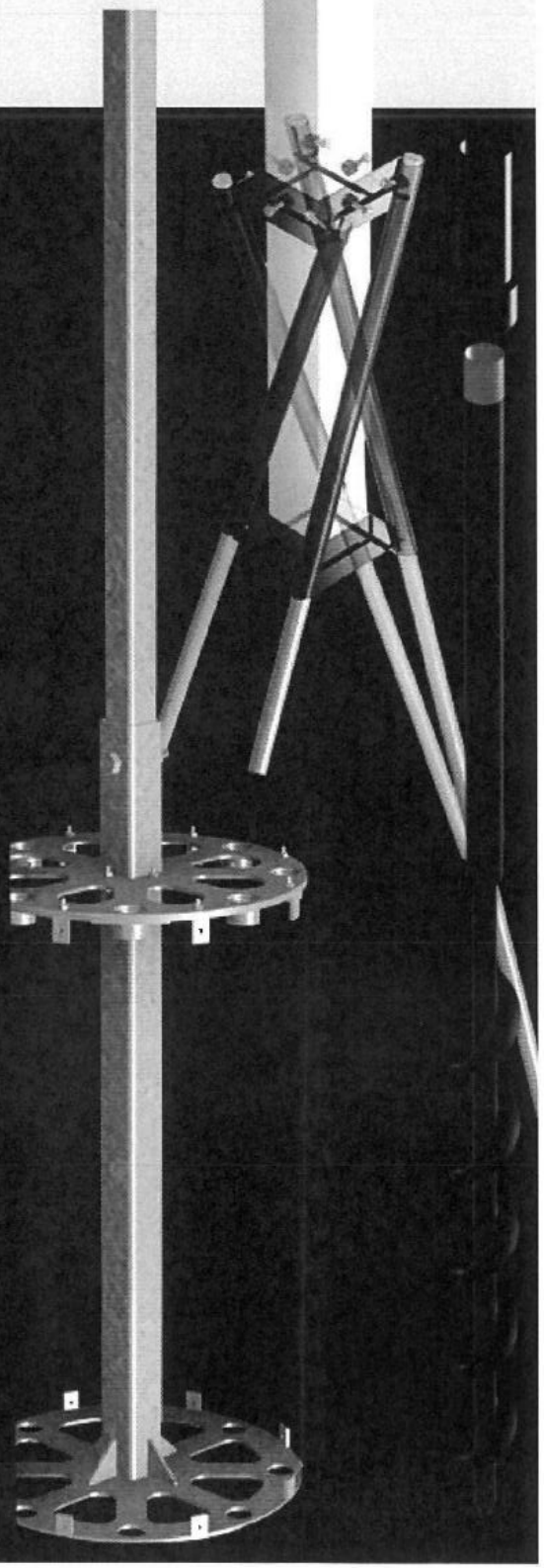
Shire

Innovation in Foundations

Bringing fresh thinking to civil & structural engineering

Shire are a team of civil and structural engineers, consultants and designers with the aim of providing a responsive, solution-based approach to Civil & Structural Engineering. Our strong reputation for being "Thinking Engineers" has created demand for our services across a wide variety of sectors.





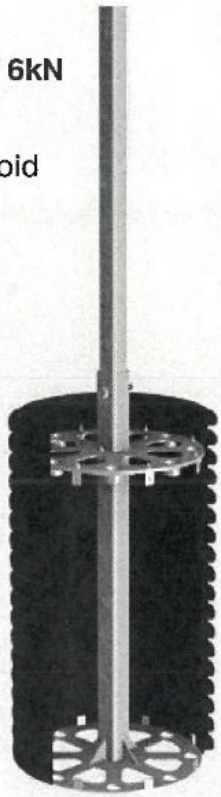
@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

ShireGroundfillBase

SUPPORTS SIGNS UP TO 1MX1M INSTALLED IN 1 HOUR

- Tested with lateral forces of **6kN**
- No concrete
- Spoil is backfilled into the void
- Reusable and recyclable

- Designed to loading & ground conditions
- Installed with hand-held equipment
- Also available in 1.5m, 2m, 2.5m & 3m ground anchors
- Height adjustable



ShireRootBase *D-Range*

SUPPORTS PLATFORMS INSTALLED IN 30 MINUTES

- Fast installation time
- No concrete
- Reusable
- installed below typical depth of services

- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- 700mm height

ShirePile

SUPPORTS LOADS UP TO 7 TONNES INSTALLED IN 1 HOUR

- Fast installation time
- A solution for all soil types
- Unique patented design
- Instant load capacity

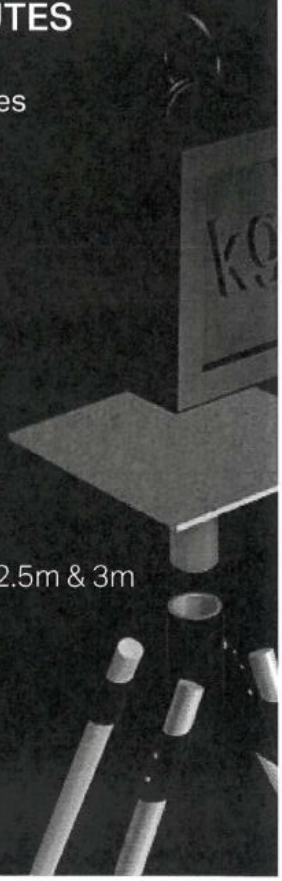
- Installed in confined spaces
- Low ground disturbance
- Up to 10m deep
- Available with 1m, 1.5m & 2m helical bases

ShireRootBase *S-Range*

SUPPORTS LOADS UP TO 8 TONNES INSTALLED IN 15 MINUTES

- Tested with vertical forces of **over 8 tonnes**
- Available in over 10 configurations
- No concrete
- Reusable

- Designed to loading & ground conditions
- Installed with lightweight post driver
- Available with 1.5m, 2m, 2.5m & 3m ground anchors
- Compact size



@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

RISQS RAILWAY INDUSTRY SUPPLY QUALIFICATION SCHEME
AUDITED

What our clients think...

> The team could not have been more helpful

> I am very pleased. Very efficient, sincere & hard working. They explained every step within the works - well done to you all

> The work on site was excellent, it was kept so clean & tidy

Applications

Garden rooms

SIPS panels

Single storey extensions

Conservatories / Orangeries

About Shire

The QuickBase Foundation System was designed by Structural Engineers at Shire and patented in 2008. Since it's launch, 12 million m2 have been installed across the UK. QuickBase is a multi-award-winning flooring, beam and pile system. A totally unique foundation system for conservatories and single-storey structures, revolutionising conventional construction methods.

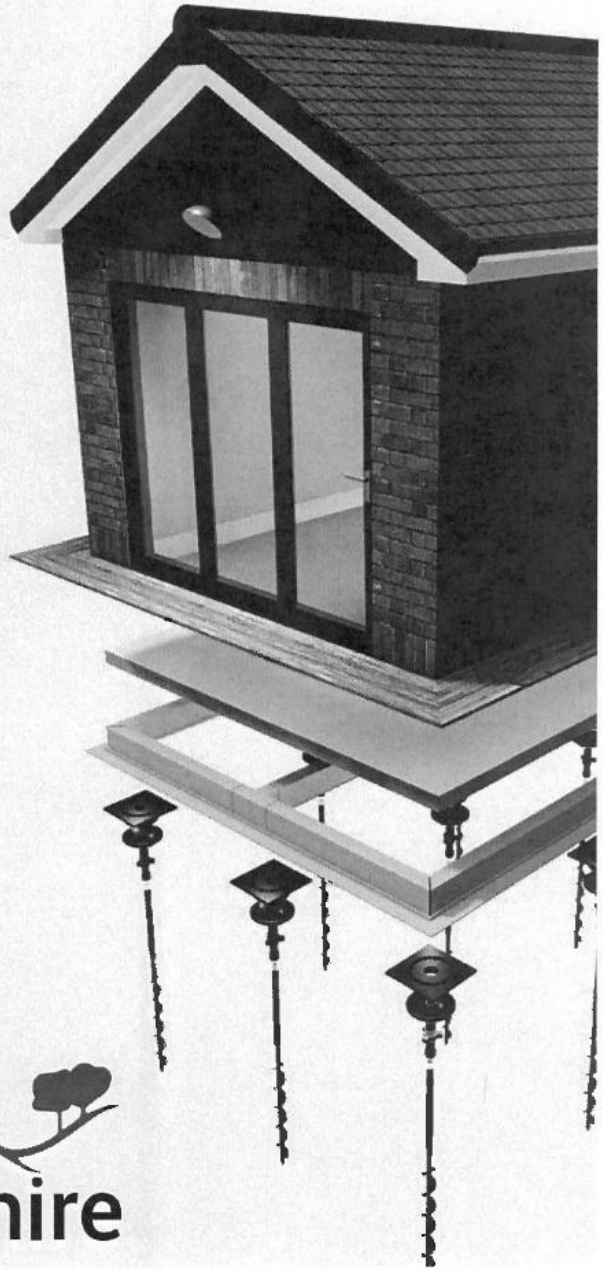
Shire

@shire_uk
www.shire-uk.com
engineers@shire-uk.com
01527 579933

RICS CHAS The Institution of Structural Engineers ice Institution of Civil Engineers SafeContractor APPROVED

QuickBase Foundation Systems

Foundations to protect your investment



Shire

Why?

