

Notice of Meeting and Agenda Planning and Climate Change Policy Board

Date	Time	Venue
Tuesday, 07 November 2023	13:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener): Councillor Bruce MacFarlane (Depute Convener):

Councillor Jennifer Adam: Councillor Alison Ann-Dowling: Councillor Andy Doig:
Councillor Chris Gilmour: Councillor Neill Graham: Councillor Anne Hannigan:
Councillor Kenny MacLaren: Councillor Jamie McGuire: Councillor Marie McGurk:
Councillor John McNaughtan: Councillor Iain Nicolson: Councillor John Shaw:
Councillor Ben Smith:

Hybrid Meeting

Please note that this meeting is scheduled to be held in the Council Chambers. However, it is a hybrid meeting and arrangements have been made for members to join the meeting remotely should they wish.

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>

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

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.

Finance

- 1 **Revenue and Capital Budget Monitoring Report as at 15 September 2023** 1 - 6

Joint report by Chief Executive and Director of Finance & Resources.

Climate Change

- 2 **Public Bodies Climate Change Duties Reporting 2022/23** 7 - 42

Report by Director of Environment, Housing & Infrastructure.

Development Management

- 3 **Clyde Peatlands – Update** 43 - 48

Report by Chief Executive.

- 4 **Tree Preservation Order Requests** 49 - 66

Report by Chief Executive.

- 5 **Renfrewshire Planning Performance Framework Feedback 2022/23** 67 - 76

Report by Chief Executive.

- 6 **Planning Appeals** 77 - 84

Report by Chief Executive.

Planning Applications

Members must deal with planning applications in an objective manner to ensure that they cannot be challenged with accusations of bias or predetermination. Votes on planning applications must be seen to be impartial and not influenced by party political issues.

- 7 **Planning Applications** 85 - 86

List of planning applications to be determined by the Policy Board.

- 7(a) 22/0481/PP: Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure at former St Brendan's Social and Recreation Club, Stirling Drive, Linwood by McTaggart Construction. 87 - 100**

Report by Chief Executive.

- 7(b) 23/0112/PP: Erection of residential development comprising of eight flats with associated access, parking, bin store, boundary treatment and landscaping at 74 Fulbar Street, Renfrew, PA4 8PB by Mr B Lees. 101 - 114**

Report by Chief Executive.

- 7(c) 23/0136/PP - Erection of residential development comprising 24 flats (within two four storey blocks) and associated access, parking, and landscaping at Site on North Western Boundary of No 2 Row Avenue, Renfrew by Park Lane Group/Sanctuary Scotland. 115 - 126**

Report by Chief Executive.



To: Planning and Climate Change Policy Board

On: 7 November 2023

Report by: Chief Executive and Director of Finance and Resources

Heading: Revenue and Capital Budget Monitoring as at 15 September 2023

1. Summary of Financial Position

- 1.1. The projected revenue outturn at 31 March 2024 for those services reporting to the Planning and Climate Change Policy Board is an overspend position of £0.021 million (3.4%).
- 1.2. There are no capital projects reporting to the Planning and Climate Change Policy Board.
- 1.3. This is summarised in the table below and further analysis is provided in the Appendices.

Division	Revised Annual Budget £000	Projected Annual Outturn £000	Budget Variance (Adv) / Fav £000	Budget Variance %
Planning Services	625	646	(21)	3.4

2. Recommendations

- 2.1. Members are requested to:
 - (a) Note the projected revenue outturn position in Table 1 above; and
 - (b) Note the budget adjustments detailed at section 4.

3. Revenue

- 3.1. The Revenue Budget Monitoring report at Appendix 1 identifies a projected overspend of £0.021 million (3.4% of total budget) for all services reporting to this Policy Board. Detailed division service reports can also be found here, together with an explanation of any significant projected variances.
- 3.2. The projected outturn is based on information currently available, and assumptions made by service budget holders. Any changes to these projections will be detailed in future reports to the Board.
- 3.3. The main reasons for the projected outturn position are indicated below the tables showing both the subjective analysis (what the budget is spent on) and the objective analysis (which division is spending the budget).
- 3.4. The projected overspend position reflects the net effect of two main factors. A projected under-recovery in fee income (see 3.5) offset by a projected underspend in employee costs due to the expected impact of staff turnover over the course of the financial year.
- 3.5. Due to the very demand-led nature of the income stream, which is impacted by the economic and financial climate, the level of Planning and Building Standards income can vary over the course of the financial year, which can make it challenging to determine trends for income projection. In the previous financial year, projected income generation levels began to recover in the third quarter. The projections currently indicate an over-recovery in Planning fees and an expected under-recovery in Building Standards fees and reflect a reasonable forecast at this stage in the financial year.

4. Revenue Budget Adjustments

- 4.1. Members are requested to note, from Appendix 1, that minor budget adjustments totalling £0.024 million have been processed since the previous report to board.

Implications of this report

1. **Financial** – The projected budget outturn position for the revenue budget reported to the Planning and Climate Change Board is an overspend of £0.021 million. Income and expenditure will continue to be monitored closely for the rest of the financial year and any changes to current projections in Revenue budgets will be reported to the board as early as possible, along with an explanation for the movement.
2. **HR and Organisational Development**
None directly arising from this report.

3. **Community/Council Planning**
None directly arising from this report.
4. **Legal**
None directly arising from this report.
5. **Property/Assets**
None directly arising from this report.
6. **Information Technology**
None directly arising from this report.
7. **Equality and Human Rights**
None directly arising from this report.
8. **Health and Safety**
None directly arising from this report.
9. **Procurement**
None directly arising from this report.
10. **Risk**
The potential risk that the Council will overspend its approved budgets for the year will be managed at a Council-wide level by the Chief Executive and Directors.
11. **Privacy Impact**
None directly arising from this report.
12. **Cosla Policy Position**
N/a.
13. **Climate Risk**
None directly arising from this report.

List of Background Papers: None

Author: Valerie Howie, Finance Business Partner

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 15 September 2023

POLICY BOARD : PLANNING SERVICES

Objective Summary	Annual Budget at Period 3	Budget Adjustments	Revised Annual Budget at Period 6	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Planning Strategy & Place	551	6	557	545	12	2.2%	3	9
Development Management	216	18	234	98	136	58.1%	81	55
Building Standards	(166)	0	(166)	3	(169)	(101.8%)	(90)	(79)
NET EXPENDITURE	601	24	625	646	(21)	(3.4%)	(6)	(15)

Objective Heading	Key Reasons for Projected Variance
Planning Strategy & Place	No significant projected year end variances to report.
Development Management	The projected underspend relates mainly to a projected over-recovery in Planning fee income (c. 14.5% of targeted income).
Building Standards	The projected overspend relates mainly to a projected under-recovery in Building Standards fee income (c. 20.5% of targeted income).

RENFREWSHIRE COUNCIL
REVENUE BUDGET MONITORING STATEMENT 2023/24
1 April 2023 to 15 September 2023

POLICY BOARD : PLANNING SERVICES

Subjective Summary	Annual Budget at Period 3	Budget Adjustments	Revised Annual Budget at Period 6	Projected Outturn	Budget Variance (Adverse) or Favourable		Previous Projected Outturn Variance	Movement
	£000	£000	£000	£000	£000	%	£000	£000
Employees	1,615	5	1,620	1,519	101	6.2%	14	87
Premises Related	1	0	1	1	0	0.0%	0	0
Transport Related	15	0	15	15	0	0.0%	0	0
Supplies and Services	161	19	180	182	(2)	(1.1%)	0	(2)
Transfer Payments	102	0	102	102	0	0.0%	0	0
Support Services	317	0	317	317	0	0.0%	0	0
GROSS EXPENDITURE	2,211	24	2,235	2,136	99	4.4%	14	85
Income	(1,610)	0	(1,610)	(1,490)	(120)	(7.5%)	(20)	(100)
NET EXPENDITURE	601	24	625	646	(21)	(3.4%)	(6)	(15)



To: Planning and Climate Change Policy Board

On: 7 November 2022

Report by: Director of Environment, Housing and Infrastructure

Heading: Public Bodies Climate Change Duties Reporting 2022-23

1. Summary

- 1.1 The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to become net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource will contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme.
- 1.2 To comply with the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015 as amended by the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Amendment Order 2020, Renfrewshire Council is required to prepare an Annual Report detailing progress in mitigation and adaptation to climate change.
- 1.3 Reporting year 2022-23 outlines total emissions for Renfrewshire Council were 19,513.69tCO₂e – a decrease of 4,050tCO₂e from 2021-22 (a 17.2% reduction). There was a reduction in both scope 2 and scope 3 emissions from the previous year, but an increase in scope 1 emissions as outlined in Section 4.8 below. The total emissions for 2022-23 was made up of 11,879.35tCO₂e of scope 1 emissions; 5,112.76tCO₂e of scope 2 emissions; and 2,521.58tCO₂e of scope 3 emissions.
- 1.4 Overall, Renfrewshire Council's total annual emissions have reduced by 34,015tCO₂e since the baseline year of 2012-13 – a reduction of 63.6%.
- 1.5 The Council's climate change report for 2022-23 is due to be submitted to the Scottish Government by 30 November 2023 and is a statutory requirement for all public bodies.

- 1.6 Renfrewshire Council's Public Bodies Climate Change Duties Report for 1 April 2022 to 31 March 2023 is attached as Appendix 1 for approval by Board members, outlining details on the Council's emissions; activities, plans and strategies undertaken in 2022-23 in relation to climate change and adaptation; and priorities for the year ahead in relation to climate action.

2. Recommendations

- 2.1 It is recommended that the Planning and Climate Change Policy Board:
- Approves the content of Renfrewshire Council's Public Bodies Climate Change Duties report for 2022-23 as appended to this report, and
 - Notes this will be submitted to Scottish Government by 30 November 2023 deadline.

3. Background

- 3.1 The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource will contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme.
- 3.2 All 32 local authorities in Scotland are signed up to Scotland's Climate Change Declaration, acknowledging the importance of climate change and the key role Scottish local authorities play in helping to tackle the challenges of climate change. Signatories are committed to:
- Providing leadership on climate change,
 - reducing the local authorities' own greenhouse gas emissions from their estate, services and operations and taking action to reduce emissions from the local authority area as a whole,
 - assessing the risks of climate change and working with others to take the steps to adapt to the unavoidable impacts of a changing climate, and
 - developing effective partnerships with communities and stakeholders to respond to climate change.
- 3.3 To comply with the requirements of the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015 as amended, Renfrewshire Council is required to prepare an Annual Report detailing progress in helping to mitigate and adapt to climate change. Detailed information about the Council's emissions is submitted annually to the Scottish Government through the Public Bodies Climate Change Duties Report.

- 3.4 The Scottish Government developed the reporting framework to assist in providing accurate and consistent performance information across all public organisations. It provides an important mechanism for the public sector to lead by example in addressing climate change, but also a mechanism to inform the future direction and development of policy, legislation, funding and support services.
- 3.5 The Council's climate change report for 2022-23 is due to be submitted by 30 November 2023 and is a statutory requirement of all public bodies. The Report is intended to assist with monitoring Public Bodies Duties compliance and encourage continuous improvement.
- 3.6 Renfrewshire's Plan for Net Zero Plan aligns with the updated statutory public bodies reporting requirements. The Plan outlines the strategic direction in Renfrewshire and highlights the importance of working together across the Council and beyond to ensure projects, programmes and approaches complement each other; optimise expertise and experience; and maximise resources while closely aligning with our Council and Community Plans, and national and local policies and strategies.
- 3.7 Targets within Renfrewshire's Plan for Net Zero which are relevant to Public Bodies Climate Change Duties are outlined in the report in line with reporting requirements.

4. Renfrewshire Council's Annual Report 2022-23: Key Highlights

Corporate Emissions, Targets and Project Data

- 4.1 In the reporting year running from 1st April 2022 to 31st March 2023 the total emissions for Renfrewshire Council for 2022-23 were 19,513.69tCO₂e – a decrease of 4,050tCO₂e (a 17.2% reduction) compared with 2021-22. The total emissions for 2022-23 was made up of 11,879.35tCO₂e of scope 1 emissions; 5,112.76tCO₂e of scope 2 emissions; and 2,521.58tCO₂e of scope 3 emissions.
- 4.2 Overall, Renfrewshire Council's total annual emissions have reduced by 34,015tCO₂e – a reduction of 63.6% - when comparing the baseline year of 2012-13 with 2022-23.
- 4.3 Scope 1 emissions are from sources owned or controlled by the Council (e.g. natural gas use; petrol and diesel in Council fleet); Scope 2 emissions are indirect emissions from purchased electricity (including electricity for buildings, streetlights, CCTV and electric vehicle fleet); and Scope 3 emissions are those emissions that we are indirectly responsible for as a consequence of our activities but sources are not owned or controlled by the organisation (e.g. business travel, electricity transmission and distribution losses and household and waste collection and disposal).
- 4.4 The COVID-19 pandemic had a major impact on Council operations; service delivery; and ways of working across the Council, as well as impacting the behaviour of households and businesses during 2020-21 and 2021-22. This disruptive impact has made it difficult to compare values across years in some cases.

- 4.5 2022-23 has seen reduced disruption from the impacts of the pandemic in relation to service delivery, although impacts on emissions can still be seen, for example around 27% of the FTE workforce operating hybrid working arrangements. 2022-23 is only the second year that homeworking emissions have been included and there has been a refinement to the methodology in the calculation, placing a higher emissions factor on this activity compared with last year, to ensure alignment with the UK WFH (working from home) emissions factor.
- 4.6 With the return of staff to buildings on multiple days per week, emissions for home working showed a slight decrease from 2021-22, but there was an increase in consumption in other related areas, such as an increase in gas consumption in public buildings compared with the previous year.
- 4.7 Of the 28 sources of emissions featured in the report, Renfrewshire Council saw a decrease in emissions in 23 sources, with an increase in only 4 – natural gas, diesel, LPG and glass recycling. 3 of these 4 areas of increase (comparing with 2021-22) were in the Council's Scope 1 emissions.

Scope 1 Emissions:

- 4.8 There was a 3.1% increase in natural gas consumption compared with 2021-22. This may be due to a couple of key factors – staff returning to buildings and so an increased base heating requirement; as well as the impact of the prolonged spell of low temperatures in December 2022, where an Arctic Maritime airmass brought hard frosts and daytime temperatures struggled to rise above freezing for 10 days. The gas use will continue to be monitored at building level to identify potential areas to improve efficiency and enable reductions.
- 4.9 2022-23 saw a slight increase in litres of diesel consumed alongside an increase in emission factor for diesel (but a decrease in litres of petrol consumed). This led to an increase of 180.76tCO₂e emissions diesel (a 6% increase) and a decrease of 2.06tCO₂e emissions petrol (a 2.5% decrease). Again, this area of increase will be closely monitored to monitor the factors influencing this and potential to enable reductions.
- 4.10 LPG saw an increase in 2022-23 compared with 2021-22 (where 2021-22 had seen a significant decrease). However, this is from a very low base (626 litres used in 2022-23 compared with 384 litres in 2021-22) and is a 35% decrease on the 2020-21 figure of 960 litres. The increased emissions in 2022-23 as a result of LPG was 0.37tCO₂e in the context of a total reduction of 4,050tCO₂e across all Council emissions.
- 4.11 Gas oil consumption in 2022-23 was around 1/3 of the previous year's use and saw a reduction in emissions of 181.65 tCO₂e in 2022-23.
- 4.12 The increase in natural gas emissions of 239.42 tCO₂e; diesel emissions of 180.76tCO₂e; and LPG emissions of 0.37tCO₂e, alongside slight decreases in petrol consumption (2.06 tCO₂e) and a decrease in gas oil emissions of 181.65 tCO₂e resulted in an **overall increase in scope 1 emissions of 236.95tCO₂e** in 2022-23 compared with 2021-22 (a 2% increase).

