

Planning Application: Report of Handling

Reference No. 20/0597/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (10)
Houston, Crosslee &
Linwood

Applicant:
Merchant Homes
Partnership Ltd
Merchant House
365 Govan Road
G51 2SE

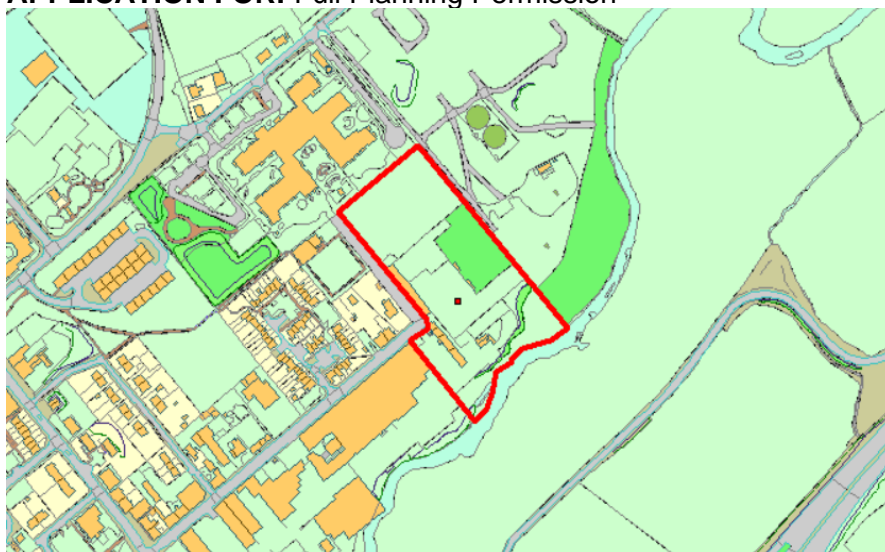
Registered:
13 October 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development, comprising fifty nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping

LOCATION: Reid Linwood Building, 48 Napier Street, Linwood, Paisley

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Disposed to Grant
Subject to Conditions
and a Section 75 Legal
Agreement

Alasdair Morrison
Head of Economy &
Development

IDENTIFIED KEY ISSUES

- The application site is identified by Policy E3 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2021 as modified).
- One representation has been received which relates to access arrangements and additional traffic as a result of the development.
- There have been no objections from consultees.
- The proposals are considered to be compliant with the relevant policies and guidance of the Local Development Plans, utilising a brownfield site for the purpose of regeneration and provision of affordable homes.

REPORT OF HANDLING FOR APPLICATION 20/0597/PP

SITE ADDRESS	Reid Linwood Building, 48 Napier Street, Linwood
PROPOSAL	Erection of residential development, comprising fifty nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping
RECOMMENDATION	Disposed to Grant subject to Conditions and a Section 75 Legal Agreement

PROPOSALS	<p>Planning permission is sought for the erection of 59 dwellinghouses and 20 flats with roads, parking and landscaping at the Reid Linwood Building, 48 Napier Street, Linwood, Paisley.</p> <p>The application site extends to approximately 2.6 hectares and is currently occupied by vacant manufacturing buildings, and a grass pitch. The land is generally flat in form.</p> <p>The proposals seek to erect a mixture of terraced, semi-detached, detached and cottage flats dwellings, which would be complemented by areas of open space, play facilities, a network of paths and landscaping along with supplementary woodland planting.</p> <p>There will be 51 social rented units to be managed by a Housing Association (Sanctuary HA) and 28 private sector units.</p> <p>Of the affordable units proposed, twenty 2 bed cottage flats, twenty one 2 bed terraced units and ten 3 bed terraced units are proposed with 6 units of these units wheelchair adapted. Of the private sale units four 2 bed units terraced units are proposed along with twenty four 3 bed consisting of terraced, semi-detached and detached units.</p> <p>Access to the development would be via the existing road opening on Napier Street, with path linkages within the site and to the surrounding area.</p> <p>Parking on site would be in line with the National SCOTs Guidelines and consist of 156 parking spaces for both residents and visitor parking.</p> <p>The site is bordered by Riverbrae School to the north west, further business and industrial space to the south west, a Bowling Club and residential properties to the west and vacant land (including woodland space) to the east. The Black Cart runs to the south.</p>
SITE HISTORY	<p>19/0758/NO - Erection of residential development. Accepted November 2019.</p> <p>19/0759/EO – Request for screening opinion as a requirement for a</p>