Protecting your investment - what steps can be put in place to prevent foundation problems occurring?

Below are 4 practical steps to consider:

- Don't accept a 'one size fits all' foundation
- Take reasonable precautions to mitigate against the effects of nearby trees and soft soils
- Choose the right kind of foundation for your building
- Consider access requirements & restrictions. Ask for advice if needed

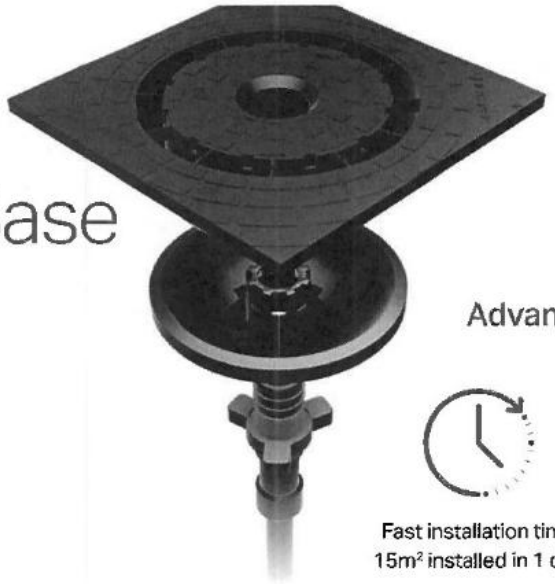
The foundations are one of the most important parts of your building investment. Often more time is spent considering the type of floor tiles than the foundation type. Foundations are often specified as a standard design 'to be confirmed on site'. This can lead to inappropriate foundations being constructed. It is essential that adequate thought is given to the foundation type and depth before work starts on site.

At Shire we design foundation systems for a wide range of project types. We have developed patented systems like QuickBase giving deep piled foundations that can be taken down to depths below the zone of influence of any tree roots or down to 20m in soft soils to find 'good ground'. QuickBase has also been designed to be installed in areas where parking & access is restricted. Foundations are installed quickly, often leading to cost reductions in the overall schedule.

Where there are unknown ground conditions, our geotechnical team can investigate and give advice on the appropriate solution. For more information, including a detailed guide contact engineers@shire-uk.com

ShirePile >
Supports loads of up to 70kN

ShireQuickBase



About the system

- Designed by Structural Engineers
- Made in the UK
- Unique patented design
- Achieves U-values of 0.02 W/m2K
- Combined floor, beam & pile solution
- Installed on a Shire Pile as standard

The modular system is based on helical screw piles, which support lightweight, part-recycled plastic ground beams connected via a series of push-fit joints to form a frame. The ground beam is then filled with a specially formulated non-shrink grout to give a high strength composite beam. The frame carries the load of the building through the piles to suitable bearing strata, uniquely removing the need for mass concrete foundations. It is then fitted with a premanufactured damp proof floor slab onto which the inner wall of the conservatory or extension is built.

QuickBase is particularly cost effective when working in confined spaces, where soil conditions would usually require deep excavation, where limited parking restricts the ability to remove the spoil associated with deep excavation and where trees are near the built site.

The QuickBase system doesn't require wet trade finishing, so labour costs are cheaper and build time is faster. The foundations can be quickly installed rapidly with up to 15m2 installed in a day.

Unlike traditional foundations, QuickBase is ideal for less than perfect ground. The piles are generally driven to 4m depth (deeper if required), guaranteeing suitable load-bearing strata, and avoiding troublesome tree roots.

QuickBase is fully compliant with Building Regulations and designed to meet Local Building Control standards. Our Engineers work in partnership with both Local Authority and Private Building Control to ensure all requirements are met. We also offer technical CPD's to any teams not familiar with the system.

Advantages of the system

Fast installation time
15m² installed in 1 day

No need for mass concrete foundations

Reduces site excavation work

Minimises spoil to landfill

Other piling systems available

ShireClayPile
Anti-heave engineering

ShireRootBase
Installed in 15 minutes

From: DC <dc@renfrewshire.gov.uk>
Sent: 24 Apr 2023 04:38:53
To: dc.bs@renfrewshire.gov.uk
Cc: clare.murray@renfrewshire.gov.uk
Subject: FW: 23/0179/PP
Attachments:

From: BS Regservices <bsregservices@renfrewshire.gov.uk>
Sent: 24 April 2023 15:43
To: DC <dc@renfrewshire.gov.uk>
Subject: 23/0179/PP

Having reviewed the above application, Public Protection have no comments to make on the proposals.

If you require any further information on this reply please contact Calum Keenan Environmental Health Officer on 07432 100 533

From: DC <dc@renfrewshire.gov.uk>
Sent: 26 Apr 2023 11:59:39
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: consultation reply 23/0179/PP (OFFICIAL)
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 25 April 2023 08:49
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: consultation reply 23/0179/PP (OFFICIAL)

From: O'Hare, Martin (NRS) [redacted]
Sent: 25 April 2023 08:40
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning Application 23/0179/PP (OFFICIAL)

OFFICIAL

Dear Sir or Madam,

I refer to the above application for the erection of a single-storey house and associated works on a plot of ground on the eastern boundary of 2 Johnshill, Lochwinnoch, which appeared on the most recent weekly list of applications registered with the Council. I have downloaded details of the proposal from the Council's online planning system, and having compared these against information contained in the Historic Environment Record, with available cartographic sources, and with previous planning casework, I would like to make the following comments.

According to our casework log, we provided comments in 2015 in response to a previous application for the erection of a 1.5 storey house on this site (planning reference 15/0089/PP). Although the design of the house proposed 15/0089/PP is different to the current application, as its position within the plot, both would affect the same area of ground, and would as a result raise comparable archaeological issues. I would therefore reiterate the comments made in response to the 2015 application; these were as follows:

The proposed new dwelling would be located within an Archaeological Consultation Trigger (ACT), which in this instance defined in relation to the area of increased archaeological sensitivity associated with the historic core of Lochwinnoch. Little is known about the history of Lochwinnoch before its later development in the 18th/19th century, but it is recorded that the church at Lochwinnoch was a chaplaincy under Paisley Abbey from around 1207 until the Reformation, when it became a parish church. Although the date at which this church was originally founded is not known, the curving shape of the burial ground associated with it is characteristic of early Christian sites, and it has been suggested that the dedication may be to a saint (Winnoc) who dies around 715, again indicating a possible early date. It is likely that a small civil settlement or kirkton would have developed in the vicinity of a church during the medieval period, and this would most likely have been located close to the church and burial ground.

The area proposed for development under the current application is located immediately opposite the entrance to the churchyard, and it is therefore possible that ground disturbance associated with construction of the new house and its associated landscaping may disturb archaeological remains associated with early settlement in the area. This interpretation can be supported through comparison with Roy's Military Survey of Scotland (https://maps.nls.uk/geo/explore/#zoom=15.0&lat=55.80166&lon=-4.62533&layers=4&b=1), which was conducted in the period 1747-55. The church is easily identifiable on the Roy map, as is the junction between the High Street, Johnshill and Eastend. Roy clearly shows the presence of structures on the southern side of the junction between High Street and Eastend, indicating that the area affected by the current application was developed prior to the mid 18th century.

When we commented on the 2015 application, it was noted that numerous mature trees were present in the area that would be affected by construction of the proposed new house. The statement provided in support of the current application indicates that a number of these trees have been removed in the intervening period, and while tree roots are likely to have resulted in some

disruption to any buried archaeological deposits that may be present within the plot, they are unlikely to have entirely removed this material. The plans supplied by the applicant indicate a significant proportion of the ground within the plot would be disturbed should the development go ahead, as the house would be associated with new areas of parking and hard landscaping. The new house would also be position directly on the street frontage, which would be the section of the site with the greatest potential to produce sub-surface archaeological material relating to earlier phases of occupation. As a result, it is likely that any archaeological deposits that may be present relating to the early development of the village would be wholly removed.

Government policy on the treatment of archaeological material under the planning process is that planning authorities should ensure that prospective developers arrange for any archaeological issues raised by their proposals to be adequately addressed. Given the relatively limited scale of the proposal as a whole, I do not consider that it would be necessary to require archaeological intervention in advance of the development. I would therefore recommend the attachment of the following condition to any consent the Council may be minded to grant, which would allow for an appropriate programme of archaeological work to be tied into any development works: this is the same condition as was recommended in our response to application 15/0089/PP.

"The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences."