Scope 2 Emissions

- 4.13 Although grid electricity consumption rose by 3.4% (from 25,451,513kWh in 2021-22 to 26,438,941kWh in 2022-23), **scope 2 emissions fell by 291.34tCO₂e** in 2022-23 compared with 2021-22 due to the increased decarbonisation of the grid (a 5.7% decrease). The electricity consumption increase compared with the previous year again appears to be linked with staff returning to buildings, but is likely to also be linked to increased electric vehicle charging across the public estate. In addition, the AMIDS district heating site is now operational and the electricity figure also includes the increased load as a result of this. Areas of increase will be monitored to identify potential energy efficiency improvement and potential for reduction in consumption.

Scope 3 Emissions

- 4.14 In 2022-23, **scope 3 emissions fell by 3,996.52tCO₂e** in comparison with 2021-22 (a 61.3% decrease). There was a decrease across all Scope 3 reporting areas, with the exception of glass recycling. The increase in tonnages of glass being recycled leads to an increase in emissions – recycling has fewer emissions than sending waste to landfill, but there are still emissions associated with recycling waste and so increases in levels of recycling leads to an increase in emissions for these reporting categories. There were also significant decreases in municipal and commercial and industrial waste to landfill compared with 2021-22.

Adaptation

- 4.15 Renfrewshire Council has a proactive approach to managing current and future risks associated with climate change. Climate related risks and vulnerabilities are recorded in the Corporate Risk Register as well as being reflected within the relevant service plans.
- 4.16 The Council has a range of adaptation strategies and action plans outlined within the Public Bodies report and adaptation projects in 2022-23 have included:
- 13 delivered biodiversity area sites following consultation, using species-rich grassland and semi-natural woodland to sequester carbon;
 - working with partners on bringing to design stage peatland restoration at West Tandlemuir Farm in Clyde Muirshiel Regional Park; and
 - exploring the feasibility of restoring the Candren Burn catchment in Ferguslie Park, in partnership with SEPA and the Green Action Trust.

Procurement

- 4.17 Renfrewshire Council as a contracting authority has developed a range of policies and strategies to ensure compliance with the sustainable procurement duty under section 8 (2) of the Procurement Reform (Scotland) Act 2014, the Climate Change (Scotland) Act 2009 and the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015. The Sustainable Procurement Strategy (approved on 8 June 2016 by the Procurement Sub Committee) aligns to statutory requirements as well as the key strategic priorities of the Council.

- 4.18 The Council's Corporate Procurement Strategy aligns to the Council's aspiration to contribute to reducing our impact on climate change to make Renfrewshire's economy and communities as sustainable as possible. Our policies take account of the recognition that public procurement in Scotland can drive change and build responsible supply chains, helping to tackle the climate emergency, reduce emissions, minimise waste and allow for re-use or recycling wherever appropriate.
- 4.19 In order to ensure that Suppliers are fully aware of the commitment to climate change duties, clear instructions and clauses are incorporated in the Invitation to Tender documents.

5. Next Steps

- 5.1 Following approval, Renfrewshire Council's annual Public Bodies Climate Change Duties report for 2022-23 will be submitted to the Scottish Government ahead of the 30th of November 2023 deadline as per statutory requirements.
- 5.2 Regular updates will be provided to the Board on the further development of the Plan for Net Zero and its ongoing implementation as we progress the delivery phase of the Plan.

Implications of the Report

1. **Financial** – none.
2. **HR & Organisational Development** – none.
3. **Community/Council Planning** – the report details a range of activities which reflect the refreshed community planning themes and also the new Council Plan 2022-2027.
4. **Legal** - none.
5. **Property/Assets** – section 3 within the report in Appendix 1 details carbon emissions related to the Council estate.
6. **Information Technology** – none.
7. **Equality and Human Rights** - the Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report because it is for noting only. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health and Safety** – none.
9. **Procurement** – sections 4.17 – 4.19 highlight the important role of sustainable procurement practice in helping to meet the organisation's climate ambitions and this is further evidenced in the appendix under section 5.
10. **Risk** – as noted in section 4.15, climate related risks and vulnerabilities are recorded in the Corporate Risk Register as well as being reflected within the relevant service plans.

11. **Privacy Impact** – none.
 12. **COSLA Policy Position** – this work aligns with COSLA's current work alongside the Scottish Government in response to the climate emergency.
 13. **Climate Risk** – this report details progress made by Renfrewshire Council in response to the climate emergency during 2022-23.
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Appendix 1: Renfrewshire Council Public Bodies Climate Change Duties Report 2022-23

List of Background Papers:

None

Author: Roz Smith, 01414871545

PART 1: PROFILE OF REPORTING BODY

1(a) Name of reporting body

Renfrewshire Council

1(b) Type of body

Local Government

1(c) Highest number of full-time equivalent staff in the body during the report year

6,500

1(d) Metrics used by body:

Metric	Units	Value
Population size served	Population	183,800

1(e) Overall budget of the body: Specify approximate £/annum for the report year.

Budget	Budget Comments
£505,934,000	Unaudited Accounts

1(f) Report type: Specify the report year type

Report Type	Report Year Comments
Financial	1 st April 2022 to 31 st March 2023

1(g) Context: Provide a summary of the body's nature and functions that are relevant to climate change reporting.

The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 committed Scotland to become net zero by 2045, with the Public Bodies Climate Change Reporting Duties placing a legal requirement on public bodies to set target dates for zero direct emissions and indirect emission reductions; report on how spending and resource will contribute to these targets; and report on the body's contribution to Scotland's Climate Change Adaptation Programme.

The climate change report submitted in November 2023 for 2022/23 will be the ninth mandatory submission by Renfrewshire Council, as required by public bodies. Renfrewshire Council recognises the importance of leadership in the response to the climate emergency. The Council is a large employer in the area and owns a large number of assets – made up of land and a large property portfolio, including around 12,500 housing stock – and the Local Authority area has a rising population. While the emissions baselining work that was carried out in 2021-22 highlighted that the Council makes up only 2.5% of the area's total emissions, we recognise that as a local authority we can influence emissions in areas including planning, buildings, housing, education, energy, transport and waste. It is estimated that local authorities can influence around 33% of an area's emissions through sectors that are directly shaped by local authority practice, policy or partnerships.

Renfrewshire Council provides a range of high quality public services that are relevant to climate change reporting. Policy decisions made by the Council have the ability to build resilience against the impacts of climate change across the whole area through adaptation as well as shaping Renfrewshire's future emissions reductions on our journey to net zero through mitigation, with work programmes including:

- publication of our Plan for Net Zero, outlining how we will work towards net zero by 2030 and how the Council will lead and enable a just transition under 5 themes (clean energy; sustainable transport; circular economy; connected communities; and resilient place)
- investing £1M in our Climate Change Action Fund to support innovative climate projects and initiatives across Renfrewshire which build on transformative projects that the Council have already delivered across our operations and which can be replicated across the area
- working with our local communities, community planning partners and stakeholders to prioritise climate action based on local needs, identify barriers to taking action in order to find solutions; and identify opportunities for partnership working
- planning policies and guidance that strategically sets out how the Renfrewshire area will be developed in the future and ensuring people can easily access goods, services and social connections easily (e.g. development of 20 minute neighbourhoods) and building standards inspections to ensure regulations are being adhered to

- local housing strategy and strategic housing investment plan to ensure energy efficient housing and affordable warm homes, met increasingly by renewable heat and power
- local transport strategy including development of active travel networks to increase walking, wheeling and cycling; working with public transport partners to enhance public transport provision; and implementing low carbon infrastructure including electric vehicle charging infrastructure to assist the modal shift to low carbon vehicles
- a comprehensive waste and recycling collection service for residential and commercial customers to enable increased recycling and initiatives to divert waste from landfill and increase reuse and recovery
- large-scale investment in demonstrator projects, e.g. AMIDS district heating network, providing low carbon heating to local businesses at the Advanced Manufacturing Innovation District Scotland (AMIDS)
- a strategic review of all the buildings we own to ensure more efficient use: minimising energy consumption; reducing energy waste; and maximising energy efficiency
- investing in energy programmes across our assets, e.g. LED streetlight conversion; solar PV and biomass systems; and energy efficiency programmes
- low carbon travel opportunities for staff, including an EV fleet replacement programme of pool cars and light vans and a cycle to work scheme to encourage active travel
- increasing biodiversity, reforestation and natural flood management across the area

In addition to our climate change duties, Renfrewshire Council has made clear commitments to climate action across the 5 themes of the Plan for Net Zero, which embeds climate change within organisational decision making. We have carried out extensive stakeholder engagement to ensure everyone can be involved in the design and delivery of the Plan for Net Zero, with a commitment from the Council to lead by example and to publish results annually in order to increase accountability and transparency; and raise awareness to make it easier for the public to track progress and monitor the actions Renfrewshire Council is taking to reduce emissions and the impacts of these actions, as part of Renfrewshire's collective journey to net zero.

Governance and Management

2(a) How is climate change governed in the body?

Council and Boards April 2022 to March 2023

The Council's agreed framework for decision making and policy development is based on a series of Policy Boards. In addition to Full Council; Leadership Board; Audit, Risk and Scrutiny Board; Regulatory Functions Board; and Cross Party Sounding Board, the Council also operates the following thematic policy boards that reflect policy priorities rather than Council service structures. The policy boards during 2022/23 were:

- Communities & Housing Policy Board
- Economy and Regeneration Policy Board
- Education and Children's Services Policy Board
- Emergencies Board
- Finance, Resources and Customer Services Policy Board
- Infrastructure, Land and Environment Policy Board
- Investment Review Board
- Planning and Climate Change Policy Board

Each of these Policy Boards has initiatives and strategies that contribute to the Council's target of working towards net zero by 2030. A Climate Change Sub-Committee was established following the Council's climate emergency declaration to take forward climate action, chaired by the Leader of the Council and including representation from all political parties. Following the May 2022 local government elections, the remit for climate change moved under a newly created Planning and Climate Change Policy Board, reflecting the administration's focus on this key area.

Key Partnerships April 2022 to March 2023

In addition to the Council's policy boards, the Councils in the Glasgow and Clyde Valley area work together with the City Region to prepare the Regional Spatial Strategy; and the Renfrewshire Health and Social Care Integration Joint Board assumes responsibility for the planning and delivery of integrated services.

Renfrewshire Council also works closely with Community Planning Partners to bring together the collective talents and resources of public services and communities to drive positive change on local priorities. It focuses on where partners' collective efforts and resources can add most value for local communities, with a particular focus on reducing inequalities.

Renfrewshire Council is part of the largest collaboration of a joint waste processing facility in Scotland, as part of the Clyde Valley Residual Waste Project (partnering with North Lanarkshire, East Dunbartonshire, East Renfrewshire and North Ayrshire Councils), with contractual responsibilities for residual waste tonnages and energy from waste built in as part of this project.

As part of Climate Ready Clyde, we work collaboratively in partnership with 13 member organisations to create a shared vision, producing Glasgow City Region's Adaptation Strategy and Action Plan which will build a more resilient, prosperous and just Glasgow City Region.

Renfrewshire is part of the Strathclyde Partnership for Transport, the largest of Scotland's seven regional transport partnerships.

2(b) How is climate change action managed and embedded in the body?

Renfrewshire Council has developed strong governance to lead by example and take action to tackle climate change. The Planning and Climate Change Policy Board remit includes matters relative to Climate Change; Building Standards; Development Management; Development Planning; Planning and the Strategic Development Plan. The Board provides oversight and scrutiny of the Council's response to the climate emergency and specifically the progress being made towards net zero carbon emissions for both the Council as an organisation and the Renfrewshire area as a whole.

The Council's Corporate Management Team (CMT) is comprised of senior staff from all service areas and meets on a weekly basis. Although matters relating to climate change adaptation and mitigation are not the sole focus of this group, operations, projects, programmes, policies and strategies from across the collective areas of responsibility contribute to the Council's overall emissions and performance in relation to the Council Plan; Community Plan; and the Plan for Net Zero are considered by the CMT. Baseline and monitoring of emissions (for both the Council as an organisation and the Renfrewshire area as a whole) and the contributions across service areas to emissions reductions are also considered at CMT, alongside the financial implications. Specific officers whose remit includes climate change adaptation and mitigation are outlined below.

In reporting year 2022-23, the Council's Head of Policy and Commissioning was the main strategic lead for the Council's response to the climate emergency. With the Council's focus on the response to the climate emergency, a restructure led to the creation of a Head of Climate, Public Protection and Roads in February 2023 with responsibility for driving progress going forward.

A Climate Emergency Lead Officer started in post within the Chief Executive's service in September 2021 to coordinate the Council's overall strategic climate programme and develop Renfrewshire's Plan for Net Zero.

Additional roles which focus on environmental issues include:

- a Green Economy Officer (who sits in the Economy and Development team within the Chief Executive's service) with a focus on developing the response to the climate emergency from an economic development point of view and helping Renfrewshire's businesses develop a just transition to greener ways of working
- a Tree and Woodland Officer to support woodland management across Renfrewshire
- a Biodiversity Officer to support and enhance biodiversity, nature and wildflower habitats, supporting the Council's commitment to the Edinburgh Declaration on Biodiversity
- a Transport Infrastructure Officer, with a focus on active travel projects
- a dedicated Climate Emergency Advisor within the Council's procurement team, ensuring sustainable procurement practice is embedded in the procurement team and across services to guide all future activities and exploring opportunities for procurement to support with the delivery of our climate goals and our community wealth building aspirations for our local economy, and working with internal stakeholders and colleagues in the wider public sector to help establish a clear framework for monitoring progress and for managing contracts to demonstrate the delivery of our sustainability outcomes
- in September 2023, a Climate and Public Protection Manager was appointed – this is outwith this reporting year, but shows the commitment of the Council to progress in this area in the years ahead

The climate emergency is included in the Council's Risk Register with a Risk Owner allocated (with both Likelihood and Impact combining to give a High risk score evaluation). The Risk Statement, Controls and Actions are all monitored at each Board cycle.

Carbon Literacy training has started to be rolled out, with the initial cohorts of Council officers completing the Carbon Literacy Project training, as well as a session for Elected Members, and future cohorts to be rolled out.