	Environmental Impact Assessment relating to the erection of residential development. Environmental Assessment Not Required, December 2019.
CONSULTATIONS	<p>Scottish Water - No objections.</p> <p>Glasgow Airport Safeguarding - No objections, subject to conditions.</p> <p>SEPA - No objections, subject to a condition.</p> <p>SportScotland – No objections, subject to the provision of compensatory measures secured through an appropriate legal mechanism.</p> <p>Communities and Housing Service (Environmental Protection) – No objections subject to conditions.</p> <p>Environment and Infrastructure Services (Design Services) – No objections.</p> <p>Environment and Infrastructure Services (Roads/ Traffic) – No objections subject to conditions.</p>
REPRESENTATIONS	<p>One representation has been submitted which is generally supportive of the proposed development. Specific points can be summarised as follows:-</p> <ol style="list-style-type: none"> 1. Could cause issues as a result of turning vehicles and congestion which may have traffic safety implications. 2. Could an additional vehicle access point be introduced. 3. Is a traffic management plan proposed during construction works.
DEVELOPMENT PLAN POLICIES	<p>Adopted Renfrewshire Local Development Plan 2014</p> <p>Policy E3 - Transition Area Policy P1 - Renfrewshire's Places Policy I1 - Connecting Places Policy I5 - Flooding and Drainage Policy I7 – Low Carbon Developments</p> <p>New Development Supplementary Guidance 2014</p> <ul style="list-style-type: none"> • Delivering the Economic Strategy: Economic Development Criteria • Delivering the Places Strategy: Places Development Criteria and Places Checklist • Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage <p>Proposed Renfrewshire Local Development Plan (2021 as amended)</p> <p>Policy E3 - Transition Areas Policy P1 - Renfrewshire's Places</p>

	<p>Policy P3 - Housing Mix and Affordable Housing Policy P6 - Open Space Policy I1 - Connecting Places Policy I3 - Flooding and Drainage Policy I5 - Waste Management Policy I7 - Zero & Low Carbon Buildings Policy I8 - Developer Contributions</p> <p>Draft Proposed New Development Supplementary Guidance 2019</p> <ul style="list-style-type: none"> • Delivering the Economic Strategy: Economic Development Criteria • Delivering the Places Strategy: Affordable Housing; Open Space; and Open Space Provision in New Developments • Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; Zero and Low Carbon Buildings; and Developer Contributions • Delivering the Environment Strategy: Noise and Contaminated Land <p>Material considerations Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING ASSESSMENT	<p>The application site is covered by Policy E3 'Transition Areas' of both the Adopted and Proposed Renfrewshire Local Development Plans to support a range of uses, so long as they can co-exist with existing surrounding development, having no significant impact on the character or amenity of the surrounding area.</p> <p>In this regard, the area is characterised by a mix of uses including residential units, a bowling club, a school as well as business and commercial uses all of which currently co-exist well within the mixed use area.</p> <p>The principle of development is therefore considered to be acceptable for the location, subject to further consideration against all other relevant policies in both the current Adopted Local Development Plan and the Proposed Local Development Plan.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this case, the nature of the development is in accordance with the above policies. The dwellings provide a range of house types and size appropriate for the housing market area including and an element of affordable provision for Sanctuary Housing Association, in line with Renfrewshire's Strategic Housing Investment Plan and Renfrewshire</p>

	<p>Local Housing Strategy.</p> <p>Considering Policy P6 – Open Space, of the Proposed Renfrewshire Local Development Plan, the northern portion of the site incorporates a former informal pitch area which has not been in active use since the closure of the industrial operation. The pitch was also only initially provided for the use of employees, however over a period of time the site owners installed goal posts and it became a home pitch for one of the local teams. The local team in question now utilises alternative facilities.</p> <p>To mitigate against this loss of this pitch to the local area and also to comply with the Proposed Local Development Plan, the applicant undertook an extensive and comprehensive review of pitch provision along with need and demand in the area.</p> <p>In seeking to meet the requirements of SportScotland, in relation to the loss of an outdoor sports facility, the applicant will make a payment of £130,000 compensatory monies to be used in the creation of new pitch facilities in the local area. It is proposed this payment will be used to build a small-sided synthetic training pitch adjacent to the main full-size 3G pitch at the Mossedge Village, some 500m from the site. As such it is considered that the proposal complies with Scottish Planning Policy, and SportScotland has no objection to the application on the condition that the compensatory measures referred to are secured through an appropriate legal mechanism attached to the permission to ensure their timely delivery. This legal mechanism will be a Section 75 contribution and a contract between the developer and Linwood Community Development Trust.</p> <p>With regard to the detailed design, layout and access arrangements, the following requires to be considered:</p> <p><i>Residential Amenity</i></p> <p>The layout creates a residential environment which respects privacy, provides a good outlook, with appropriate garden sizes and overall a good and well considered development pattern. The development is augmented by the retention and maintenance of existing trees and the planting of new trees and additional landscaped features, particularly to the south at the border with the Black Cart.</p> <p>The layout is considered acceptable, achieving a good level of amenity and the creation of a safe and pleasant environment. The development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as appropriate connections and links.</p>
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Connectivity and access to Spaces and, Streets

The layout incorporates good, well looked over, lit pedestrian links. The roads incorporated into the layout provide traffic calming measures including; varying road widths, breaks in roadway and changes in road material to ensure pedestrian safety in a key principle in terms of movement around the site.