The attachment of this condition to planning consent would allow for archaeological monitoring of any and all groundbreaking work associated with the proposed development. It would require that a suitably qualified and experienced archaeologist be present to identify, record, and recover any significant archaeological remains exposed during the development works, and would ensure that these were reported to an acceptable standard. It would be implemented by means of the developer appointing an appropriately-qualified professional archaeological contractor to monitor the initial phase of ground preparation work associated with the proposal. This watching brief would need to be maintained on the initial stages of all proposed ground disturbance (i.e., the removal of turf and topsoil from those areas of the plot that would be disturbed by construction activity, including the footprints of the new houses, the parking area and areas of landscaping to the east and south of the house, and any new service connections). Depending on the results of this initial phase of monitoring, it may then be necessary for the archaeological contractor to watch subsequent deeper excavations for foundations and such like. If any sensitive archaeological remains or features were encountered during initial or subsequent ground excavation works associated with the development, they could be adequately excavated and recorded by the archaeologist retained by the developer, before their destruction. This would include any post excavation analyses and publication, if required.

Regards,

Martin O'Hare

Historic Environment Records Officer
West of Scotland Archaeology Service
231 George Street, Glasgow, G1 1RX
Tel: 0141 287 8333
email: Martin.O'Hare@wosas.glasgow.gov.uk

OFFICIAL

Proud host of 2023 UCI Cycling World Championships 3-13 August 2023

Please print responsibly and, if you do, recycle appropriately.

Disclaimer: This email is from Glasgow City Council or one of its Arm's Length Organisations (ALEOs). Views expressed in this message do not necessarily reflect those of the council, or ALEO, who will not necessarily be bound by its contents. If you are not the intended recipient of this email (and any attachment), please inform the sender by return email and destroy all copies. Unauthorised access, use, disclosure, storage or copying is not permitted. Please be aware that communication by internet email is not secure as messages can be intercepted and read by someone else. We therefore strongly advise you not to email any information which, if disclosed to someone else, would be likely to cause you distress. If you have an enquiry of this nature then please write to us using the postal system. If you choose to email this information to us there can be no guarantee of privacy. Any email, including its content, may be monitored and used by the council, or ALEO, for reasons of security and for monitoring internal compliance with the office policy on staff use. Email monitoring or blocking software is also used. Please be aware that you have a responsibility to make sure that any email you write or forward is within the bounds of the law. Glasgow City Council, or ALEOs, cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended. You should perform your own virus checks.

Protective Marking

We are using protective marking software to mark all our electronic and paper information based on its content, and the level of security it needs when being shared, handled and stored. You should be aware of what these marks mean for you when information is shared with you:

1.OFFICIAL SENSITIVE (plus one of four sub categories: Personal Data, Commercial, Operational, Senior Management) - this is information regarding the business of the council or of an individual which is considered to be sensitive. In some instances an email of this category may be marked as PRIVATE

2.OFFICIAL - this is information relating to the business of the council and is considered not to be particularly sensitive

3.NOT OFFICIAL – this is not information about the business of the council.

For more information about the Glasgow City Council Protective Marking Policy please visit https://glasgow.gov.uk/protectivemarking For further information and to view the council's Privacy Statement(s), please click on link below:www.glasgow.gov.uk/privacy

Environment and Communities Our Ref: 32/04
Roads Development Team
Observations on Planning Application Planning Contact Clare Murray
[redacted]
Email: clare.murray@renfrewshire.gov.uk
Roads Contact John Everett

Planning Application No: 23/0179/PP Dated 20 April 2023 Received *

Applicant	Mr David Johnston
Proposed Development	Erection of single storey dwellinghouses and associated works.
Location	Site On Eastern Boundary Of No 2 Johnshill East End Lochwinnoch
Type of Consent	Planning Permission-Full

RECOMMENDATION - NO OBJECTIONS SUBJECT TO CONDITIONS

Proposals Acceptable Y or N	Proposals Acceptable Y or N	Proposals Acceptable Y or N
1. General	**3. New Roads**	**4. Servicing & Car Parking**
Provision & links for:-		
Pedestrian *	(a) Widths *	(a) Servicing Arrangements *
Cyclists *	(b) Pedestrian Provision *	(b) Parking Provision *
Public transport *	(c) Layout (Horizontal/Vertical Alignment *	(c) Layout of Parking Bays/ garages *
Loading *		(d) Drainage
Parking *	(d) Turning facilities (Circles/ Hammerheads *	
	(e) Junction Details (Locations/ Radii/sightlines) *	
(a) General impact of development *	(f) Provision for P.U. Services *	**5. Signing**
(b) Safety Audit Required *	(g) SUDS *	(a) Location *
(c) Traffic Impact Analysis *	(h) other	(b) Illumination *
2. Existing Roads		
(a) Pedestrian Provision *		
(b) Type of Connection (Road Junc/Footway Crossing) *		
(c) Locations(s) of Connection(s) * *		
(d) Sightlines *		

Comments

The councils published standard requires a 2m wide footway fronting a development site like this one as well as providing connectivity from Johnshill towards the national cycle route via Skippers Lane (on google maps) and to Gates Road. The footway should also provide pedestrian refuge along East End, where there is none or it is presently sub-standard.
It is recognised though that many neighbouring footways vary from this standard. Whilst a divergence could be as low as 1.2m in this case because a high stone wall is proposed the minimum would be 1.5m to allow two adults to pass each other or a double buggy at 1.2m wide along.

Conditions

- Retaining the same width of carriageway, provide a 1.5m footway to the council's adoptable standard along the frontage of site and link Skippers Lane to Johnshill, including relocating lamp posts to the rear of the footway, forming dropped kerbs and amending fences where required. (Note. Separate roads s56 permissions will be needed.)
- Provide sightlines of 2.5x25x1.05m at the driveway (Note - this means the wall will be restricted to 1m over some of its length) and the fence fronting the house should similarly be limited to 1m so children passing on the footway do not collide with those exiting the house

Notes for intimation to Applicant

(i) Construction Consent (s21)	
(ii) Road Bond (S17)*	
(iii) Road Openings Permit (s56)*	**REQUIRED**

Signed …….. Date ……21/08/23……..
Head of Operations & Infrastructure

From: DC <dc@renfrewshire.gov.uk>
Sent: 26 Apr 2023 11:59:39
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: consultation reply 23/0179/PP (OFFICIAL)
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 25 April 2023 08:49
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: consultation reply 23/0179/PP (OFFICIAL)

From: O'Hare, Martin (NRS) [redacted]
Sent: 25 April 2023 08:40
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning Application 23/0179/PP (OFFICIAL)

OFFICIAL

Dear Sir or Madam,

I refer to the above application for the erection of a single-storey house and associated works on a plot of ground on the eastern boundary of 2 Johnshill, Lochwinnoch, which appeared on the most recent weekly list of applications registered with the Council. I have downloaded details of the proposal from the Council's online planning system, and having compared these against information contained in the Historic Environment Record, with available cartographic sources, and with previous planning casework, I would like to make the following comments.

According to our casework log, we provided comments in 2015 in response to a previous application for the erection of a 1.5 storey house on this site (planning reference 15/0089/PP). Although the design of the house proposed 15/0089/PP is different to the current application, as its position within the plot, both would affect the same area of ground, and would as a result raise comparable archaeological issues. I would therefore reiterate the comments made in response to the 2015 application; these were as follows:

The proposed new dwelling would be located within an Archaeological Consultation Trigger (ACT), which in this instance defined in relation to the area of increased archaeological sensitivity associated with the historic core of Lochwinnoch. Little is known about the history of Lochwinnoch before its later development in the 18th/19th century, but it is recorded that the church at Lochwinnoch was a chaplaincy under Paisley Abbey from around 1207 until the Reformation, when it became a parish church. Although the date at which this church was originally founded is not known, the curving shape of the burial ground associated with it is characteristic of early Christian sites, and it has been suggested that the dedication may be to a saint (Winnoc) who dies around 715, again indicating a possible early date. It is likely that a small civil settlement or kirkton would have developed in the vicinity of a church during the medieval period, and this would most likely have been located close to the church and burial ground.

The area proposed for development under the current application is located immediately opposite the entrance to the churchyard, and it is therefore possible that ground disturbance associated with construction of the new house and its associated landscaping may disturb archaeological remains associated with early settlement in the area. This interpretation can be supported through comparison with Roy's Military Survey of Scotland (https://maps.nls.uk/geo/explore/#zoom=15.0&lat=55.80166&lon=-4.62533&layers=4&b=1), which was conducted in the period 1747-55. The church is easily identifiable on the Roy map, as is the junction between the High Street, Johnshill and Eastend. Roy clearly shows the presence of structures on the southern side of the junction between High Street and Eastend, indicating that the area affected by the current application was developed prior to the mid 18th century.