Strategy

2(c) Does the body have specific climate change adaptation objectives in its corporate plan or similar document?

Wording of Objective	Name of Document	Document Link
<p>Renfrewshire Council Plan 2022-2027: provides organisational direction, ensuring that the key strategic priorities of the Council translate into specific actions within service improvement plans. This provides a 'golden thread', illustrating the role all Council services play in delivering these objectives. The Plan sets out the vision of "Creating a fairer Renfrewshire built on innovation, wellbeing and opportunity" with 5 strategic outcomes (with strategic outcome 4 directly relating to the climate emergency and the Council's related activity at a local level). There is also a cross cutting theme, improving outcomes for children and families which underpins each of the 5 strategic outcomes:</p> <ul style="list-style-type: none"> • Place: working together to enhance wellbeing across communities • Economy: building an inclusive, green and resilient economy • Fair: nurturing bright, happy and healthy futures for all • Green: leading Renfrewshire to Net Zero • Living Our Values: making a difference together 	<p>Renfrewshire Council Plan: Creating a fairer Renfrewshire built on innovation, wellbeing and opportunity 2022-2027</p>	<p>Renfrewshire Council Plan 2022-2027</p>
<p>Service Improvement Plans: Each Council service has Service Improvement Plans which contain a range of actions and activities which align with reducing corporate emissions and help the Council meet its climate change targets, with key actions grouped under the 5 themes of the Council Plan as outlined above.</p>	<p>Service Improvement Plans</p>	<p>Environment & Infrastructure Service Improvement Plan 2022-25 Chief Executive's Service Improvement Plan 2022-25 Finance and Resources Service Improvement Plan 2022-25 Children's Services Service Improvement Plan 2023-26 Communities and Housing Service Improvement Plan 2022-25</p>
<p>The Community Plan's aim is: "working together to make Renfrewshire a fairer, more inclusive place where all our people, communities and businesses thrive". Addressing the climate emergency on a partnership basis, is a key area of focus identified within the refreshed Community Plan. There are 3 key areas of focus for the remainder of the Plan to deliver 12 priority actions. The 3 x focus areas are supporting low-income families; tackling health inequalities; and addressing the climate emergency, under the themes Thriving; Well; Fair; and Safe.</p>	<p>Renfrewshire's Community Plan 2017-2027 (2022 refresh at mid-point)</p>	<p>Renfrewshire's Community Plan 2017-2027</p>

2(d) Does the body have a climate change plan or strategy?

Yes. [Renfrewshire's Plan for Net Zero](#): Working towards net zero by 2030 for both the Council as an organisation and the Renfrewshire area as a whole. The Plan for Net Zero sets out objectives and actions required to end Renfrewshire's contribution to climate change within a generation to ensure a safer, healthier, greener and fairer place for everyone to live, work and spend time in.

The design and development of the Plan took a grassroots approach, with extensive engagement combined with our emissions baselining to produce a robust evidence base that led to the 5 key themes: clean energy; sustainable transport; circular economy; connected communities; and resilient place. Each of the themes has priority areas as well as actions that the Council will undertake to lead and enable change.

2e Does the body have any plans or strategies covering the following areas that include climate change?

Topic area	Name of document	Time period covered	Comments
Adaptation	Glasgow City Region's Adaptation Strategy and Action Plan	2020-2025	As part of Climate Ready Clyde, we work collaboratively in partnership with 13 member organisations to create a shared vision, strategy and action plan. This has produced Glasgow City Region's Adaptation Strategy and Action Plan which will build a more resilient, prosperous and just Glasgow City Region.
	Renfrewshire Local Development Strategic Environmental Assessment	2021-2026	The purpose of the Renfrewshire Local Development Plan Strategic Environmental Assessment was to assess throughout the preparation process of the Renfrewshire Local Development Plan 2021 how the Plan might have positive or negative effects on the environment and to consider how potential environmental impacts could be avoided, reduced, mitigated or enhanced. The process ensured that the environment was given the same level of consideration as social and economic factors when preparing the Plan. As the Council begins work on its 3 rd Local Development Plan it will also be subject to a Strategic Assessment process which will ensure the next Plan encourages, promotes and facilitates development that helps address the global climate emergency and nature crisis.
	Civil Contingencies Service	Ongoing	Civil Contingencies Service: a proactive approach to managing current and future risks associated with climate change. Joint service with Renfrewshire, East Renfrewshire, Inverclyde and West Dunbartonshire council areas.
	Clyde and Loch Lomond Local Plan District Flood Risk Management Strategy	2022-2028	The Strategy describes an agreed ambition for managing flooding and the priority of actions to be taken forward to deliver this. An updated Flood Risk Management Plan was published in December 2021 and covers the period 2022-2028. The Flood Risk Management Plan identifies the Potentially vulnerable areas based on potential or future risk from all sources of flooding. 4 of these potentially vulnerable areas are within Renfrewshire (White Cart Water Catchment; Black Cart Water Catchment; Gryffe Catchment; and Clyde South and Bishopton).
Business Travel	Sustainable Travel Planning	Ongoing	Sustainable Travel Planning Project: strategy to encourage staff to consider the Sustainable Travel Hierarchy to reduce the impact on the environment, increase the use of electric vehicles, promote active travel for shorter staff journeys and encourage more efficient ways of travel. Includes Sustainable Travel Staff Guidance to encourage and support more efficient travel by employees to reduce corporate emissions. Actions, targets and metrics also included in the Plan for Net Zero under Sustainable Transport theme.
Staff Travel	Sustainable Travel Planning	Ongoing	Sustainable Travel Planning Project: strategy to encourage staff to consider the Sustainable Travel Hierarchy to reduce the impact on the environment, increase the use of electric vehicles, promote active travel for shorter staff journeys and

			encourage more efficient ways of travel. Includes Sustainable Travel Staff Guidance to encourage and support more efficient travel by employees to reduce corporate emissions. Actions, targets and metrics also included in the Plan for Net Zero under Sustainable Transport theme.
Energy efficiency	Renfrewshire's Plan for Net Zero	2022-2030	Actions, targets and metrics included in the Plan for Net Zero under Clean Energy theme.
Fleet transport	Renfrewshire's Plan for Net Zero	2022-2030	Actions, targets and metrics included in the Plan for Net Zero under Sustainable Transport theme. A fleet strategy aligning with targets within the Plan for Net Zero is being developed in 2023-24.
ICT	Renfrewshire's Digital Strategy	Ongoing	Supporting areas of work have been prioritised into five workstreams: 1. Tackle digital exclusion by removing the barriers to Digital Participation. (Digital Citizen) 2. Enable digital participation through provision of a strong digital infrastructure of Connectivity. (Digital Foundations) 3. Becoming an efficient, effective and sustainable council by developing our Digital Public Services. (Digital Council) 4. Contribute towards our Plan for Net Zero by 2030 through initiatives such as Green Print Strategy projects i.e. Managed Print Service, Hybrid Mail, E-Billing* etc. (Digital Foundations) 5. Migrated to more greener and sustainable ways of working via our cloud hosted data centre, further reducing our data centre footprint as part of the Infrastructure as a Service adoption (Digital Foundations) Both the Digital Strategy and the Customer Services Strategy are to be reviewed over the course of 2023-24
Renewable energy	Renfrewshire's Plan for Net Zero	2022-2030	Actions, targets and metrics included in the Plan for Net Zero under Clean Energy theme.
Sustainable/renewable heat	Renfrewshire's Plan for Net Zero	2022-2030	Actions, targets and metrics included in the Plan for Net Zero under Clean Energy theme.
Waste Management	Renfrewshire Council Waste Policy	Ongoing	Household Waste and Recycling Policy. Actions, targets and metrics also included in the Plan for Net Zero under Circular Economy theme.
Water and sewerage	Renfrewshire's Plan for Net Zero	2022-2030	Actions, targets and metrics being developed as part of Phase 2 of Renfrewshire's Plan for Net Zero.
Land Use	Renfrewshire Council Food Growing Strategy 2020-25	2020-2025	Renfrewshire Council Food Growing Strategy 2020-25: includes actions and objectives that align with reducing area-wide emissions associated with food production and transport of food. Actions, targets and metrics related to land use also included in the Plan for Net Zero under Connected Communities and Resilient Place themes.
	Renfrewshire Biodiversity Action Plan	2023-2027	A refresh of the Renfrewshire Biodiversity Action Plan, covering the years 2023 – 2027, has reached the consultative draft stage, with a view towards Council approval in January 2024 and adoption by all the Biodiversity Partner organisations active in Renfrewshire. Actions, targets and metrics related to land use also included in the Plan for Net Zero under Connected Communities and Resilient Place themes.
	Renfrewshire Local Development Plan 2	2021-2026	The Renfrewshire Local Development Plan promotes and supports measures to reduce and mitigate the effects of climate change area-wide. The Plan includes objectives and actions on climate change mitigation and adaptation in the design of new development, incorporating renewable or low carbon energy technology into the development to assist in tackling climate change through reductions in carbon emissions. The Plan has a specific Policy I4: Renewable and Low Carbon Energy

			Developments which supports development of renewable and low carbon energy generating technologies to help achieve the Scottish Government's renewable energy targets in relation to electricity and heat demand. Actions, targets and metrics related to land use also included in the Plan for Net Zero under Connected Communities and Resilient Place themes
	Forestry and Woodland Strategy for the Glasgow City Region	2020-2040	The aim of the Strategy is to guide woodland expansion and management of woodlands in the Glasgow City Region, providing a policy and spatial framework to optimise the benefits for the local economy, communities and the environment. This includes taking account of: <ul style="list-style-type: none"> • the Climate Emergency • the role of woodland in supporting biodiversity • progress on climate change adaptation and mitigation, including the role of woodland for carbon sequestration • the role of woodland in Natural Flood Management; and • the role of woodland in carbon sequestration
	Vacant and Derelict Land Strategy 2022	2022-2024	The Renfrewshire Vacant and Derelict Land Strategy (2022) was approved by the Council's Planning and Climate Change Policy Board on 14 th June 2022. The strategy uses the information gathered from annual monitoring and analysis of land supply to provide an evidence base to support the formulation and allocation of land within the Local Development Plan. The Vacant and Derelict Land Strategy identifies a number of actions to promote the redevelopment and/or re-use of brownfield and previously used land to enhance places and support sustainable economic growth.
Other (please specify in comments)	Renfrewshire Council Procurement Strategy	2020-2023	Renfrewshire Council Procurement Strategy: supporting net zero by 2030 and a drive towards sustainability is at the heart of strategic goals and reflected in our sustainable procurement policy. This strategy is currently being refreshed. Actions also included in the Plan for Net Zero under Circular Economy and Connected Communities themes.
Other (please specify in comments)	Renfrewshire Cycling Strategy 2016-2025	2016-2025	Sustainable Transport: to increase active travel and get people cycling more often to cut emissions area-wide. Actions, targets and metrics for active travel (and reduction in car miles) also included in the Plan for Net Zero under Sustainable Transport theme.
Other (please specify in comments)	Local Transport Strategy	2017 Update Updated LTS to follow	Sustainable Transport: to provide a range of transport options and actions to assist with tackling climate change, with a focus on reduction in carbon emissions on an area-wide basis. Actions, targets and metrics also included in the Plan for Net Zero under Sustainable Transport theme.
Other (please specify in comments)	Renfrewshire Core Paths Plan 2022	2022 onwards	Sustainable Transport: to provide opportunities for active travel, particularly to schools and places of employment and reduce emissions on an area-wide basis. Actions, targets and metrics for active travel and core paths (as well as reduction in car miles) also included in the Plan for Net Zero under Sustainable Transport theme.
Other (please specify in comments)	Renfrewshire Strategic Housing Investment Plan	2023-2028	Renfrewshire Strategic Housing Investment Plan sets out how the investment in affordable housing will be targeted to meet the strategic priorities of the Local Housing Strategy. This includes climate change adaptations, ensure homes are energy efficient and fuel poverty is minimised; using innovative energy efficient development; and will actively target reduced carbon emissions from development activity and will target net zero emissions from new build development over the next few years on an area-wide basis.

Other (please specify in comments)	Draft Local Housing Strategy	2023-2028 has been out for consultation and now will go to Board for approval	<p>The proposed Strategic Priorities within the draft Local Housing Strategy 2023-2028 are:</p> <p>Strategic Priority 1: The supply and delivery of housing is increased across all tenures to meet the housing needs of different groups and create attractive and sustainable places</p> <p>Strategic Priority 2: People live in high quality, well-managed homes in sustainable neighbourhoods</p> <p>Strategic Priority 3: Address the challenges of the climate emergency, delivering homes that are warm, energy efficient and fuel poverty is minimised</p> <p>Strategic Priority 4: Prevention of homelessness and providing support for those in housing need</p> <p>Strategic Priority 5: People can live independently for as long as possible in their own home and the different housing needs of people across Renfrewshire are being met</p>
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2(f) What are the body's top 5 priorities for climate change governance, management and strategy for the year ahead?

1. Detailed Phased Road Map to 2030: we will look strategically and holistically across the whole Renfrewshire area to identify opportunities and solutions and to set targets, which will be highlighted in the form of a road map with to aid communication with all our stakeholders. The detailed Net Zero road map will be broken down into clear annual phasing and will highlight the interim carbon emissions reduction target for each year and will show how the Renfrewshire area as a whole, and Renfrewshire Council as an organisation, will fare in relation to these targets if the proposed interventions and projects are implemented. The target setting will take into account both national and local policies and will outline the actions that can be taken to meet our long-term and near-term targets.

2. Quantified Delivery Plans: we will set out costed, area based phased delivery plans with benchmark capital costs for each period of the Net Zero road map and will quantify and consider all impacts of the proposed delivery plans. The Plan for Net Zero will deliver multiple outcomes simultaneously (not all of which can be monetised, e.g. carbon reduction, fuel poverty alleviation, job opportunities). We will undertake area-based socio-economic impact assessments to identify and evaluate direct and indirect impacts and benefits of the proposed strategic interventions and projects to be implemented through the Plan for Net Zero. Viable and replicable projects and low regret options will be prioritised, and appropriate zones for priority area-based delivery programmes will be designated across the Renfrewshire area.

3. Verifying, adopting and updating our emissions modelling tool: we will quantify the impact of the phased actions, to inform future targets and present data in an interactive way. Good quality data is key in order to track proportional progress to net zero. Updating the tool in line with the road map as projects are implemented or as new technologies arise will give a running total of carbon savings within each phase, correlating with amounts of sequestration required in order to work towards net zero by 2030. It will also enable us to measure the impacts of implementing different projects so we can prioritise using agreed weightings.

4. Developing a carbon budget for Renfrewshire Council: and encouraging other organisations across the Renfrewshire area to prepare carbon reduction plans. Setting an annual carbon budget works in the same way as setting a financial budget and will help us to meet our net zero targets as an organisation. Identifying our emissions by service area will be key in improving our understanding of how our emissions relate to the services we provide and the reductions we need to aim for in order to adapt to delivering the same high quality local services in a way that is fit for a resilient, net zero future. We recognise that delivering the carbon budget will require investment and changes to the way in which resources are deployed, but believe that an annual carbon budget and trajectory, calculated in line with each financial year, will contribute to keep us on track to reaching our net zero target as an organisation. As part of the carbon budget, we will identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; optimise local supply chains; and identify areas where we can reduce carbon in the products and services we buy through innovative procurement.