Access to the site for vehicles would be taken from Napier Street, as per the existing road network layout, in the interests of sustainability (utilisation of existing infrastructure), with upgrading to be undertaken as necessary.

In addition to the above, the developer has included the access road on Napier Street within the application site boundary in order to provide improvements to the existing access to the proposed development. Currently the access road is in a poor condition given the previous use of this site for manufacturing purposes. Overall, this enhancement would also benefit the wider area in terms of amenity and outlook.

Sufficient residential and visitor parking would also be provided and dispersed throughout the site and be in line with all guidelines.

The representation regarding this proposal highlights pedestrian and traffic safety and this has been addressed above in relation to the proposed development. The Director of Environment & Infrastructure (Roads) has no objections to the layout.

Design, Plot Configuration and Finishing Materials

In terms of density and form the units, a range of choice of units, sizes and tenure has been provided by the development.

Finishing materials proposed are complementary to the surrounding area.

Boundaries and Open Space

The development proposes the retention of an area of woodland to the south and south east with a sustainable drainage feature area close to the site entrance and a designated open space/ play area located to the northern portion of the site also, enhancing the amenity of the development.

Soft (hedging & shrubbery) boundary treatments are to feature around and within the development.

	<p>Water Management and Site Levels</p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of SEPA and Scottish Water.</p> <p>Considering the provisions of Policy I7, the applicant has provided an Energy and Sustainability Statement which outlines a number of measures to be implemented in the design and build of the proposed dwellings which would ensure the development contributes to the Scottish Government's renewable targets, including solar panels.</p> <p>In order to support the development and mitigate against the loss of an informal area of open space associated with the former use, the applicant has agreed to enter into a Section 75 legal agreement in accordance with the provisions of Policy I8 'Developer Contributions'. The terms of this requirement are outlined above.</p> <p>Conclusion</p> <p>In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plans.</p> <p>It would deliver a well-designed housing site within an appropriate setting and would support the objectives of Renfrewshire's Local Housing Strategy and Strategic Housing Investment Plan.</p>
RECOMMENDATION	Disposed to Grant Subject to Conditions and a Section 75 Legal Agreement

Reason for Decision

The proposal accords with the provisions of the Development Plan and there were no material consideration which outweighed the presumption in favour of development according with the Development Plan.

A Section 75 Agreement requires to be concluded to secure financial contributions in relation to open space provision.

Conditions

1. That no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-
 - a) a Site Investigation report (characterising the nature and extent of any soil, water and gas contamination within the site); and, if remedial works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with

current authoritative technical guidance.

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

2. Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

3. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise sources on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

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

Reason: These details have not been submitted.

5. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 4 shall be erected;

Reason: To safeguard the amenity of future residents.

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

Reason: In the interests of the visual amenity of the area and to avoid endangering the safe movement of aircraft and the operation of Glasgow

Airport through the attraction of birds and the increase in the bird hazard risk of the application site.

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

Reason: In the interests of amenity.

8. Notwithstanding the permission hereby given, no construction works shall take place on site until the developer confirms in writing to the Planning Authority that a connection to the public sewer for foul drainage has been achieved.

Reason: To ensure adequate drainage from the development.

9. Prior to the occupation of any dwelling hereby approved, the developer shall provide traffic calming measures on Napier Street from the junction of Dunlop Street to the development site. The traffic calming shall incorporate pedestrians crossing facilities where possible, and extend the give way line for Napier Gardens to improve sightlines.

Reason: In the interests of traffic and pedestrian safety.

10. Prior to the commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Construction Traffic Management Plan with robust measures to minimise the impact of the construction phase.

Reason: In the interests of traffic and pedestrian safety.

11. Prior to commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of the Locally Equipped Play Area (LEAP) to be provided within the curtilage of the site. Thereafter, the LEAP shall be constructed in accordance with the detail finally approved, prior to occupation of the last dwelling within the development hereby approved.

12. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures

to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

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