When we commented on the 2015 application, it was noted that numerous mature trees were present in the area that would be affected by construction of the proposed new house. The statement provided in support of the current application indicates that a number of these trees have been removed in the intervening period, and while tree roots are likely to have resulted in some

disruption to any buried archaeological deposits that may be present within the plot, they are unlikely to have entirely removed this material. The plans supplied by the applicant indicate a significant proportion of the ground within the plot would be disturbed should the development go ahead, as the house would be associated with new areas of parking and hard landscaping. The new house would also be position directly on the street frontage, which would be the section of the site with the greatest potential to produce sub-surface archaeological material relating to earlier phases of occupation. As a result, it is likely that any archaeological deposits that may be present relating to the early development of the village would be wholly removed.

Government policy on the treatment of archaeological material under the planning process is that planning authorities should ensure that prospective developers arrange for any archaeological issues raised by their proposals to be adequately addressed. Given the relatively limited scale of the proposal as a whole, I do not consider that it would be necessary to require archaeological intervention in advance of the development. I would therefore recommend the attachment of the following condition to any consent the Council may be minded to grant, which would allow for an appropriate programme of archaeological work to be tied into any development works: this is the same condition as was recommended in our response to application 15/0089/PP.

"The developer shall secure the implementation of an archaeological watching brief, to be carried out by an archaeological organisation acceptable to the Planning Authority during all ground disturbance. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief will be submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority prior to commencement of the watching brief. The name of the archaeological organisation retained by the developer shall be given to the Planning Authority and to the West of Scotland Archaeology Service in writing not less than 14 days before development commences."

The attachment of this condition to planning consent would allow for archaeological monitoring of any and all groundbreaking work associated with the proposed development. It would require that a suitably qualified and experienced archaeologist be present to identify, record, and recover any significant archaeological remains exposed during the development works, and would ensure that these were reported to an acceptable standard. It would be implemented by means of the developer appointing an appropriately-qualified professional archaeological contractor to monitor the initial phase of ground preparation work associated with the proposal. This watching brief would need to be maintained on the initial stages of all proposed ground disturbance (i.e., the removal of turf and topsoil from those areas of the plot that would be disturbed by construction activity, including the footprints of the new houses, the parking area and areas of landscaping to the east and south of the house, and any new service connections). Depending on the results of this initial phase of monitoring, it may then be necessary for the archaeological contractor to watch subsequent deeper excavations for foundations and such like. If any sensitive archaeological remains or features were encountered during initial or subsequent ground excavation works associated with the development, they could be adequately excavated and recorded by the archaeologist retained by the developer, before their destruction. This would include any post excavation analyses and publication, if required.

Regards,

Martin O'Hare

Historic Environment Records Officer
West of Scotland Archaeology Service
231 George Street, Glasgow, G1 1RX
Tel: 0141 287 8333
email: Martin.O'Hare@wosas.glasgow.gov.uk

Proud host of 2023 UCI Cycling World Championships 3-13 August 2023

Please print responsibly and, if you do, recycle appropriately.

Disclaimer: This email is from Glasgow City Council or one of its Arm's Length Organisations (ALEOs). Views expressed in this message do not necessarily reflect those of the council, or ALEO, who will not necessarily be bound by its contents. If you are not the intended recipient of this email (and any attachment), please inform the sender by return email and destroy all copies. Unauthorised access, use, disclosure, storage or copying is not permitted. Please be aware that communication by internet email is not secure as messages can be intercepted and read by someone else. We therefore strongly advise you not to email any information which, if disclosed to someone else, would be likely to cause you distress. If you have an enquiry of this nature then please write to us using the postal system. If you choose to email this information to us there can be no guarantee of privacy. Any email, including its content, may be monitored and used by the council, or ALEO, for reasons of security and for monitoring internal compliance with the office policy on staff use. Email monitoring or blocking software is also used. Please be aware that you have a responsibility to make sure that any email you write or forward is within the bounds of the law. Glasgow City Council, or ALEOs, cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended. You should perform your own virus checks.

Protective Marking

We are using protective marking software to mark all our electronic and paper information based on its content, and the level of security it needs when being shared, handled and stored. You should be aware of what these marks mean for you when information is shared with you:

1.OFFICIAL SENSITIVE (plus one of four sub categories: Personal Data, Commercial, Operational, Senior Management) - this is information regarding the business of the council or of an individual which is considered to be sensitive. In some instances an email of this category may be marked as PRIVATE

2.OFFICIAL - this is information relating to the business of the council and is considered not to be particularly sensitive

3.NOT OFFICIAL – this is not information about the business of the council.

For more information about the Glasgow City Council Protective Marking Policy please visit https://glasgow.gov.uk/protectivemarking For further information and to view the council's Privacy Statement(s), please click on link below:www.glasgow.gov.uk/privacy

From: DC <dc@renfrewshire.gov.uk>
Sent: 28 Apr 2023 03:49:24
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: Notice of planning application:23/0179/PP OBJECTION
Attachments:

-----Original Message----- From: DC Sent: 26 April 2023 17:56 To: DC Subject: FW: Notice of planning application:23/0179/PP OBJECTION -----Original Message----- From: Chantal Sharples Sent: 26 April 2023 17:02 To: DC Subject: Notice of planning application:23/0179/PP To whom this may concern, Iâ€™m contacting you concerning the planning application across from St Johnâ€™s Kirk in Lochwinnoch, which I am appealing against. Lochwinnoch is a very small village mostly consisting of historical buildings at its core. Especially the corner of the old church is a historically important area of the village. Here, we have St Johnâ€™s Kirk, which was originally built in 1808. Right across, there is the oldest house of our village and further down east end we have impressive original houses. Main Street consists of a mix of Georgian and Victorian style houses and St Winnoc Road hosts Victorian style cottages and a tenement house. The value of this area will significantly decrease by yet another eyesore modern building being allowed to be placed within the centre of the historical village. Any new building permissions should only be considered at the outskirts of town to not further tarnish the character of the village. Furthermore, anyone considering living in a modern house may wish to fully relocate to a city such as Glasgow, which may be more appealing to their tastes with its sky rise buildings and modern architecture. Additionally, the trees that stand in the area of question are old tall trees, which are home to a great population of birds. They live in the tree tops and fly above the loch every night. Tearing down the trees will disturb their natural habitat and may lead to a loss in diversity within the village. As a proud host of the bird conservation area, Lochwinnoch can not stand by natural habitat being destroyed despite it being known as being populated by a flock of birds. Kind regards, Chantal & Jack Sharples Owners of 0/1 9 St Winnoc Road, Lochwinnoch

From: DC <dc@renfrewshire.gov.uk>
Sent: 12 Sep 2023 11:19:15
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: Planning Application 23/0179/PP Eastend, Lochwinnoch
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 05 September 2023 16:39
To: DC <dc@renfrewshire.gov.uk>
Subject: FW: Planning Application 23/0179/PP Eastend, Lochwinnoch

From: Gwen McCracken <gwen.mccracken@renfrewshire.gov.uk>
Sent: 05 September 2023 16:30
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: Planning Application 23/0179/PP Eastend, Lochwinnoch

DMS letter of support

From: Andy Doig <cllr.andy.doig@renfrewshire.gov.uk>
Sent: 23 August 2023 19:48
To: David Love <david.love@renfrewshire.gov.uk>
Cc: Elaine Matheson <elaine.matheson@renfrewshire.gov.uk>
Subject: Planning Application 23/0179/PP Eastend, Lochwinnoch

Dear David,

In a personal capacity I wish to support the above planning application. I have seen their plans and believe they are very much in keeping with the ethos and character of the historic East End of the village, very close to the Auld Simon Church Tower.

I urge the Department to approve.

Regards,

Cllr Andy Doig

Sent from Outlook for Android

From: DC <dc@renfrewshire.gov.uk>
Sent: 25 May 2023 01:45:33
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: rep 23/0179/PP
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 22 May 2023 07:38
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: FW:rep 23/0179/PP

From: David Hutton [redacted]
Sent: 20 May 2023 13:25
To: DC <dc@renfrewshire.gov.uk>
Cc: [redacted]
[redacted] 23/01/79/PP

I object to the planning applications 23/01/79/pp on the following grounds:

1. Building on this site, beside a grade B listed building within the conservation area of the village of Lochwinnoch, is contrary to the Council's Local Plan.
The removal of the significant trees, know as Lochwinnoch Wood, which add to the character of Auld Simon, will undermine the appearance of Auld Simon and detract from the beauty of this area which is part of the Semple Trail.

2. Auld Simon churchyard suffers from excess water and the development would add to drainage problems for the churchyard.

3. The felling of trees would greatly affect the wildlife. trees have been felled by the applicant and their arboreal report has not been made available or verified by the council which states that the trees are dead. They appeared to be in good health when felled apart from one tree. Birds and bats are evident in this area. A survey for European Protected Species should be carried out as a legal obligation. This has not happened or been paid for by the applicant.
Given evidence of bats feeding in the corridor of trees at Auld Simon's Churchyard and the trees in the proposed development site, Scottish Natural Heritage should also be consulted. Having walked beside the development site last night there is a healthy bat presence as well as many nesting Rooks, Jackdaws and other birds. The wildlife in the development also flourishes in the flora and fauna present on site.