5. Developing an Adaptation Plan for Renfrewshire: Developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening, as well as prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and our local environment.

Running concurrently with these actions, consultation with all stakeholders is essential across all phases in the design and delivery of the Plan for Net Zero. Two-way communication channels will remain in place as projects and activities are implemented to ensure everyone is informed of progress and can provide feedback on our collective journey to net zero. This will include:

- focused engagement to identify barriers for our citizens and local businesses in order to find solutions and ensure everyone benefits from the transition to net zero;
- stakeholder engagement with key groups, such as housing developers, energy companies and network providers; transport providers; land management agencies; and education and training providers, not only to understand their influence but also their role in progressing to net zero; and
- internal engagement to identify and optimise opportunities, identify gaps and overlaps and to prioritise actions collectively.

2(g) Has the body used the Climate Change Assessment Tool (a) or equivalent tool to self-assess its capability / performance?

Yes. In recognition of the importance of a robust evidence base and in order to identify our highest areas of emissions to prioritise action and the key areas we need to focus on to reach net zero, Renfrewshire Council worked with external technical expertise to complete an emissions baseline and trajectory to 2030 for Renfrewshire Council as an organisation, and Renfrewshire area as a whole. 2014-15 was used as the baseline year (used due to it being the pilot year of PBCCD reporting to enable the same reporting format/data for the whole time period to date). This will also ensure we can measure progress to net zero in an open and transparent way.

The baselining evidence showed that Renfrewshire Council makes up 2.49% of the area's total emissions. Renfrewshire Council's greenhouse gas emissions for 2018-19 were estimated to be 22.3ktCO_{2e}. Renfrewshire Council emissions are dominated by buildings that we are responsible for (67%). The most significant emissions source is school buildings (47%) which is also the largest element of our estate, with community buildings at 13%, operational buildings (5%) and other buildings (2%). Total Council emissions decreased by 39% between 2014-15 and 2018-19. A significant factor was the streetlighting LED conversion, completed 2017, leading to a 79% reduction in streetlighting emissions.

For Renfrewshire area as a whole, emissions were broken down by sector (transport, residential, etc.) and by fuel type (electricity, gas, road fuel) to identify our key emission sources and so we can model the impact of decarbonisation actions we take. Data showed that transport is currently the biggest source of emissions in the Renfrewshire area at 34%, with residential fuel use at 29% (residential electricity makes up 7% of the area's total emissions; gas/other fuels is 22%) and commercial and industrial fuel use 29% (commercial and industrial electricity makes up 13% of the area's emissions; commercial and industrial gas/other fuels at 16%).

Baselining our area emissions and estimating the trajectory of future emissions using both a business as usual (worst case) and a tailwind (best case) scenario to 2030, provided clarity on the challenges; the key areas and activities that we need to focus on; as well as the scale of action needed in order to work towards net zero by 2030. This increased understanding of our climate targets will also help to inform current and future policy and ensure that the climate emergency is at the forefront of decision making.

As part of the baselining exercise, an emissions modelling tool was developed which will be updated as projects and interventions are implemented and published annually allowing us to report progress on carbon reduction in an open and transparent way. The first update of the emissions modelling tool is due in November 2023.

2(h) Supporting information and best practice

In developing Renfrewshire's Plan for Net Zero, we worked with residents and communities, local public, private and third sector and community planning partners to identify priority areas of focus; barriers to making changes; and solutions to enable action. Engagement is an iterative process and have now completed another round – which started with a Community Climate Conversation (June 2023) to hear more on community priorities and project ideas, what they would like to see in local areas as well as challenges they face. This was followed by a key stakeholder organisation event - with local, regional and national organisations including community planning partners, local housing associations, Scottish Power, Scottish Gas, Scottish Water, Transport Scotland, UWS and all 8 Glasgow City Region local and neighbouring authorities to understand their influence and their role in progressing to net zero as well as partnership working opportunities. The final event was an internal workshop, with attendance from 70 officers across all Services, linked to the information from the previous 2 events. We are continually looking to combine carbon reduction with other strategic priorities such as social renewal as well as identifying how embed new ways of working and positive behaviour changes to reduce emissions in our daily operations and this event identified additional opportunities to work collaboratively to continue to deliver services high quality local services in a way that helps us towards net zero, as well as projects and interventions that could work towards a range of co-benefits.

To raise awareness of impacts on emissions of our everyday activities and operations as an organisation, and the ability to influence and reduce emissions, we have started rolling out carbon literacy training, starting within the Policy and Commissioning team. Climate Ready Clyde delivered a workshop on adaptation for Glasgow City Region Elected Members, and a net zero development session took place as part of ongoing Members' training in August 2023.

Strategic Housing Investment Plan: As part of the Affordable Housing Supply Programme process, local authorities are required to prepare and update a Strategic Housing Investment Plan which sets out how investment in affordable housing will be targeted to meet the strategic priorities of their Local Housing Strategy and supporting the delivery of the right homes in the right places. The Scottish Government's Housing to 2040 Strategy includes a target to provide 110,000 affordable homes over a 10-year period to 2032, with at least 70% being for social rent. Renfrewshire's Strategic Housing Investment Plan reflects this ambition within its programme of affordable housing developments, maximising the use of grant funding from the Scottish Government.

The Strategic Housing Investment Plan is updated on an annual basis, with the draft Renfrewshire Strategic Housing Investment Plan for 2024 to 2029 currently being consulted on. The final Plan will be presented to the Communities and Housing Policy Board in October 2023, in advance of submission to the Scottish Government.

The Renfrewshire Strategic Housing Investment Plan supports the development of safe, energy efficient homes that meet people's needs and contributes to the creation of sustainable, thriving communities. New build homes within the Strategic Housing Investment Plan, will be built to maximise energy efficiency and actively target carbon emissions through the inclusion of greener measures at house design stages, supported by additional 'quality measure' funding benchmarks as applicable. In addition the introduction of the New Build Heat Standard from 1 April 2024 will require new buildings applying for a building warrant use zero direct emissions heating systems, meaning that systems such as gas boilers will no longer be installed in new homes and instead replaced with climate-friendly alternatives such as heat pumps and heat networks.

A key element of the delivery of the Renfrewshire Council Regeneration and Renewal Programme is to upgrade and retrofit existing homes; as well as delivering new build homes to replace old, non-viable Council stock with modern, high quality, energy efficient, low carbon Council homes across sites including: Howwood Road area, Johnstone; Thrushcraigs area, Paisley; Broomlands area, Paisley; Springbank area, Paisley; and Foxbar area, Paisley.

PART 3: CORPORATE EMISSIONS, TARGETS AND PROJECT DATA

EMISSIONS

3a Emissions from the start of the year which the body uses as a baseline (for its carbon footprint) to the end of the report year

Reference Year	Year	Year Type	Scope 1	Scope 2	Scope 3	Total	Units	Comments
Baseline Year	2012-13	Financial	19,749	19,521	142,59	53,529	tCO ₂ e	
Year 1 Carbon Footprint	2013-14	Financial	-	-	-	-	tCO ₂ e	The year 2013/14 was the final year of our old Carbon Management Plan (CMP). Therefore, no data included
Year 2 Carbon Footprint	2014-15	Financial	16,955	19,441	9,579	45,975	tCO ₂ e	This was the first year of the CMP 2014/15 to 2019/20, using 2012/13 as the baseline year
Year 3 Carbon Footprint	2015-16	Financial	14,473	15,317	11,299	41,089	tCO ₂ e	
Year 4 Carbon Footprint	2016-17	Financial	11,843	13,346	2,112	27,301	tCO ₂ e	
Year 5 Carbon Footprint	2017-18	Financial	12,258	7,555	1,557	21,370	tCO ₂ e	
Year 6 Carbon Footprint	2018-19	Financial	11,826	7,434	1,225	20,485	tCO ₂ e	
Year 7 Carbon Footprint	2019-20	Financial	11,755	6,412	3,544	21,711	tCO ₂ e	
Year 8 Carbon Footprint	2020-21	Financial	11,832	5,553	5,790	23,175.4	tCO ₂ e	
Year 9 Carbon Footprint	2021-22	Financial	11,642.4	5,404.1	6,518.1	23,564.6	tCO ₂ e	This figure was made up of a larger property portfolio including: Door Entry Systems for houses, Landlord Supplies, Sheltered Housing, Launderettes, Multi Use Games Areas & Floodlighting. This equated to an additional 395tCO ₂ e
Year 10 Carbon Footprint	2022-23	Financial	11,879.35	5,112.76	2,521.58	19,513.69	tCO ₂ e	

3b Breakdown of emissions sources:

Emissions Factor Year: 2022

Emission Year	Emission Source	Scope	Consumption Data	Units	Emission Factor	Units	Emissions (tCO ₂ e)	Emissions Compared with 2021-22	Comments compared with 2021-22
Electricity	Grid Electricity (generation)	Scope 2	20,991,931	kWh	0.19338	kgCO ₂ e/kWh	4,059.42	↓	Consumption slightly up, but EF down so overall decrease in emissions
Electricity	Grid Electricity (transmission & distribution losses)	Scope 3	20,991,931	kWh	0.01769	kgCO ₂ e/kWh	371.35	↓	
Electricity	Grid Electricity (generation)	Scope 2	5,447,010	kWh	0.19338	kgCO ₂ e/kWh	1,053.34	↓	Streetlighting (same consumption but a reduced emission factor)
Electricity	Grid Electricity (transmission & distribution losses)	Scope 3	5,447,010	kWh	0.01769	kgCO ₂ e/kWh	96.36	↓	
Fuels	Natural Gas	Scope 1	46,640,323	kWh	0.18254	kgCO ₂ e/kWh	8,513.72	↑	Increase in consumption but reduced emission factor
Fuels	Diesel (average biofuel blend)	Scope 1	1,250,804	litres	2.55784	kgCO ₂ e/litre	3,199.36	↑	Increase in litres used and an increase in emission factor
Fuels	Petrol (average biofuel blend)	Scope 1	37,718	litres	2.16185	kgCO ₂ e/litre	81.54	↓	Decrease in litres used and a reduced emission factor
Fuels	LPG litres	Scope 1	626	litres	1.55709	kgCO ₂ e/litre	0.97	↑	Increase in litres used compared with 2021-22
Fuels	Gas Oil litre	Scope 1	30,360	litres	2.75857	kgCO ₂ e/litre	83.75	↓	Significant reduction in litres used (around a third compared with previous year)
Water	Water - Supply	Scope 3	200,171	m ³	0.10000	kgCO ₂ e/m ³	20.02	↓	Reduction in m ³ supplied
Water	Water - Treatment	Scope 3	190,162	m ³	0.19000	kgCO ₂ e/m ³	36.13	↓	Reduction in m ³ treated
Transport	Fleet Car – Battery Electric Vehicle (Small)	Combined scopes (EVs only)	470,874	miles	0.00000	kgCO ₂ e/mile	0.0	n/a	A reduction in miles compared with previous years
Transport	Average Car – Unknown Fuel	Scope 3	438,159	km	0.17067	kgCO ₂ e/km	74.78	↓	Significant decrease in kms (less than half compared with previous year)
Waste	Household/Municipal/Domestic Waste to Landfill	Scope 3	1,082	tonnes	446.20411	kgCO ₂ e/tonne	482.79	↓	Significant decrease in tonnes to landfill (87% decrease)
Waste	Batteries Recycling	Scope 3	13	tonnes	21.28019	kgCO ₂ e/tonne	0.277	↓	Slight decrease in tonnages recycled
Waste	Commercial & Industrial to Landfill	Scope 3	97	tonnes	467.00838	kgCO ₂ e/tonne	45.30	↓	Significant decrease in tonnages to landfill

Waste	Organic Garden Waste Composting	Scope 3	714	tonnes	8.91058	kgCO ₂ e/tonne	6.36	↓	Significant decrease in tonnages (due to changes in service)
Waste	Organic Food & Drink Waste Composting	Scope 3	9	tonnes	8.91058	kgCO ₂ e/tonne	0.08	↓	
Waste	Organic Mixed Food & Garden Waste Composting	Scope 3	12,368	tonnes	8.91058	kgCO ₂ e/tonne	110.21	n/a	No previous year figure for comparison (due to changes in service)
Waste	Paper and Board (Mixed) - Recycled	Scope 3	4,958	tonnes	21.28019	kgCO ₂ e/tonne	105.51	↓	Decrease in tonnages recycled
Waste	WEEE (Mixed) Recycling	Scope 3	96	tonnes	21.28019	kgCO ₂ e/tonne	2.04	↓	Significant decrease in tonnages recycled
Waste	Glass Recycling	Scope 3	4,906	tonnes	21.28019	kgCO ₂ e/tonne	104.40	↑	Slight increase in tonnages recycled
Waste	Plastics (Average) Recycling	Scope 3	1,516	tonnes	21.28019	kgCO ₂ e/tonne	32.26	↓	Decrease in tonnages recycled
Waste	Metal Cans (Mixed) & Metal Scrap Recycling	Scope 3	606	tonnes	21.28019	kgCO ₂ e/tonne	12.90	↓	Significant decrease in tonnages recycled
Waste	Clothing Recycled	Scope 3	22	tonnes	21.28019	kgCO ₂ e/tonne	0.47	↓	Significant decrease in tonnages recycled
Waste	Refuse Municipal /Commercial /Industrial to Combustion	Scope 3	24,724	tonnes	21.28019	kgCO ₂ e/tonne	526.13	↓	Slight decrease in tonnages and decrease in emission factor
Waste	Clothing - Combustion	Scope 3	5	tonnes	21.28019	kgCO ₂ e/tonne	0.11	↓	Slight decrease in tonnages and decrease in emission factor
Homeworking	Homeworking (office equipment + heating)	Scope 3	1,468,740	FTE working hour	0.34075	kgCO ₂ e/FTE working hour	500.48	↓	Not a 100% comparison with 2020-21 due to refined calculation method

3c Generation, consumption and export of renewable energy:

Technology	Renewable Electricity		Renewable Heat		Comments
	Total consumed by the body (kWh)	Total exported (kWh)	Total consumed by the body (kWh)	Total exported (kWh)	
Solar PV	154,204	63,487			Significant decrease in renewables compared to 2021-22
Biomass			4,274,760	0	Public Buildings

In addition to biomass supplying heat to public buildings, 1795.2 MWh of heat via biomass district heating was provided to flats owned by the Council

TARGETS

3d Organisational targets:

Name of target	Type of target	Target	Units	Boundary/scope of target	Year used as baseline	Baseline figure	Units of baseline	Target completion year	Progress against target	Comments
Working towards net zero: Renfrewshire Council as an organisation	Annual	Work towards net zero by 2030	tCO ₂ e reduction	All emissions	2014/15	37	tCO ₂ e	2030/31	Reduction of 14.23tCO ₂ e Emissions reduced to 22.27tCO ₂ e	2022-23 is the first year of monitoring using modelling tool: progress is to 2018-19 so the pandemic did not skew results for baselining exercise. First update is in November 2023 and progress will be reported and published annually
Working towards net zero: Renfrewshire Council area	Annual	Work towards net zero by 2030	tCO ₂ e reduction	All emissions	2014/15	914	tCO ₂ e	2030/31	Reduction of 18 tCO ₂ e Emissions reduced to 896 tCO ₂ e	2022-23 is the first year of monitoring using modelling tool: progress is to 2018-19 so the pandemic did not skew results for baselining exercise. First update is in November 2023 and progress will be reported and published annually
Renewable energy generation	%	Generate equivalent of 100% of the Council's public building power needs by 2030	Other (please specify in comments)	Scope 2	2020-21	67,899kWh generated (0.285%)	kWh	2030/31	217,691kWh generated in 2022-23 (1.37% of consumption)	Units is in kWh generated (and should match the Council public buildings kWh consumed)
Renewable heat	%	Ensure 100% of Council public building heating requirements are carbon neutral by 2030	Other (please specify in comments)	Scope 1	2020-21	5,487,579kWh generated (11.825%)	kWh	2030/31	6,042,960kWh generated (12.96% of consumption)	Units is in kWh generated (and should match the Council public buildings kWh consumed)
Council housing stock carbon emissions	%	Aim to reduce Council housing stock carbon emissions by 68%	tCO ₂ e reduction	All energy use	2020/21	2.6t CO ₂ /annum	tCO ₂ e	2030/31	2022 average CO ₂ emissions per annum of Council housing stock: 2.6t CO ₂ /annum	
Council housing stock energy efficiency	Absolute	Ensuring all Council housing stock has an EPC of B by 2030 where feasible	Other (please specify in comments)	All energy use	2021/22	12% of Council housing stock EPC A-B	n/a	2030/31	Currently 12% of Council housing stock EPC A-B	Units are EPC rating
Phase out new petrol and diesel light commercial vehicles	Absolute	Remove the need for new petrol and diesel light commercial vehicles in the Council fleet by 2025	Other (please specify in comments)	Scope 1	2021/22	117 vehicles (31% of light Council fleet) currently electric	Other (please specify in comments)	2025/26	31%	Units would be numbers of new petrol and diesel vehicles in class (should be 0 at target year)
Phase out new petrol and diesel vehicles	Absolute	Phase out the need for all new petrol and diesel vehicles in the Council fleet by 2030	Other (please specify in comments)	Scope 1	2021/22	117 vehicles (20% of total Council fleet) currently electric	Other (please specify in comments)	2030/31	20%	Units would be numbers of new petrol and diesel vehicles in class (should be 0 at target year)
Low carbon transport	Percentage	Meet the equivalent of 100% of the increased electrical demand as a result of modal shift to electric vehicles from renewables by 2030	Other (please specify in comments)	Scope 2	2021/22	0kWh	kWh	2030/31	0%	Units is in kWh generated (and should match the EV charger kWh consumed)

Sustainable waste management	Annual	Reduce the carbon impact of waste from Council operations annually per head of population	tCO ₂ e reduction	Scope 3	2021/22	tbc	tCO ₂ e	2030/31	n/a	Baseline to be measured and verified
Sustainable waste management	Annual	Ensure that all Council buildings, including schools, have the facilities for the full recycling collection service to maximise waste diversion from landfill	tonnes reduction	Scope 3	2021/22	tbc	tonnes	tbc	n/a	To be rolled out
Sustainable land use	Other (please specify in comments)	Carry out an inventory of all Council land and assets, including vacant and derelict land, to explore how we can store more carbon on our land than we produce – identifying appropriate locations and measures to increase the carbon stored on land we own and increase biodiversity on public land assets	tCO ₂ e reduction	All emissions	2021/22	tbc	Other (please specify in comments)	2030/31	n/a	Units would be tonnes CO ₂ e offset Baseline to be measured and verified
Sustainable Transport	Percentage	Reducing car miles by 20%	total % reduction	Staff travel	2019/20	tbc	miles	2030/31	n/a	Baseline to be measured and verified

3(d)(a) How will the body align its spending plans and use of resources to contribute to reducing emissions and delivering its emission reduction targets?

The Council is developing a carbon budget, which will be published alongside financial budgets. Identifying our emissions by service area will be key in improving our understanding of how our emissions relate to the services we provide and the reductions we need to aim for in order to adapt to delivering the same high quality local services in a way that is fit for a resilient, net zero future. We recognise that delivering the carbon budget will require investment and changes to the way in which resources are deployed, but believe that an annual carbon budget and trajectory, calculated in line with each financial year, will contribute to keep us on track to reaching our net zero target as an organisation and embed climate action into all decision making and enable tracking of spend/resource management against targets.

We are also developing quantified delivery plans, setting out costed, area based phased delivery plans with benchmark capital costs for each period of the net zero road map and will quantify and consider all impacts of the proposed delivery plans, including those that cannot be monetised (e.g. carbon reduction, fuel poverty alleviation, job opportunities). Although the Council cannot deliver all of the interventions needed, a phased road map and costed delivery plans will give a holistic overview to all stakeholders to enable partnership working and encourage investment and a phased pipeline of projects will link with skills transition and local employment opportunities and identify skills gaps, shortages and requirements ahead of time. This proposed pipeline will build on work that is already underway to encourage investment in local areas; enable local supply chain and manufacturing opportunities to be identified; de-risk private sector investment; and bring about regeneration of local areas alongside carbon reduction.

Climate change will be embedded in core business through the KPIs outlined in the Plan for Net Zero and the annual phased targets which will be set. This and the progress within carbon budgets will be reported annually to ensure checks and balances are in place and to ensure openness and transparency.

3(d)(b) How will the body publish, or otherwise make available, its progress towards achieving its emissions reduction targets?

Within each of the 5 themes of the Plan for Net Zero, we have metrics of success which can be quantified and measured in isolation as well as combining to measure our journey to net zero in an open and transparent manner. We will set annual emissions targets to align with our phased road map, and which are designed to measure progress to our net zero target. Initial metrics of success have been set out. These will be reviewed after the first year and updated as required as new technologies or improved reporting practices come on stream during the Plan for Net Zero.

We carried out an emissions baselining exercise to identify emissions for the Council as an organisation as well as the area as a whole. This used 2014-15 as the baseline year. As part of the baselining exercise, an emissions modelling tool was developed which will be updated as projects and interventions are implemented and published annually allowing us to report progress on carbon reduction in an open and transparent way. This tool will also enable us to run scenarios to help decision making, taking into account the impact projects will have on emissions. Verifying, adopting and updating the emissions modelling tool which was developed as part of our emissions baselining exercise will enable us to quantify the impact of phased actions, inform future targets and present progress in an interactive way. Annual updates will be published so that all stakeholders can track progress.

Having an open and transparent methodology for monitoring, evaluating and reporting progress is key as this ensures that, as Renfrewshire's Plan for Net Zero progresses each year, we can:

- track and assess what has changed (both intended and unintended outcomes)
- understand the reasons for changes (what factors have facilitated/constrained change)
- interpret the changes and compare real versus modelled performance of projects

The monitoring and evaluation process of collective action will also enable us to:

- provide accountability and proof of impact of actions that are taken
- inform decision making processes for the Council and all our stakeholders
- learn lessons from successes and challenges which can be shared
- improve programme design and management through an iterative process

PROJECTS AND CHANGES

3e Estimated total annual carbon savings from all projects implemented by the body in the report year:

Emissions source	Total estimated annual carbon savings (tCO ₂ e)	Comments
Electricity	258.0	LED Installation
Natural gas	85.0	BMS Upgrade at Riverbrae and Park Mains HS
Waste	Will be baselined and measured	Schools project: maximising recycling opportunities across all 56 schools and nurseries within Renfrewshire
Waste	Will be baselined and measured	Brown bin permit implementation
Water and sewerage	15.0	
Travel	85.2	There are 89 charging bays for Fleet Vehicles and 140 publicly available charging bays with more planned in 2023/24
Fleet transport	tbc	Enhancement of electric vehicle fleet replacement programme (Renfrewshire Council has a fleet of 117 Electric Vehicles including cars, light vans, two 3.5T vans and two 15 seater minibuses or around 20% of total fleet vehicles); HVO trial for larger fleet
Total	443.2	

3f Detail the top 10 carbon reduction projects to be carried out by the body in the report year:

Active travel: New Active Travel Route from Paisley Gilmour Street Station to Renfrew currently under construction and will finish by March 2024. 3.6Km of shared use walking and cycling provision with a significant section of off-road route connecting residential communities, businesses, schools and West College campus.

Decarbonisation of Heat: AMIDS district heating network provides low carbon heating, cooling and hot water via a district heating network to businesses at the Advanced Manufacturing Innovation District site in Paisley, with a carbon reduction of over 95% over the 40 years lifecycle of the project and potential to connect other buildings locally. Became operational in May 2023.

Improving Energy Efficiency and Decarbonisation of Heat: Development of Renfrewshire Council's Local Heat and Energy Efficiency Strategy and Delivery Plans (area-wide).

Waste: the Clyde Valley Residual Waste Partnership (Renfrewshire, North Lanarkshire, North Ayrshire, East Renfrewshire and East Dunbartonshire Councils) not only continues to divert waste from landfill but produces energy from waste – generating the enough energy to power the equivalent of 32,391 homes and demonstrating the value of reuse and recovery in a circular economy.

Waste: rolling out full recycling facilities to all schools in Renfrewshire to enable recycling and increase separation of waste at source

Housing Regeneration and Renewal Programme: delivering high quality and energy efficient Council housing throughout Renfrewshire - creating nicer places to live, reducing carbon emissions, bringing down energy bills and alleviating fuel poverty, with associated health and wellbeing benefits. Follow on works also underway to explore possible district heating options, aligning with the Local Heat and Energy Efficiency Strategy.

Tree Planting: delivery of initial phases of the Clyde Climate Forest initiative following local consultation – planting approximately 3,000 trees ('whips) within Renfrewshire at Barwood Park, Erskine and Glenniffer Braes, Paisley to deliver climate and ecological benefits to the Glasgow City Region.

Biodiversity: 13 delivered biodiversity area sites following consultation, using species-rich grassland and semi-natural woodland to sequester carbon.

Fleet: EV Chargers have increased electrical demand during the reporting period with 94,695 sessions and 2,051,734 kWh usage. Equating to 441,537 EV miles and 85.2 Tonnes of CO₂ saved. Information from ChargePlaceScotland Dashboard.

Energy: LED and BMS controls upgrades at various buildings (estimated saving of 343tCO₂e per annum).

3g Estimated decrease or increase in the body's emissions attributed to factors (not reported elsewhere in this form) in the report year:

Emissions source	Total estimated annual emissions (tCO ₂ e)	Increase or decrease in emissions	Comments
Other (please specify in comments)	Unknown	Decrease	Cannot currently access CPS systems to check figures but we have seen a noted decrease in sessions following introduction of EV tariffs on 1st April 2023
Total			

3h Anticipated annual carbon savings from all projects implemented by the body in the year ahead:

Emissions source	Total estimated annual carbon savings (tCO ₂ e)	Comments
Electricity	26	Gleniffer High School projects
Natural gas	To be measured and verified	AMIDS low carbon district heating providing low carbon heat to local businesses at the Advanced Manufacturing Innovation District in Paisley. Phase 1 peak supply is 2,800MWh/annum from low carbon heat. First phase is now operational
Other heating fuels	To be measured and verified	
Natural Gas	88	Boiler replacements: Gleniffer High School; Bargarran and St. John Bosco BMS; and Riverbrae pool covers
Waste	Will be baselined and measured	Optimisation of skip hire at schools to increase reuse of surplus furniture and increase separation of waste
Land Use	556	Peatland restoration project at West Tandlemuir
Other	Unknown	Currently working on e-billing with the intention of this going live for annual billing next year
Other (please specify in comments)	Unknown	A programme of works is planned which align with the Plan for Net Zero but projects are not approved at the time of submission
Other (please specify in comments)	Unknown	A strategic review of all the buildings we own to ensure more efficient use: minimising energy consumption; reducing energy waste; maximising energy efficiency; and ensuring all public and community buildings have renewables where technically feasible
Total	670	

3i Estimated decrease or increase in emissions from other sources in the year ahead:

Emissions source	Total estimated annual emissions (tCO ₂ e)	Increase or decrease in emissions	Comments
Estate changes	71	Decrease	Property rationalisation (Abbey House): gas, electricity and water
Other (please specify in comments)	20	Increase	Further expansion of EV charging infrastructure
Travel	Unknown	Decrease	New Active Travel Route from Paisley Gilmour Street Station to Renfrew currently under construction and will finish by March 2024
Other (please specify in comments)		Decrease	A programme of works is planned which align with the Plan for Net Zero but projects are not approved at the time of submission
Total	91		

3j Total carbon reduction project savings since the start of the year which the body used as a baseline for its carbon footprint:

Total savings	Total estimated emissions savings (tCO ₂ e)	Comments
Total project savings since baseline year	34,015	This figure is comparing 2022/23 with 2012/13. It is not a cumulative figure for each of the years in the date range

4a Has the body assessed current and future climate-related risks?

Yes. Council Risk Statement: The climate emergency brings a risk to Council and its communities in relation to increased extreme weather as well as food insecurity. We need to focus on mitigation and adaptation, and ensure a just transition so no one is left behind and none is disadvantaged in the transition to net zero. The Council would need to take action and support those most disadvantaged. A key risk is that the Council is not in control of all of the levers, and cannot deliver everything required in isolation, so there is a risk that others do not contribute to meet the 2030 target.

Climate Related Risk Assessment:

The Corporate Risk Management Group meets quarterly in order to review the Council's Risk Register and monitor progress being made with regard to identified risks. In addition to the quarterly meetings, two special focus meetings are held each year specifically to consider and identify any new emerging potential future risks which would include those relating to weather, climate, flood risk management, business continuity and civil contingencies. A mechanism is in place, therefore, for full consideration corporately of current risks and identification and inclusion of future risk.

An action within the Plan for Net Zero is to undertake a climate risk register of all public assets to ensure all our infrastructure and buildings, including historic buildings are resilient to the impacts of climate change. In line with Audit Scotland recommendations, we will also include impacts on service, statutory responsibilities and health and wellbeing of employees.

4b What arrangements does the body have in place to manage climate-related risks?

Renfrewshire Council has a proactive approach to managing current and future risks associated with climate change. Reducing flooding, flood risk and improving the condition of water bodies in Renfrewshire is crucial in assisting in tackling and mitigating the impacts of climate change. Sustainable flood risk management is considered and addressed in a number of relevant Council policy and plans. For example, through the production of:

- Local Development Plan that has been subject to a Strategic Flood Risk Assessment
- Supplementary planning guidelines
- Land/housing policy
- Civil Contingency Plans
- Asset management (roads, water courses, buildings)

The Council has emergency response arrangements in place for severe weather events and works corporately to protect people and properties across Renfrewshire.

Scottish Environmental Protection Agency provided an update to the national flood maps in November 2020 that uses improved survey data and modelling techniques. This up-to-date information is used by the Council to ensure it utilises the latest data available to establish flood risk.

Flood Risk Assessment and Resilience:

The Council is a member of the Clyde & Loch Lomond Flood Risk Management Local Plan District. This is a partnership involving Scottish Water, SEPA, Scottish Forestry and Forestry and Land Scotland, the National Parks Authority for Loch Lomond and the Trossachs Park and 10 local authorities. Priorities across the area have been set with regard to detailed studies to address flood risk. An updated Flood Risk Management Plan was published in December 2021 and covers the period 2022-2028. The Flood Risk Management Plan identifies the Potentially vulnerable areas based on potential or future risk from all sources of flooding. Four potentially vulnerable areas are within Renfrewshire and this includes:

- White Cart Water Catchment
- Black Cart Water Catchment – Lochwinnoch to Johnstone
- Gryffe Catchment
- Clyde South and Bishopton

Green Network Blueprint:

As a member of the Glasgow and Clyde Valley Green Network Partnership (GCVGNP), Renfrewshire Council has contributed to the publication of a Green Network 'Blueprint' document which provides a strategic framework for identifying key access and habitat assets across the area and future opportunities for their protection and enhancement.

The Blueprint aligns with proposals in the Renfrewshire Core Path Plan and the outcomes of habitat assessment undertaken with GCVGNP informed the development of the Renfrewshire Core Path Plan 2022 and delivery of actions in the Renfrewshire Biodiversity Action Plan. Encouraging active travel helps contribute to a low carbon economy.

Development in Renfrewshire will aim to protect, maintain and enhance the quality and connectivity of green/blue networks as an integral functioning part of the place, increasing accessibility to active travel routes in and around Renfrewshire's communities. Renfrewshire are currently preparing a blue/green network strategy to ensure development, proposals and projects meet the aims of the Green Network Blueprint.

Metropolitan Glasgow Strategic Drainage Plan:

The Flood Risk Management (Scotland) Act 2009 encourages a coordinated approach to share services and seek economies of scale when tackling flood risk management. A very good example of putting this coordinated partnership working into practice is through the Metropolitan Glasgow Strategic Drainage Partnership (MGSDP) which is a partnership between public bodies involved in managing surface water, water quality, flood risk, investment planning and economic delivery, with a vision to 'Sustainably Drain Glasgow'.

The Metropolitan Glasgow Strategic Drainage Partnership vision is to transform how the city region thinks about and manages rainfall to end uncontrolled flooding and improve water quality. The Metropolitan Glasgow Strategic Drainage Partnership hope to achieve this by integrated drainage plans and local surface water management plans delivering a range of integrated measures across the Metropolitan Glasgow area, which includes Renfrewshire. The MGSDP is entering its next phase where it must respond to the climate and biodiversity emergencies.

The National Planning Framework 4 recognises urban sustainable, blue and Green Drainage Solutions as a national development which will continue to build on the benefits of the Metropolitan Glasgow Strategic Drainage Partnership.

Climate Ready Clyde:

The Climate Ready Clyde project is a cross-sector initiative funded by the Scottish Government and the partners include the eight Glasgow city region local authorities including Renfrewshire Council; University of Glasgow; University of Strathclyde; NHS Greater Glasgow and Clyde; SPT; SEPA; and NatureScot. The project is to create a shared vision, strategy and action plan for an adapting Glasgow City Region. The project aims to develop a clear strategic approach to allow the City Region to become climate ready in response to the future climate changes. Climate Ready Clyde brings the partners together to work strategically to minimise the risks of climate change and build on the opportunities this brings for our economy, society and environment.

A City Region Adaptation Strategy and Action Plan was launched in June 2021 and this sets out the processes and early interventions needed to manage climate risks. It also sets out how progress in climate resilience will be monitored, evaluated and learnt from to improve policies, strategies, programmes and projects. One of the targets of the Glasgow City Region Climate Adaptation Strategy and Action Plan is to increase the resilience of over 140,000 people in the regions who are most vulnerable to the impacts of climate change. To help monitor progress against this target a new Glasgow City Region Climate vulnerability Map has been published. The map shows the postcode areas within the City Region that are most vulnerable to the impacts of climate change and provides a tool that can be used to help target resources towards these vulnerable communities, supporting Climate Ready Clyde's focus on just resilience.

Renfrewshire's Vacant and Derelict Land Strategy:

Renfrewshire Council published their 3rd Vacant and Derelict Land Strategy in 2022. The strategy supports the Renfrewshire Local Development Plan by prioritising the redevelopment of brownfield and previously used land to steer development away from greenfield and green belt locations, greening neighbourhoods and places to support sustainability and adaptation to the climate crisis and to encourage a sustainable economy. The strategy focuses on a more efficient use of vacant and derelict land, managing development more sustainably, creating opportunities for communities and the enhancement of existing places in support of the delivery of local living through networks of 20-minute neighbourhoods. Supporting nature positive places that will be more resilient to the impacts of the climate crisis and support the recover and restoration of our natural environment is also a key theme in the Strategy.

A key action within the Plan for Net Zero is to develop an Adaptation Plan for Renfrewshire: Developing adaptation solutions and implementing a phased programme of priority actions which are designed to respond to and address the local impacts of climate change that are already happening, as well as prepare for future climate risks across the Renfrewshire area. These actions will be centred around communities, security and resilience, infrastructure and our local environment.

Renfrewshire Local Development Plan:

Under the Planning (Scotland) Act 2019 the development plan for Renfrewshire consists of the **National Planning Framework 4 (NPF4)** and **Renfrewshire Local Development Plan 2021**. NPF4 sets out the Spatial Plan for Scotland up to 2045. NPF4s spatial strategy aims to ensure that Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring the environment. NPF4 recognises that to meet the climate ambition that this will require a rapid transformation across all sectors of the economy and society. This means ensuring the right development happens in the right place. Policy 1: Tackling the climate and nature crisis and Policy 2: Climate mitigation and adaptation both specifically set out how development plans should encourage, promote and facilitate development that addresses the global climate emergency and nature crisis and how they should encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

The Planning (Scotland) Act 2019 has also introduced the requirement of the city region to prepare a Regional Spatial Strategy (RSS). An indicative Regional Spatial Strategy was submitted to Scottish Government in June 2020. The indicative RSS focused on the Mission Clyde/ Clyde corridor and key spatial priorities to deliver 'compact city model' and contained proposals to respond to the global climate change emergency.

The Local Development Plan is a statutory document that facilitates and guides the future use of land within Renfrewshire providing a map based guide for shaping the area over the next ten years. The current Renfrewshire Local Development Plan was adopted in December 2021. The Plan is informed by extensive consultation, engagement and collaboration and sets out the ambitious vision, an inclusive spatial strategy, sustainable objectives and the policy framework for Renfrewshire. The Renfrewshire Local Development Plan continues to focus on sustainable inclusive economic growth within Renfrewshire, identifying where there are opportunities for change, regeneration and enhancement, and directing developments to locations that are economically, socially and environmentally sustainable. The Plan also promotes sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and support the adaptations to the likely effects of climate change. The Renfrewshire Local Development Plan seeks to protect and enhance the varied natural assets. The protection and enhancement of woodland, forestry, the green network, varied landscapes will play a key part in Renfrewshire's transition to a low carbon economy and adapting to climate change.

The Renfrewshire Local Development Plan is supported by a number of documents including the New Development Supplementary Guidance, Strategic Environmental Assessment, Strategic Flood Risk Assessment and Habitats Regulation Appraisal. These documents aim to ensure that the protection and enhancement of the environment is central to the plan and that policies, proposals and strategies to support measures to adapt to the likely effects of climate change, resilience and avoidance where possible. A core principle of the plans spatial strategy is that development proposals will not have a significant negative impact on the environment and aim to enhance Renfrewshire as a Place.

The Habitats Regulations Appraisal assesses whether the Renfrewshire Local Development Plan 2021 is likely to have a significant effect on any Natura 2000 (European) sites whether alone or in combination within any other policy or plan. Following the Appraisal process of screening, applying mitigation and rescreening, the Appraisal concluded that the implementation of the policies in the Renfrewshire Local Development Plan will not have any adverse effects on the site integrity of any Natura 2000 sites, either alone or in combination. These documents help ensure that the protection and enhancement of the environment is central to the plan.

A Strategic Flood Risk Assessment was also undertaken as part of the preparation of the Local Development Plan 2021. It has informed both the Strategic Environmental Assessment and the Renfrewshire Local Development Plan. The main aim of the Strategic Flood Risk Assessment was to inform the Renfrewshire Local Development Plan by providing a strategic overview of flood risk in Renfrewshire. In undertaking this assessment alongside the preparation of the Plan, it ensures new development should where possible avoid areas affected by flood risk, thereby ensuring that the overall risk of flooding is not increased.

The Council has commenced the initial work on its 3rd Local Development Plan and it will reflect the NPF4 and be subject to the same assessments as the 2021 LDP which will ensure that proposed developments are designed to reduce emissions and adapt to the impacts of climate change.

Supporting Successful Places:

The delivery of successful and sustainable places is a key focus for the Council. The Council has recognised the need to take account of climate related risks to secure a sustainable approach to place making within Renfrewshire in order to protect its communities now and in the future. This is reflected in the range of work undertaken by the Council in relation to place, including the preparation of Centre Strategies, Local Place Plans and strategies for integrated green infrastructure at the Community Growth Areas of Johnstone South West and Dargavel Village.

The delivery of these strategies and projects strongly support the enhancement of natural environment resources across Renfrewshire and reflect policies within the Council's corporate policy framework, such as the Local Development Plan, which support the creation and enhancement of sustainable communities.

TAKING ACTION

4c What action has the body taken to adapt to climate change?

Training:

Officers have worked alongside Adaptation Scotland in the preparation of Climate Ready Clyde, the adaptation strategy and action plan for Glasgow and the Clyde Valley. This provided the opportunity to develop a shared vision with a clear and ambitious commitment of working collaboratively to adapt to the impacts of climate change.

Renfrewshire Council is an active member of the Sustainable Scotland Network and officers from relevant services have attended adaptation focused events. Sustainable Scotland network have set up a Local Authority Forum which aims to foster sector specific discussion, to consider the climate challenges and opportunities facing local government in Scotland, including space for valuable networking.

Officers have undergone Carbon Literacy Training which has enhanced their knowledge and confidence to incorporate carbon reduction into their role and decision-making.

Policies and Plans:

Renfrewshire Council has a strong policy framework in place to help address the climate emergency and support adaptation and mitigation.

The Renfrewshire Local Development Plan 2021 and the National Planning Framework 4 provide a policy framework for assessing climate change risks from proposed developments. A Strategic Flood Risk Assessment was undertaken of the adopted Local Development Plan which directs new development to sustainable locations and where possible avoid areas of flood risk, thereby ensuring that the overall risk of flooding is not increased. This is an important element of the climate risk assessment for land use within Renfrewshire.

All potential development sites in the Local Development Plan have been assessed in terms of their sustainability and any likely climate related impacts have been identified through the Strategic Environmental Assessment. Mitigation and adaptation to climate change and flooding are included in this assessment.

The Clyde and Loch Lomond Flood Risk Management Strategy has set a framework for action for the Council to address flooding in areas at most risk.

Renfrewshire Council's Outdoor Access Strategy 2016-2026 and Core Paths Plan 2022 provide a framework which supports recreational and active travel opportunities, connecting communities, schools and places of work as well as greenspace and the wider countryside. The documents encourage an increase in walking and cycling which not only promotes healthy lifestyles but contribute to mitigation of climate change through a reduction of car based travel. National Planning Framework 4 promotes 20 minute neighbourhoods which support local liveability, reduce the need to travel unsustainably, promote and facilitate walking and cycling, improve access to services, decentralise energy networks and build circular economies.

The Renfrewshire Biodiversity Action Plan 2018 – 2022 was prepared in partnership and reflects the priorities of some 25 biodiversity organisations from the public, private and voluntary sectors. The Biodiversity Action Plan sets out a positive and ambitious approach to support the conservation, promotion and enhancement of biodiversity across Renfrewshire. The implementation of the plan is progressing well, and the actions developed and delivered will assist Renfrewshire's characteristic habitats and species to be more resilient to the impacts of climate change. A refresh of the Renfrewshire Biodiversity Action Plan, covering the years 2023 – 2027, has reached the consultative draft stage, with a view towards Council approval in January 2024 and adoption by all the Biodiversity Partner organisations active in Renfrewshire.

The Renfrewshire Food Growing Strategy 2020-25 provides a positive framework for increasing the quality and quantity of growing opportunities across Renfrewshire. The strategy supports the enhancement of existing spaces and creation of new opportunities in line with community aspirations, assisting the reuse vacant and derelict land in a sustainable manner.

Partnership Working:

The Council works in partnership with organisations and individuals on specific projects, for example:

- The Renfrewshire Growing Grounds Forum supports local residents and groups to maintain and increase of the quantity and quality of growing opportunities for people across Renfrewshire. Managed jointly by Renfrewshire Council and Renfrewshire Health and Social Care Partnership, the Forum represents more than 50 organisations including allotment and community garden associations, development trusts and voluntary sector bodies. The Forum has created a valuable support and guidance network for members, including assistance in securing leases, funding advice and specialist growing advice.
- The Council continues to support the Local Outdoor Access Forum which meets to discuss access related matters. It is comprised of access users such as cyclists and walkers, land owners and managers, community groups and local or national organisations. The role of the Forum is to advise on matters of access rights, disputes and supporting the preparation of access strategies and Core Paths Plans.
- Through the partnership approach of the Metropolitan Glasgow Strategic Drainage Partnership, being a member of Clyde and Loch Lomond Local Plan District along with the Clyde Area Advisory Group for River Basin Management, Renfrewshire Council aim to support improvements to drainage infrastructure and reduce flooding and flood risk whilst improving the condition of water bodies, improving habitats and enabling development.

4d Where applicable, what contribution has the body made to helping deliver the Programme?