4. The tree survey was purchased by the applicant. I question the independence of this survey. And request that an independent survey should be carried out. I also would question that if the trees were is such poor state as the applicants Arboreal Report 9.1 suggests that the owner of the site should have been looking after them on an ongoing basis. Has the owner's failure to maintain the trees been in their interest given that they have now produced a report that supports removal of the trees from the site? Which now assists them in locating the proposed development in the space.

5. The 3D views in the Planning Design and Access Statement suggest no visual impact on Auld Simon from Johnshill and East End, however in winter there would be significant impact as there would be no foliage .

6. There is a precedent of this developer applying for planning permission. no significant changes have occurred since the last application was denied.

7. The sewage and rain water run off from Johnshill is combined and has been known to flood particularly in St Winnoc Rd and at the entrance to the Park Headquarter's car park {beside a kiddies/ family picnic area}. Further sewage and water run off would add to this issue as the development would need to pump it up to East end to join the Johnshill drains or connect down via the drain at the rear of 11 St Winnoc Rd putting added pressure on the sewage and drainage system, which is definitely a combined run off.

8. In the light of the questionable tree survey and the misrepresentation of a meeting with Council Planners during their previous application ,I am suspicious of how factual the applicant has been in their application.

I would appreciate if you would email me back to confirm that the Council has received my comments prior to the deadline for submission of 24th May 2023.

David C. Hutton

12 St Winnoc Rd

Lochwinnoch

Eric C. Beattie,

34 High Street

Lochwinnoch

PA12 4AA

Thursday 11th May 2023.

Regarding:

13 St Winnoc Road

Lochwinnoch

PA12 4ET

Planning Application: 23 /01/79/PP.

Erection of single storey dwellinghouses and associated works,

On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,

By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last email / objection my neighbour submitted, therefore I can see no reason for the previous decision to be overturned.

This being the case of no material change in relation to the previous application, I would ask then that any previous objections to this application are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by this housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of mature trees, which every year provide nesting and nursery habitat for numerous bird

life. Any housing development on this site would negatively affect the wildlife in this secluded and unspoilt corner, and I believe it near impossible to build on this site without harming the flora and fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees are all in full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an area to hunt in.

This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the “old Simon” church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don’t want my picturesque rural view to the rear of my property removed and replaced by an “unrequired” new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, with the associated smells, adversely affecting the health of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which is often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.

If this application was allowed to go ahead, this would increase the congestion of parked and moving vehicles around the oldest monument in Lochwinnoch, especially if family or friends of the applicant are visiting or staying in this proposed property, more especially if young children are in the area for the above-mentioned parades, which the local Gala Day is primarily for in the first place.

I recognise the application has the right to apply for Planning Permission for this area of ground, the same applicant on a second occasion, but if this application is refused, I would hope that your office make clear to Mr. Johnston that any future likely applications are also likely to be refused considering the grounds of refusal, both on the previous application, and on this present one.

I was planning to ask for an extension to the Deadline Objection as some of the Planning Application letters unfortunately only seemed to appear in the relevant addresses at the beginning of May, although we are sure this is due to no fault on the part of the Planning Department.

Having phoned the Planning Department this morning, Thursday 11th of May, and spoke to a member of staff, I now understand that the Planner has extended the deadline for objections to Wednesday 24th of May, 2023, therefore no request for an extension is required.

In the hope that once again this Planning Application will be refused on the grounds noted above, from both myself, and the objections lodged by other residents of Lochwinnoch??

Yours Faithfully,

Regards and Best Wishes.

Eric C. Beattie

Comments for Planning Application 23/0179/PP

Application Summary

Application Number: 23/0179/PP
Address: Site On Eastern Boundary Of No 2 Johnshill East End Lochwinnoch
Proposal: Erection of single storey dwellinghouse and associated works.
Case Officer: Clare Murray

Customer Details

Name: Miss Isobel Barclay
Address: 3 Gates Road, Lochwinnoch PA12 4HF

Comment Details

Commenter Type: Complainant
Stance: Customer objects to the Planning Application
Comment Reasons:
- Overshadowing
- Privacy

Comment:The proposed location for the single story dwelling is in such a position that it will overlook our entire back garden and into our bedroom windows.
The proposed dwelling will also block our view of the ancient church yard.
In addition to this, there are also some very old trees in this area that the local crows roost in every night.

Mr James Riddell,

13 St Winnoc Road,

Lochwinnoch,

PA12 4ET.

Thursday 11th May 2023

Planning Application: 23 /01/79/PP.

Erection of single storey dwellinghouses and associated works,

On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,

By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last email / objection my neighbour submitted, therefore I can see no reason for the previous decision to be overturned.

This being the case of no material change in relation to the previous application, I would ask then that any previous objections to this application are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by this housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of mature trees, which every year provide nesting and nursery habitat for numerous bird life. Any housing development on this site would negatively affect the wildlife in this secluded and unspoilt corner, and I believe it near impossible to build on this site without harming the flora and fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees are all in full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an area to hunt in.

This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the "old Simon" church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don't want my picturesque rural view to the rear of my property removed and replaced by an "unrequired" new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, with the associated smells, adversely affecting the health of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which is often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.

If this application was allowed to go ahead, this would increase the congestion of parked and moving vehicles around the oldest monument in Lochwinnoch, especially if family or friends of the applicant are visiting or staying in this proposed property, more especially if young children are in the area for the above-mentioned parades, which the local Gala Day is primarily for in the first place.

I recognise the application has the right to apply for Planning Permission for this area of ground, the same applicant on a second occasion, but if this application is refused, I would hope that your office make clear to Mr. Johnston that any future likely applications are also likely to be refused considering the grounds of refusal, both on the previous application, and on this present one.

I was planning to ask for an extension to the Deadline Objection as some of the Planning Application letters unfortunately only seemed to appear in the relevant addresses at the beginning of May, although we are sure this is due to no fault on the part of the Planning Department.

Having phoned the Planning Department this morning, Thursday 11th of May, and spoke to a member of staff, I now understand that the Planner has extended the deadline for objections to Wednesday 24th of May, 2023, therefore no request for an extension is required.

In the hope that once again this Planning Application will be refused on the grounds noted above, from both myself, and the objections lodged by other residents of Lochwinnoch??

Yours Faithfully,

Regards and Best Wishes.

Eric C. Beattie

Comments for Planning Application 23/0179/PP

Application Summary

Application Number: 23/0179/PP
Address: Site On Eastern Boundary Of No 2 Johnshill East End Lochwinnoch
Proposal: Erection of single storey dwellinghouse and associated works.
Case Officer: Clare Murray

Customer Details

Name: Mrs JANE MILLAR
Address: Stanehyve, 11 St Winnoc Road, Lochwinnoch PA12 4ET

Comment Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Comment Reasons:
- Residential Amenity

Comment:I wish to lodge my objection to this application until it is clarified where the existing sewer is that any additional sewage and drainage will be joined into.

Name LORNA TURPIN

Full Address 5 BRAEHEAD AVENUE, LOCHWINNOCH

Postcode PA12 4BE

Date in May 2023. 15/5/23

Planning Application: 23 /01/79/PP.

Erection of single storey dwellinghouses and associated works,

On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,

By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last objection my neighbour submitted in 2015, or any other application before that, therefore I can see no reason for any previous decisions to be overturned.

This being the case of no material change in relation to any of the previous applications, I would ask then that any and all previous objections to any applications are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by this housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of mature trees, which every year provide nesting and nursery habitat for numerous bird life. Any housing development on this site would negatively affect the wildlife in this secluded and unspoilt corner, and I believe it near impossible to build on this site without harming the flora and fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees are all in full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an area to hunt in.

This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the "old Simon" church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don't want my picturesque rural view to the rear of my property removed and replaced by an "unrequired" new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, where other neighbours who are objecting have previously noticed high levels of sewage within the present drainage system, with the associated damage this could cause, including related odours, adversely affecting the physical, mental health and stress / anxiety levels of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which is often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.

If this application was allowed to go ahead, this would increase the congestion of parked and moving vehicles around the oldest monument in Lochwinnoch, especially if family or friends of the applicant are visiting or staying in this proposed property, more especially if young children are in the area for the above-mentioned parades, which the local Gala Day is primarily for in the first place.

I recognise the candidate has the right to apply for Planning Permission for this area of ground, the same applicant on a third occasion, but if this application is refused, I would hope that your office make clear to Mr. Johnston that any future likely applications are also likely to be refused considering the grounds of refusal, both on the previous applications, and on this present one.

In the hope that once again this Planning Application will be refused on the grounds noted above, from both myself, and the objections lodged by other residents of Lochwinnoch.

Yours Faithfully,

Regards and Best Wishes. [redacted]

Full Name as Above.