Biodiversity:

Renfrewshire Council has continued to lead on the coordination of the Renfrewshire Biodiversity Action Plan 2018-2022 (LBAP), following its approval by the Council's Communities, Housing and Planning Policy Board in May 2018. The Plan is a partnership document endorsed and supported by 25 biodiversity organisations active in its area. Actions undertaken in the past year by Renfrewshire Council to improve biodiversity conservation have included:

- Planting of locally propagated and rare native Juniper shrubs within protected areas within the Renfrewshire Heights Special Protection Area
- Conservation volunteers led by Ranger staff at both Clyde Muirshiel Regional Park and Gleniffer Braes Country Park
- Continued an ongoing partnership with the Clyde Climate Forest initiative within Renfrewshire concentrating on the 'Urban Canopy' priority thread and developing new planting proposals at Foxbar, Paisley
- Developed a close working relationship with the GCR Clyde Peatlands initiative, to bring proposed works on 200ha+ of blanket bog at West Tandlemuir Farm in Clyde Muirshiel Regional Park to the detailed design stage, with a view towards a site start in August 2024
- Using funding awarded through the Scottish Government's Nature Restoration Fund, created 18 new biodiversity areas on urban parkland previously in standard grass-cutting maintenance – including species rich grasslands and patches of semi-natural woodland
- Received a specific award of £350,000 from the Nature Restoration Fund to develop and implement the Renfrewshire Rivers Project, which will concentrate on eradicating five invasive alien plant species from five river catchments
- Received grant-aid from the Water Environment Fund to explore the feasibility of restoring the Candren Burn catchment in Ferguslie Park, Paisley – in partnership with SEPA and the Green Action Trust
- Worked with NatureScot to produce a Renfrewshire Deer Management Statement, which will be published on the NatureScot website in due course
- Supported allotment associations and community gardening groups to manage their grounds in biodiversity boosting ways
- Provided grant support to the Friends of Jenny's Well to help maximise the accessibility and awareness of this urban Local Nature Reserve
- Provided planning gain funding to support the supply and erection of Swift nesting boxes in Lochwinnoch
- Worked with multiple partners to improve and extend the path/boardwalk network at the RSPB Lochwinnoch Nature Reserve

Renfrewshire Council has continued to play a lead coordinating role in the cross-border Local Biodiversity Action Plan Steering Group.

The Nature Conservation (Scotland) Act 2004 created a duty on public bodies to further the conservation of biodiversity. In addition, the Wildlife and Natural Environment (Scotland) Act 2011 requires public bodies to publish a report every three years on the actions taken to meet biodiversity duty. The next Renfrewshire Biodiversity Duty Report is due to be published in 2023 and will expand on the above headline activities.

A refresh of the Renfrewshire Biodiversity Action Plan, covering the years 2023 – 2027, has reached the consultative draft stage, with a view towards Council approval in January 2024 and adoption by all the Biodiversity Partner organisations active in Renfrewshire.

Forestry and Woodland Strategy:

Renfrewshire Council worked with the other Clydeplan authorities to develop the Forestry and Woodland Strategy for the Glasgow City Region. The aim of the Strategy is to guide woodland expansion and management of woodlands in the Glasgow City Region providing a policy and spatial framework to optimise the benefits for the local economy, communities and the environment. The Strategy aims to maximise the contribution that the Glasgow City Region area's existing and future woodlands can make to achieving carbon neutrality in line with the Scottish Government targets and adapting to the impacts of climate change. The Strategy sets the context for forest management and expansion across Renfrewshire.

The Council published a new Renfrewshire Planning and Development Tree Policy in 2022 which aims to protect and enhance areas of trees and woodland in line with the Scottish Government's Control of Woodland Removal Policy and Clydeplan's Forestry and Woodland Strategy. Work is also progressing to prepare a forestry and woodland strategy for Renfrewshire which will build on the Glasgow city region strategy. The emerging strategy will support the planting of new areas of woodland across Renfrewshire and the protection of the existing resource.

The 30th August 2023 Infrastructure, Land and Environment Policy Board considered a Proactive Tree Management Policy for the Council's existing tree stock in a bid to counteract the deleterious effects of spreading tree diseases and to promote a safe environment for residents and visitors. This policy included a commitment to increased tree planting by the Council to compensate for inevitable felling works to control disease spread.

Renfrewshire Council has continued to play a lead coordinating role in the cross-border Local Biodiversity Action Plan Steering Group.

The Nature Conservation (Scotland) Act 2004 created a duty on public bodies to further the conservation of biodiversity. In addition, the Wildlife and Natural Environment (Scotland) Act 2011 requires public bodies to publish a report every three years on the actions taken to meet biodiversity duty. The next Renfrewshire Biodiversity Duty Report is due to be published in 2023 and will expand on the above headline activities.

4e What arrangements does the body have in place to review current and future climate risks?**Strategic Development Plan/National Planning Framework 4:**

Under the Planning (Scotland) Act 2019 the development plan for Renfrewshire consists of the National Planning Framework 4 (NPF4) and Renfrewshire Local Development Plan 2021. NPF4 sets out the Spatial Plan for Scotland up to 2045. NPF4s spatial strategy aims to ensure that Scotland's future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring the environment. The Planning (Scotland) Act 2019 also introduced the requirement of the city Region to prepare a Regional Spatial Strategy (RSS). An indicative Regional Spatial Strategy was submitted to Scottish Government in June 2020. The indicative RSS focused on the Mission Clyde/ Clyde corridor and key spatial priorities to deliver 'compact city model' and contained proposals to respond to the global climate change emergency.

Renfrewshire Local Development Plan 2021:

The Renfrewshire Local Development Plan 2021 provides an ambitious vision, an inclusive spatial strategy, sustainable objectives and the policy framework for Renfrewshire. The Renfrewshire Local Development Plan continues to focus on sustainable inclusive economic growth within Renfrewshire, identifying where there are opportunities for change, regeneration and enhancement, and directing developments to locations that are economically, socially and environmentally sustainable. The Plan also promotes sustainable patterns of development that contribute towards minimising carbon and greenhouse gas emissions and support the adaptations to the likely effects of climate change. The Renfrewshire Local Development Plan seeks to protect and enhance the varied natural assets. The protection and enhancement of woodland, forestry, the green network, varied landscapes will play a key part in Renfrewshire's transition to a low carbon economy and adapting to climate change.

Work has commenced on the preparation of Renfrewshire Local Development Plan 3. The policy framework of LDP3 is set out in NPF4 and it will also be informed by the Regional Spatial Strategy and Place Plans as well as other Council Strategies and Plans. Planning for net zero will be central to the new LDP3.

An action within the Plan for Net Zero is to undertake a climate risk register of all public assets to ensure all our infrastructure and buildings, including historic buildings are resilient to the impacts of climate change. In line with Audit Scotland recommendations, we will also include impacts on service, statutory responsibilities and health and wellbeing of employees.

4f What arrangements does the body have in place to monitor and evaluate the impacts of adaptation actions?**Policies and Plans:**

The policies within the Local Development Plan and Strategic Development Plan are monitored annually and both documents are the subject of a Strategic Environmental Assessment (SEA) which includes consideration of the effects of the policies on Climate Change mitigation and Adaptation.

A State of the Environment Report for Renfrewshire is also produced on a regular basis. The State of the Environment Report provides a robust information base for the Strategic Environmental Assessment of the Renfrewshire Local Development. The State of the Environment Report is updated regularly to ensure that data is relevant. The publication of the State of the Environment Report is an important step in the monitoring process as trends can be identified and the indicators show if the status of indicators is improving, deteriorating or if there is no change.

Flooding data is regularly updated to reflect the addition of new information and improvements in climate modelling. The data is also used to inform other corporate strategies and plans such as the Local Housing Strategy and Strategic Housing Investment Plan.

The Plan for Net Zero will deliver multiple outcomes simultaneously (not all of which can be monetised, e.g. impacts on adaptation, mitigation of climate impacts,). We will undertake area-based socio-economic impact assessments to identify and evaluate direct and indirect impacts and benefits of the proposed strategic interventions and projects to be implemented through the Plan for Net Zero. A number of KPIs under the theme of Resilient Place will also be monitored and evaluated and progress reported annually.

FUTURE PRIORITIES FOR ADAPTATION**4g What are the body's top 5 climate change adaptation priorities for the year ahead?**

1. Publication of Renfrewshire's updated Biodiversity Action Plan and align with the development of an Adaptation Plan for Renfrewshire, in addition to the Glasgow City Region Adaptation Strategy to identify localised solutions based on needs within different areas. A refresh of the Renfrewshire Biodiversity Action Plan, covering the years 2023 – 2027, has reached the consultative draft stage, with a view towards Council approval in January 2024 and adoption by all the Biodiversity Partner organisations active in Renfrewshire.
2. Preparing a Forestry and Woodland Strategy for Renfrewshire which will build on the Glasgow City Region Strategy. The emerging strategy will support the planting of new areas of woodland across Renfrewshire and the protection of the existing resource.
3. Carrying out an inventory of all Council land and assets, including vacant and derelict land, to explore how we can store more carbon on our land than we produce – identifying appropriate locations and measures to increase the carbon stored on land we own and increase biodiversity on public land assets
4. Explore how to best undertake proactive measures: adopt an early warning system to prepare for extreme weather events such as heatwaves and flooding; identify "grey" and "nature-based" flood protection measures and put in place local emergency response plans
5. Developing a climate risk register of all public assets to ensure all our infrastructure and buildings, including historic buildings are resilient to the impacts of climate change, including impacts on service, statutory responsibilities and health and wellbeing of employees

FURTHER INFORMATION

Provide any other relevant supporting information and any examples of best practice by the body in relation to adaption.

Biodiversity Areas:

Species rich grassland can sequester up to 5 times the carbon of short-mown amenity grassland (Plantlife). Species such as Knapweed with deep roots are particularly effective, and this species is present in all seed mixes used on the 15 delivered publicly consulted sites and 13 delivered operationally consulted sites. Around 15 further sites will be delivered in the next 2 years. Reductions in mowing from a 14-day cycle to a single annual autumn cut-and-lift create further carbon savings from transport and diesel powered mowers.

A story map with site-by-site information and images is available at <https://storymaps.arcgis.com/stories/86b7ab224cce402f8f8e3fa2434c0ac4>

Restoring Renfrewshire's Rivers:

Several invasive non-native species (INNS) of plant lead to annual riverbank erosion by creating monocultures which shade out communities of native plant species then leave riverbanks as exposed bare soil in winter. Soil washing into watercourses releases carbon and the resulting sedimentation leads to a reduction in aquatic biodiversity. A community based funded project will reduce carbon by eradicating 5 key invasive non-native species from riverbanks of 5 watercourses across Renfrewshire, beginning at headwaters, and where appropriate resowing native riparian vegetation. Ongoing monitoring and reactive control will prevent recolonisation. Recruitment of project officer is underway. Community training and control work will begin in 2024.

Dargavel Village, Bishopton:

Dargavel Village is the site of a former BAE Systems Royal Ordnance Factory to the south west of Bishopton. At 964 hectares it is one of the largest brownfield sites in Scotland and has been subject to major regeneration as a Community Growth Area of 4,322 new homes, associated retail, education, health and recreational facilities, along with a Green Network consisting of parks, path networks, woodland and habitat pockets.

Renfrewshire Council has worked closely with site owner BAE Systems to deliver initial phases of a long term, 25 year strategy. The project has provided for major environmental benefits and initial phases have returned over 200 hectares of vacant brownfield land to active use, significantly reducing Renfrewshire's vacant and derelict land by 20% since 2012.

A green infrastructure network has been central to early delivery. Strategic drainage, access networks and habitat features are integrated and closely aligned in a series of blue and green corridors to create multi-functional spaces which act as the spine for the development.

A programme of structural landscaping associated with the green infrastructure network has been supported by enhancement of significant existing features such as woodland across the site and the introduction of new green spaces, including a village square at the heart of the development. Work has been progressing on the housing, park areas, green spaces, the village centre and education provision.

A management plan for a 400 hectare new Community Woodland Park has been prepared, returning previously inaccessible land to active use over the medium to long term. The plan identifies measures to enhance access, woodland management and enhance biodiversity. In the long term, the development will have a significant legacy in successfully returning one of Scotland's largest brownfield sites into active use, creating a well-connected, good quality and sustainable place.

Integrated Green Infrastructure - Johnstone South West:

Renfrewshire Council has developed proposals for flood attenuation and landscape improvements within Johnstone South West, a residential neighbourhood which lies a short distance south of Johnstone town centre. The improvements form a key element of a wider regeneration strategy for the area, supporting the development of a Community Growth Area as identified through the Strategic Development Plan.

A masterplan was developed as part of the Scottish Government 'Scottish Sustainable Communities Initiative' (SSCI) programme and approved by the Council. Much of the area is constrained by flooding and issues of surface water management. The masterplan is therefore underpinned by a surface water management strategy which considers development within a holistic approach led by the consideration of infrastructure requirements

This provides for a number of linked interventions including the de-culverting of watercourses, supported by the creation of swales, new woodland areas and storage ponds. The Surface Water Management Strategy for the area is now being implemented to support residential development with associated infrastructure and landscape improvements, in line with the masterplan for the area.

Place Plans:

The Planning (Scotland) Act 2019 has introduced the opportunity for communities to produce their own plans as part of the new Scottish planning system. Local Place Plans offer communities the opportunity to develop proposals for their local area, expressing their aspirations and ambitions for future change. Place Plans will offer the opportunity for communities to understand what they want to be like in the future and help to develop a positive community identity and can support community aspirations on the big challenges for a future Scotland, such as responding to the global climate emergency and tackling inequalities. The Council has invited local communities to express an interest if they wish to prepare a Local Place Plan.

A number of Place Plans have been produced in Renfrewshire prior to the new legislation being introduced. This includes a pilot Local Place Plan within the urban neighbourhood of Foxbar in 2018. Throughout 2019 the Council supported members of the community of Spateston, a residential neighbourhood within the town of Johnstone, to prepare a local Place Plan for the area, providing a framework for a range of social and economic initiatives, community activities and local environmental improvements. The Spateston Local Place Plan was published by the local community in late 2019, identifying a vision and eight actions which build on the existing assets of the area, supporting a sustainable, well connected and sustainable place which reflects the priorities of the community. These include physical projects such as enhancements to the local park, as well as social and environmental actions such as planting wildflower meadows. The plan provides a flexible framework to guide action by the local community, supported by the Council and its partners, to deliver the vision.

The Making of Ferguslie local place plan was published in December 2021. Good progress has been made on delivery of initial phases of the plan, including new homes for the community where work is nearing completion on the construction of 101 new Council homes which will provide new modern, energy efficient homes for the neighbourhood. Construction of the Darkwood Community Growing Space is underway. This a new growing space on underused land which provides 20 raised beds and the project will create a space to learn, socialise and grow food. The Ferguslie Green Line is the key placemaking intervention within the Making Of framework and the central spine for the neighbourhood. A key role of the Green Line is to support the reuse of vacant and derelict land within the neighbourhood, providing for an improved environment and a focal point for community activities. The Green Line will also help to improve walking and cycling links between local facilities, greenspaces and residential areas within the neighbourhood and beyond.

5a How have procurement policies contributed to compliance with climate change duties?

Provide information relating to how the procurement policies of the body have contributed to its compliance with climate changes duties:

Renfrewshire Council as a contracting authority has developed a range of policies and strategies to ensure compliance with the Sustainable Procurement Duty under section 8 (2) of the Procurement Reform (Scotland) Act 2014, the Climate Change (Scotland) Act 2009 and the Climate Change (Duties of Public Bodies: Reporting Requirements) (Scotland) Order 2015. The Sustainable Procurement Strategy (approved on 8 June 2016 by the Procurement Sub Committee) aligns to statutory requirements as well as the key strategic priorities of the Council.