If (you received a Notice of Planning Application and), you wish to object to this Planning Application, if you can please scan into a computer, if you know how to do so, and have a scanner attached to your computer, then if possible please use this preferred council method, for email paper trail purposes.

Re-word as you need to, and please remember to put your name, full address, including post code at the top. The council will not consider your objection if you have not included your name and address on the application. **If there is more than one adult living at your address, you can all object.**

Then email to;

dc@renfrewshire.gov.uk

If you are not able to object with the above method, please post to the following address;

Renfrewshire Council,

Planning Department,

Renfrewshire House,

Cotton Street,

Paisley.

PA1 1WB.

NB: I phoned the Planning Department this morning, at the time of writing out this letter, Thursday morning, 11th of May, the online deadline has been extended to Wednesday 24th of May 2023, therefore there is still time for postal objections to be included on the list of valid objections to this application. If I can give any further help, please feel free to contact me through my email address, at;

[redacted] Cheers Eric.

Lynn C. Beattie,

34 High Street

Lochwinnoch

PA12 4AA

Thursday 11th May 2023.

Regarding:

13 St Winnoc Road

Lochwinnoch

PA12 4ET

Planning Application: 23 /01/79/PP.

Erection of single storey dwellinghouses and associated works,

On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,

By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last email / objection my neighbour submitted, therefore I can see no reason for the previous decision to be overturned.

This being the case of no material change in relation to the previous application, I would ask then that any previous objections to this application are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by this housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of mature trees, which every year provide nesting and nursery habitat for numerous bird

life. Any housing development on this site would negatively affect the wildlife in this secluded and unspoilt corner, and I believe it near impossible to build on this site without harming the flora and fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees are all in full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an area to hunt in.

This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the “old Simon” church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don’t want my picturesque rural view to the rear of my property removed and replaced by an “unrequired” new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, with the associated smells, adversely affecting the health of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which is often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.

If this application was allowed to go ahead, this would increase the congestion of parked and moving vehicles around the oldest monument in Lochwinnoch, especially if family or friends of the applicant are visiting or staying in this proposed property, more especially if young children are in the area for the above-mentioned parades, which the local Gala Day is primarily for in the first place.

I recognise the application has the right to apply for Planning Permission for this area of ground, the same applicant on a second occasion, but if this application is refused, I would hope that your office make clear to Mr. Johnston that any future likely applications are also likely to be refused considering the grounds of refusal, both on the previous application, and on this present one.

I was planning to ask for an extension to the Deadline Objection as some of the Planning Application letters unfortunately only seemed to appear in the relevant addresses at the beginning of May, although we are sure this is due to no fault on the part of the Planning Department.

Having phoned the Planning Department this morning, Thursday 11th of May, and spoke to a member of staff, I now understand that the Planner has extended the deadline for objections to Wednesday 24th of May, 2023, therefore no request for an extension is required.

In the hope that once again this Planning Application will be refused on the grounds noted above, from both myself, and the objections lodged by other residents of Lochwinnoch??

Yours Faithfully,

Regards and Best Wishes.

Eric C. Beattie

From: DC <dc@renfrewshire.gov.uk>
Sent: 09 May 2023 11:11:10
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: Objection to Planning Application number 23/0179/PP
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 09 May 2023 08:56
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: FW: Objection to Planning Application number 23/0179/PP

From: Maggie Kinloch [redacted]
[redacted] May 2023 22:59
To: DC <dc@renfrewshire.gov.uk>
Subject: Objection to Planning Application number 23/0179/PP

To whom it may concern:

I register my objection to this planning application.

I am taken aback to note that a third application has been submitted by the same applicant. Surely no means no?

Their previous two applications were rejected and there has been no material change of circumstances in relation to the application., except for the removal of three diseased trees on the plot. These were removed by the applicant, and one cannot help but think that this was with a new application in mind

I can therefore see no reason for the previous decision to be overturned. It is worthy of note that last time round a council delegation of elected members and planning officers actually visited the site and having seen how very close to the heritage village boundary the site is, along with other reasons, they refused the application. That remains a significant reason to refuse the application. Although a new building is currently under construction nearby…which is very surprising…it is further away from this historic little corner

I object on the following grounds:

I consider the wooded area in question as a valuable asset to local flora and fauna. There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of healthy, mature trees, which every year provide significant nesting and nursery habitat for numerous bird life. Any housing development on this site would very negatively affect the wildlife in this secluded and unspoilt corner, and I believe it almost impossible to build on this site without harming the flora and fauna that reside there. The applicant's previous arboreal report (commissioned by them) was not verified by the council and it stated that the trees were dead. This was not the case for all trees, as the trees were all in full bloom. However three were subsequently removed

In the attic of a house in Johnshill there is a colony of bats and these bats use the trees as an area in which to hunt. I believe it would be damaging to this protected species if their hunting ground were removed

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall historic setting and aesthetic beauty of the “old Simon” church ruin and graveyard, which is immediately adjacent. Old Simon is a local focal point that adds charm and history to our village. Removing this wooded area, adjacent to Old Simon, would certainly have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may be part of Old Simon. Further, the annual gala day procession gathers there and begins its journey from there.

There has recently been significant private housing development within the village of Lochwinnoch, and others in the pipeline, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one?

I further object to the fact that this proposed new dwelling will be sited on an elevated position at the rear of my property, which will encroach on my personal privacy. The picturesque rural view to the rear of my property …currently a haven for bats and birds and wildflowers and trees... would be destroyed, so as to allow this building development.

I cannot see why that would be approved, when a decision to refuse has already been made twice. Isn’t it time to refuse in perpetuity?

For clarity, I object in the strongest possible terms, on the above grounds

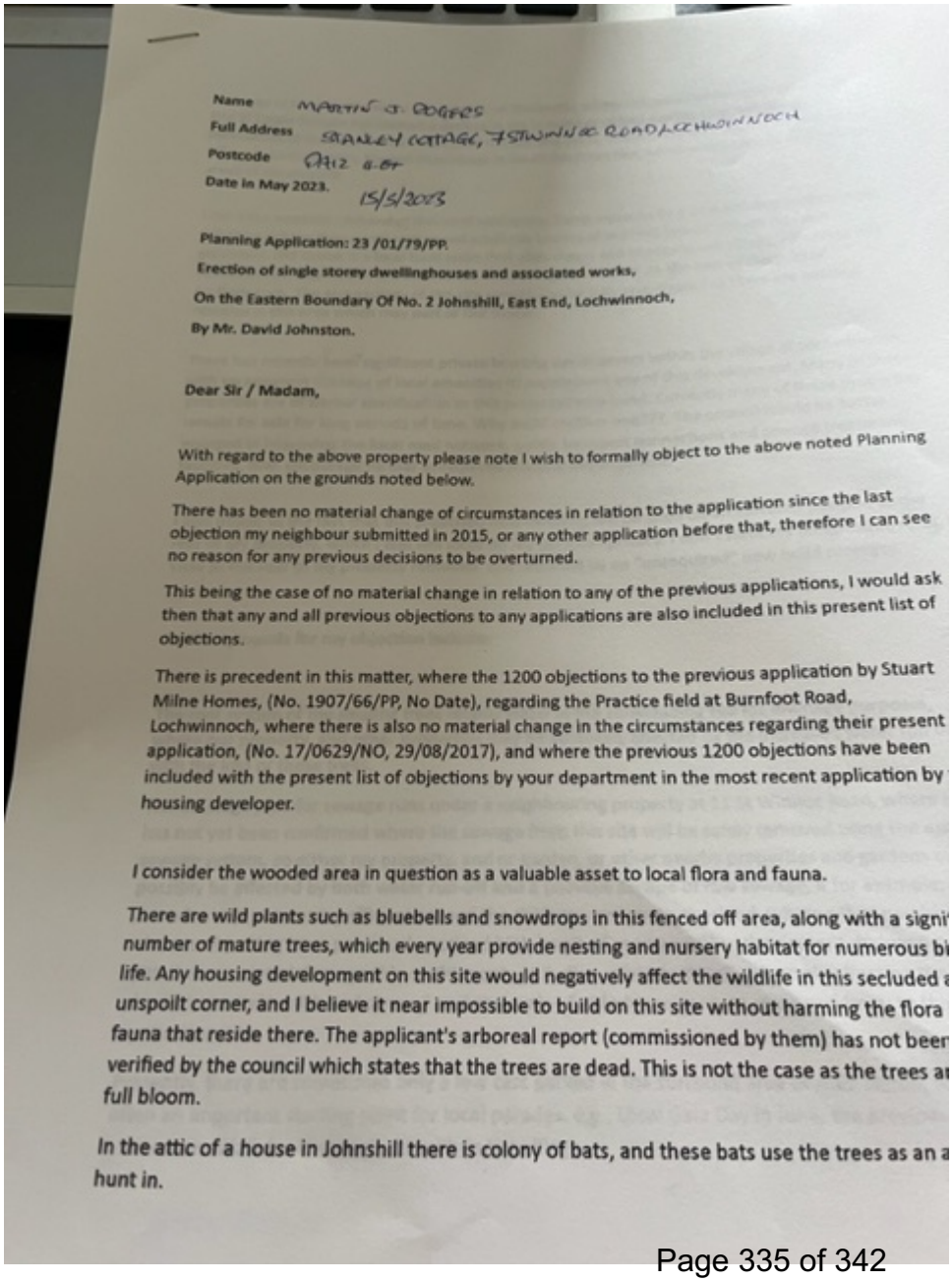
Yours sincerely
Professor Maggie Kinloch FRSE

Sent from my iPad
Sent from Outlook for iOS

From: DC <dc@renfrewshire.gov.uk>
Sent: 25 May 2023 01:45:28
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: FW: rep 23/0179/PP
Attachments:

From: DC <dc@renfrewshire.gov.uk>
Sent: 22 May 2023 07:36
To: DC <dc@renfrewshire.gov.uk>
Cc: Clare Murray <clare.murray@renfrewshire.gov.uk>
Subject: rep 23/0179/PP

From: Alison Morrison [redacted]
Sent: 21 May 2023 14:33
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning application 23/01/79/PP



Name MARTIN J. DODDS
Full Address STANLEY COTTAGE, 7 STIRLING ROAD, LOCHWINNOCH
Postcode PA12 4BT
Date in May 2023. 15/5/2023

Planning Application: 23 /01/79/PP
Erection of single storey dwellinghouses and associated works,
On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,
By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last objection my neighbour submitted in 2015, or any other application before that, therefore I can see no reason for any previous decisions to be overturned.

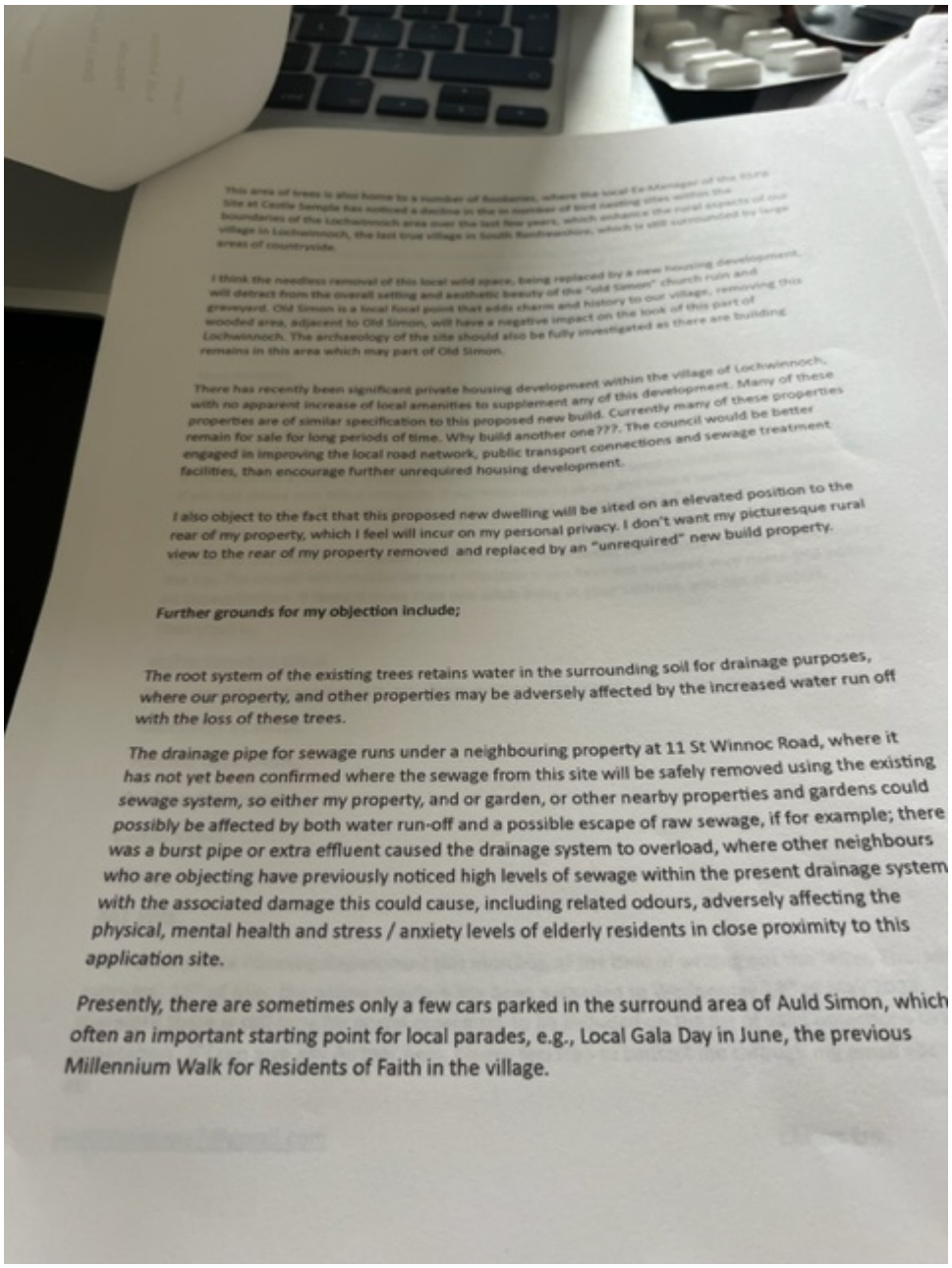
This being the case of no material change in relation to any of the previous applications, I would ask then that any and all previous objections to any applications are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a signi number of mature trees, which every year provide nesting and nursery habitat for numerous bi life. Any housing development on this site would negatively affect the wildlife in this secluded a unspoilt corner, and I believe it near impossible to build on this site without harming the flora fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees ar full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an a hunt in.



This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the "old Simon" church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

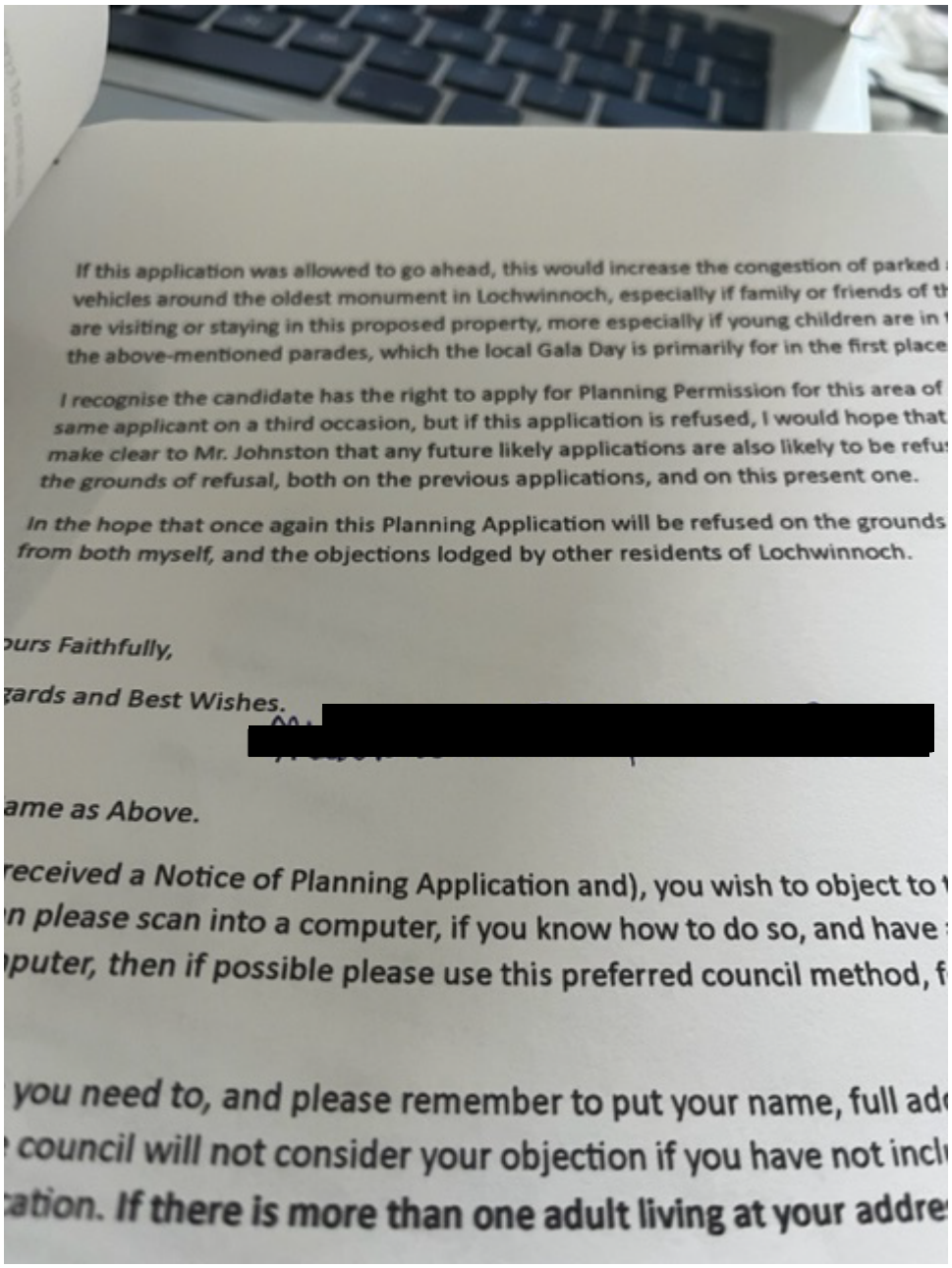
I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don't want my picturesque rural view to the rear of my property removed and replaced by an "unrequired" new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, where other neighbours who are objecting have previously noticed high levels of sewage within the present drainage system with the associated damage this could cause, including related odours, adversely affecting the physical, mental health and stress / anxiety levels of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.



If this application was allowed to go ahead, this would increase the congestion of parked
vehicles around the oldest monument in Lochwinnoch, especially if family or friends of th
are visiting or staying in this proposed property, more especially if young children are in
the above-mentioned parades, which the local Gala Day is primarily for in the first place

I recognise the candidate has the right to apply for Planning Permission for this area of
same applicant on a third occasion, but if this application is refused, I would hope that
make clear to Mr. Johnston that any future likely applications are also likely to be refu
the grounds of refusal, both on the previous applications, and on this present one.

In the hope that once again this Planning Application will be refused on the grounds
from both myself, and the objections lodged by other residents of Lochwinnoch.

ours Faithfully,

gards and Best Wishes.

[redacted]

ame as Above.

received a Notice of Planning Application and), you wish to object to
n please scan into a computer, if you know how to do so, and have
puter, then if possible please use this preferred council method, f

you need to, and please remember to put your name, full ad
council will not consider your objection if you have not incl
cation. If there is more than one adult living at your addre

Sent from my iPhone

Comments for Planning Application 23/0179/PP

Application Summary

Application Number: 23/0179/PP
Address: Site On Eastern Boundary Of No 2 Johnshill East End Lochwinnoch
Proposal: Erection of single storey dwellinghouse and associated works.
Case Officer: Clare Murray

Customer Details

Name: Morag Mcfadden
Address: Dundonald, Johnshill, Lochwinnoch PA12 4ES

Comment Details

Commenter Type: Neighbour
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:The correct option for my comment is unavailable.

I have no objections provided that it is guaranteed none of the trees, which have been depleted with each planning application, will be harmed from leaf to root system.
The trees have supported a variety of wildlife and there is now less opportunity for birds to nest and feed.
Regards

Comments for Planning Application 23/0179/PP

Application Summary

Application Number: 23/0179/PP
Address: Site On Eastern Boundary Of No 2 Johnshill East End Lochwinnoch
Proposal: Erection of single storey dwellinghouse and associated works.
Case Officer: Clare Murray

Customer Details

Name: Mr ROY TAIT
Address: Hollywells, East End, Lochwinnoch PA12 4ER

Comment Details

Commenter Type: Complainant
Stance: Customer objects to the Planning Application
Comment Reasons:
- Traffic Movement/Safety

Comment:CONCERN OVER TRAFFIC ENTERING OR EXITING EASTEND, THE LANE IS NARROW AND THE PROPOSED DEVELOPMENT SITE IS VERY TIGHT, IT IS HARD TO SEE HOW THIS WORK WILL NOT IMPACT ON LOCAL TRAFFIC. THIS IS THE MAIN ACCESS ROAD FOR THE DWELLINGS ON EASTEND, THIS INCLUDES SERVICES AND BIN LORRIES. IN ADDITION TRAFFIC SEEKING TO EXIT EASTEND ONTO THE JOHNSHILL WILL APPROACH THIS SITE FROM AN ALMOST BLIND BEND.

Mrs Sandra Riddell,

13 St Winnoc Road,

Lochwinnoch,

PA12 4ET.

Thursday 11th May 2023

Planning Application: 23 /01/79/PP.

Erection of single storey dwellinghouses and associated works,

On the Eastern Boundary Of No. 2 Johnshill, East End, Lochwinnoch,

By Mr. David Johnston.

Dear Sir / Madam,

With regard to the above property please note I wish to formally object to the above noted Planning Application on the grounds noted below.

There has been no material change of circumstances in relation to the application since the last email / objection my neighbour submitted, therefore I can see no reason for the previous decision to be overturned.

This being the case of no material change in relation to the previous application, I would ask then that any previous objections to this application are also included in this present list of objections.

There is precedent in this matter, where the 1200 objections to the previous application by Stuart Milne Homes, (No. 1907/66/PP, No Date), regarding the Practice field at Burnfoot Road, Lochwinnoch, where there is also no material change in the circumstances regarding their present application, (No. 17/0629/NO, 29/08/2017), and where the previous 1200 objections have been included with the present list of objections by your department in the most recent application by this housing developer.

I consider the wooded area in question as a valuable asset to local flora and fauna.

There are wild plants such as bluebells and snowdrops in this fenced off area, along with a significant number of mature trees, which every year provide nesting and nursery habitat for numerous bird life. Any housing development on this site would negatively affect the wildlife in this secluded and unspoilt corner, and I believe it near impossible to build on this site without harming the flora and fauna that reside there. The applicant's arboreal report (commissioned by them) has not been verified by the council which states that the trees are dead. This is not the case as the trees are all in full bloom.

In the attic of a house in Johnshill there is colony of bats, and these bats use the trees as an area to hunt in.

This area of trees is also home to a number of Rookeries, where the local Ex-Manager of the RSPB Site at Castle Semple has noticed a decline in the in number of bird nesting sites within the boundaries of the Lochwinnoch area over the last few years, which enhance the rural aspects of our village in Lochwinnoch, the last true village in South Renfrewshire, which is still surrounded by large areas of countryside.

I think the needless removal of this local wild space, being replaced by a new housing development, will detract from the overall setting and aesthetic beauty of the "old Simon" church ruin and graveyard. Old Simon is a local focal point that adds charm and history to our village, removing this wooded area, adjacent to Old Simon, will have a negative impact on the look of this part of Lochwinnoch. The archaeology of the site should also be fully investigated as there are building remains in this area which may part of Old Simon.

There has recently been significant private housing development within the village of Lochwinnoch, with no apparent increase of local amenities to supplement any of this development. Many of these properties are of similar specification to this proposed new build. Currently many of these properties remain for sale for long periods of time. Why build another one???. The council would be better engaged in improving the local road network, public transport connections and sewage treatment facilities, than encourage further unrequired housing development.

I also object to the fact that this proposed new dwelling will be sited on an elevated position to the rear of my property, which I feel will incur on my personal privacy. I don't want my picturesque rural view to the rear of my property removed and replaced by an "unrequired" new build property.

Further grounds for my objection include;

The root system of the existing trees retains water in the surrounding soil for drainage purposes, where our property, and other properties may be adversely affected by the increased water run off with the loss of these trees.

The drainage pipe for sewage runs under a neighbouring property at 11 St Winnoc Road, where it has not yet been confirmed where the sewage from this site will be safely removed using the existing sewage system, so either my property, and or garden, or other nearby properties and gardens could possibly be affected by both water run-off and a possible escape of raw sewage, if for example; there was a burst pipe or extra effluent caused the drainage system to overload, with the associated smells, adversely affecting the health of elderly residents in close proximity to this application site.

Presently, there are sometimes only a few cars parked in the surround area of Auld Simon, which is often an important starting point for local parades, e.g., Local Gala Day in June, the previous Millennium Walk for Residents of Faith in the village.

If this application was allowed to go ahead, this would increase the congestion of parked and moving vehicles around the oldest monument in Lochwinnoch, especially if family or friends of the applicant are visiting or staying in this proposed property, more especially if young children are in the area for the above-mentioned parades, which the local Gala Day is primarily for in the first place.

I recognise the application has the right to apply for Planning Permission for this area of ground, the same applicant on a second occasion, but if this application is refused, I would hope that your office make clear to Mr. Johnston that any future likely applications are also likely to be refused considering the grounds of refusal, both on the previous application, and on this present one.

I was planning to ask for an extension to the Deadline Objection as some of the Planning Application letters unfortunately only seemed to appear in the relevant addresses at the beginning of May, although we are sure this is due to no fault on the part of the Planning Department.

Having phoned the Planning Department this morning, Thursday 11th of May, and spoke to a member of staff, I now understand that the Planner has extended the deadline for objections to Wednesday 24th of May, 2023, therefore no request for an extension is required.

In the hope that once again this Planning Application will be refused on the grounds noted above, from both myself, and the objections lodged by other residents of Lochwinnoch??

Yours Faithfully,

Regards and Best Wishes.

Eric C. Beattie