The Council's Corporate Procurement Strategy aligns to the Council's aspiration to contribute to reducing our impact on climate change to make Renfrewshire's economy and communities as sustainable as possible. Our policies take account of the Programme for Government's recognition that public procurement in Scotland can drive change and build responsible supply chains, helping to tackle the climate emergency, reduce emissions, minimise waste and allow for re-use or recycling wherever appropriate.

The need to ensure compliance and commitment is further reinforced in Renfrewshire Council's Standing Orders relating to Contracts. This requires sustainable procurement is considered at the outset as part of the development of every contract strategy for regulated and above EU threshold procurements. The approach adopted supports identifying potential environmental, social and economic aspects requiring to be incorporated within the procurement process through the development of a relevant specification or through the contract Terms and Conditions. This approach also helps to support spending decisions based on sustainable choices.

Another example of the procurement policy directly contributing to climate change duties includes the requirement to assess the resource being purchased, consider whole life costing, origins of materials, operating costs and disposal and end of life implications; all contributing to minimising impact on the environment. The five environmental aspects embedded in the contract strategy are:

1. Reduction in emissions to air, water, impact on climate change and the impact on population's health;
2. Waste reduction in solid wastes, liquids, hazardous packaging and landfill;
3. Reduction in energy use and business travel;
4. Loss of biodiversity and the impact on habitat;
5. Promotion of energy efficient products, renewable energy and sustainable resources.

To meet the requirements of the Sustainable Procurement Duty specified in section 9 of the Procurement Reform (Scotland) Act 2014 the council's procurement process has incorporated the four sustainable tools:

1. Prioritisation tool, which is supporting implement and adopt a standard, structured approach to assessing spend categories and focussing on increasing sustainable economic growth;
2. Sustainability test is embedded and considered as part of the contract strategy development, this helps identify relevant sustainability risks such as climate which can then be considered in the contract strategy and if appropriate relevant climate questions can be built into the tender documentation;
3. The life cycle impact mapping is actively used to help with the identification of sustainable risks and opportunities as part of the procurement process;
4. Utilised and completed the self-assessment using the Flexible Framework and actions identified are being progressed.

In order to ensure that Suppliers are fully aware of the commitment to climate change duties, clear instructions and clauses are incorporated in the Invitation to Tender documents.

5b How has procurement activity contributed to compliance with climate change duties?

Provide information relating to how procurement activity by the body has contributed to its compliance with climate changes duties:

The range of policies and procedures adopted by Renfrewshire Council's Corporate Procurement Unit make a significant positive contribution to compliance with climate change duties by actively considering the reduction of greenhouse emissions, energy efficiency and recycling responsibly. Procurement work with key stakeholders to develop strategies which carefully consider the impact of what the Council buys and takes account of all opportunities to promote sustainable procurement.

The evidence-based information/examples below demonstrate the strong approach taken by procurement to contributing to the climate change duties, for example:

Renfrewshire Council has entered an Inter Authority Agreement as a key partner on the Clyde Valley Residual Waste Project. The 25-year contract has been awarded to Viridor to design, construct, finance and operate the facilities to treat waste which would otherwise go to landfill. It is anticipated that because of the contract Viridor will process approximately 190,000 tonnes of residual waste per year. These measures will make a significant contribution to the national targets for recycling and landfill diversion by 2025. The Clyde Valley Waste Management Project, Treatment & Disposal of Residual Waste commenced operation on 7th January 2020. This will assist the Council in meeting its landfill diversion targets, with over 90% of the Councils' waste becoming refuse derived fuel which will be used to generate renewable energy. To ensure its long-term vision to create a sustainable Renfrewshire for all to enjoy, a wide range of activities are being undertaken by the Council to reduce the volume of waste sent to landfill. These include the collection of many waste-related materials both at the kerbside and from the Councils Household Waste Recycling Centres. Corporate Procurement have supported the Council's ambitions to reduce waste to landfill and increase recycling by implementing an overarching Waste Strategy to support the ambitious programme to introduce new collection services to over 90,000 households in Renfrewshire.

Renfrewshire Council is also part of the Glasgow City Region City Deal (GCRCD) which is an agreement between the UK Government, the Scottish Government and eight local authorities across the Glasgow City Region. The Council is the lead contracting authority on both the Clyde Waterfront & Renfrew Riverside (CWRR) and Advanced Manufacturing and Innovation District Scotland (AMIDS). Both of these projects have climate ambitions at their heart, and this has been embedded into the project strategies. The AMIDS project includes the procurement of a Joint Venture Private Sector Partner and will assess the bidders on their approach to developing a carbon reduction plan (2% of the tender evaluation). As part of the JV requirements, they will have to update the carbon reduction plan annually and publish it on their website. Both the AMIDS and CWRR projects include active travel elements that will make low carbon active travel a more attractive prospect across Renfrewshire and reduce related carbon emissions.

The Procurement team are actively supporting the ongoing Council fleet replacement programme with the purchase of new electric light commercial vehicles (30% of the Council fleet is now electric). The procurement team are also helping facilitate the sustainable travel plan with a number of tenders that focus on active travel solutions and encouraging the public to be more engaged with using these active travel forms of transport.

Renfrewshire Council is embarking on an ambitious programme of investment in housing led regeneration and renewal in Renfrewshire. The Housing Regeneration and Renewal Programme will see the investment of at least £100 million over a ten-year period will deliver modern, high quality, energy efficient, affordable housing. Contract requirements will include building of new homes; retrofit and refurbishment of existing properties and associated design services. Climate is at the heart of this project with the works focusing on reducing carbon emissions as well as providing high quality affordable homes. This means an increase in energy efficiency of council owned properties across Renfrewshire. Sustainability and Climate considerations are also key to the project strategy development and will be built into each contract for the programme with climate targets being included where appropriate. Sustainability scorecards are being used in the contract management for relevant contracts in this programme process to track progress on agreed upon sustainability KPIs, including climate focused ones.

The Council is also engaged in a programme to create a new Paisley Grammar School Community Campus. The school will be of a Passivhaus standard, and the school and community campus will contribute to the improvement in learning and wellbeing outcomes for young people and the wider community, helping to

support sustainable and inclusive economic growth in Renfrewshire. The Passivhaus standard of the building means that climate is embedded into the entire project build and therefore the project strategy subsequently has a key focus on sustainability and climate.

Renfrewshire Council's Cultural Infrastructure Programme is another key priority of the council that procurement is helping to deliver, ensuring that climate and sustainability are embedded in the projects and that outcomes are contributing to the Council's Net Zero targets.

5c Further Information

Provide any other relevant supporting information and any examples of best practice by the body in relation to procurement:

The Corporate Procurement Unit takes a proactive approach towards the legislative and policy requirements which has been developed and embedded within the procurement process. The contract examples above in section 5(b) demonstrate best practice and continuous improvement internally and externally to address the requirements of the Climate Change Duties.

The procurement team have all completed the Climate Literacy for Procurers eLearning on the Scottish Government Sustainable Procurement Tools platform and embed this learning, and the use of the tools, into all procurement processes. Additionally, the team have also participated in a number of specialised sustainability training sessions, both internally and with support from Sustainable Procurement Ltd, to build confidence in including climate, circular economy, and sustainability requirements in tenders and challenging the client service on climate considerations. There is a robust onboarding programme for new procurement officers that includes ensuring that they are up to date on climate literacy and detail on how climate considerations are embedded into the procurement process in Renfrewshire.

The prominence of sustainability and climate action across the procurement landscape indicated that a dedicated officer for sustainable procurement would be of benefit in order to ensure that the Council keeps abreast of best practice, embeds sustainability into all procurement actions and fosters innovation and creative solutions around sustainable procurement practice. As previously reported in February 2022 the Climate Change Sub Committee approved allocation of funding from the Climate Change Action Fund to support the development of a Renfrewshire Sustainable Procurement programme which would strengthen and accelerate the local approach and support Net Zero ambitions across Renfrewshire. In April 2022 the Climate Emergency Advisor for procurement commenced their post with an initial 1-year commitment to funding. Their role is to support procurements response to the Climate Emergency, writing and actioning sustainability policy and practice, running a robust training regime to ensure all officers are confident in building sustainability requirements into strategies and contracts, engaging in cross-functional work across the Council (and beyond) to support the climate response, and actively engage in practice sharing across the Scottish Public Procurement sector.

The CPU are also actively engaging with the Council's Climate Emergency Lead Officer and the Green Economy Officer to help maximise the impact of procurement, exploring opportunities for procurement to support with the delivery of our climate goals and our community wealth building aspirations for our local economy. The procurement team requests the advice/support/expertise of these stakeholders where necessary as climate requirements in tenders become more technical and/or specialised in nature to ensure confidence in these requirements. In partnership with Economic Development, the CPU is also engaging in regular events/workshops aimed at SMEs and local businesses as part of the Community Wealth Building agenda, these events include the opportunity for suppliers and stakeholders to receive a variety of advice and support including around climate and sustainability requirements.

The Procurement Manager is a member of the Scottish Government Procurement Policy Forum which provides an opportunity to discuss challenges faced across the public sector, to identify issues and inform forum members of work to resolve these issues. The forum provides an opportunity to share best practice and lessons learned and encourages members to work across their sector to help address matters like tackling the climate emergency. The Procurement Manager is the Local Authority representative on the Climate and Procurement Forum who aim to provide strategic guidance and leadership to help the public sector achieve the national goal of net zero by 2045.

PART 6: VALIDATION & DECLARATION

6a Internal validation process

Briefly describe the body's internal validation process, if any, of the data or information contained within this report.

The Climate Emergency Lead Officer was identified for coordinating data compilation for the report, with data being collated from across services by 3 members within the Policy and Commissioning team. The report was reviewed and signed off by the Head of Climate, Public Protection and Roads. The Planning and Climate Change Board reviewed, validated and approved this report on 7th November 2023.

6b Peer validation process

Briefly describe the body's peer validation process, if any, of the data or information contained within this report.

n/a – working with other Local Authorities to create a peer validation network for coming years.

6c External validation process

Briefly describe the body's external validation process, if any, of the data or information contained within this report.

The emissions data used within the Council's Plan for Net Zero was validated by Aether consultants as part of an emissions baselining and trajectory exercise.

Planning Performance Framework:

In order to monitor service performance and the commitment to improve planning services all planning authorities are required to prepare a Planning Performance Framework on an annual basis. The framework gives a measure of the quality of the planning service using a set of Performance Markers and is used to identify and encourage ongoing improvements. The Scottish Government provides feedback on each Planning Performance Framework. The Report contains both qualitative and quantitative elements of performance and set out proposals for service improvement.

The Framework captures key elements of a high-performing planning service, such as:

- speed of decision-making
- certainty of timescales, process and advice
- delivery of good quality development
- project management
- clear communications and open engagement

An efficient and well-functioning planning service is recognised as facilitating sustainable economic growth and delivering high quality places with homes, infrastructure and investment in the right places. Renfrewshire Council have demonstrated through the Planning Performance Framework that it delivers a Planning Service that assists in providing a wide range of public benefits such as high quality, warm and secure homes, sustainable development in the right places, protection and enhancement of Renfrewshire's assets, economic prosperity for Renfrewshire and the City Region as well as helping to meet climate change goals and obligations.

Strategic Environmental Assessment:

As a responsible authority the Council is required to assess, consult and monitor the likely impacts of its plans, programmes and strategies on the environment. Strategic Environmental Assessment is a key component of sustainable development, establishing important methods for protecting the environment and extending opportunities for public participation in decision making. Strategic Environmental Assessment achieves this by systematically assessing and monitoring the significant environmental effects of public sector strategies, plans and programmes ensuring that expertise and views are sought at various points in the process from NatureScot, Scottish Environmental Protection Agency, Historic Environment Scotland and the public. The Local Development Plan and other strategies and plans that have evolved from the Local Development Plan have been the subject of a Strategic Environmental Assessment, where climate change and associated factors such as flooding were specific considerations of the assessment. The Strategic Environmental Assessment ensures that the environment is given the same level of consideration as social and economic factors.

Local Development Plan Examination:

The Local Development Plan must be subject to independent examination. The adopted Renfrewshire Local Development Plan (2021) was subject to examination prior to its adoption. The Local Development Plan examination dealt with issues that have arose through the Proposed Plan that remained unresolved. The outstanding objections were subject to Examination by Independent Reporters appointed to act on behalf of the Scottish Ministers. The Reporters weighed up the issues whilst considering input from a variety of sources and stakeholders before reaching a conclusion and a recommendation. On completion of the Examination, the Reporter prepared and published their recommendations and submitted it to Renfrewshire Council. The Examination report and the Council's responses to the Reporter's recommendations was made available for public inspection. The Examination process for the Renfrewshire Local Development Plan 2021 considered 1,444 representations which were split into 23 separate issues. The conclusions and recommendations of the Reporters were set out in the Examination Report into the Proposed Renfrewshire Local Development Plan which was published on the 2 February 2021. The Examination Report concluded that the Spatial Strategy and policy framework of the Proposed Plan was appropriate and consistent with Clydeplan Strategic Development Plan and Scottish Planning Policy.

6d No validation process

If any information provided in this report has not been validated, identify the information in question and explain why it has not been validated.

n/a

6e Declaration

I confirm that the information in this report is accurate and provides a fair representation of the body's performance in relation to climate change.

Name:	Gerard Hannah
Role in the body:	Head of Climate, Public Protection & Roads
Date:	30 th October 2023



To: Planning and Climate Change Policy Board

On: 7 November 2023

Report by: Chief Executive

Heading: Clyde Peatlands – Update

1. Summary

- 1.1 The Clyde Peatlands initiative has been developed as part of a wider response to tackling climate change across Glasgow City Region. The purpose of the initiative is the restoration of degraded peatland bogs which deliver climate and ecological benefits across the City Region, supporting Net Zero ambitions.
 - 1.2 The purpose of this report is to update members on the Clyde Peatlands initiative and delivery within Renfrewshire.
-

2. Recommendations

- 2.1 It is recommended that the Board:
 - (i) Notes development of Clyde Peatlands and the role of the initiative in contributing to the Council's response to climate change;
 - (ii) Notes the opportunity for development of the West Tandlemuir Farm Restoration Project as part of Clyde Peatlands in Renfrewshire;
 - (iii) Delegates authority to the Head of Economy and Development, in consultation with the Convenor, to develop and progress implementation of the West Tandlemuir Restoration Project, including the preparation of bids for capital funding;
 - (iv) Notes that further progress on delivery of the West Tandlemuir project will be reported to the Board as appropriate.

3. Background

- 3.1. The Clyde Peatlands initiative was developed in 2022 as part of a wider response to tackling climate change across the Glasgow City Region.

The initiative has been led by the Glasgow and Clyde Valley Green Network Partnership (GCVGNP), which includes the region's eight local authorities and key agencies such as NatureScot.

- 3.2. The purpose of the initiative is to directly address the opportunities for peatland restoration which deliver climate and ecological benefits across the Glasgow City Region. Peatland restoration supports the region's Net Zero ambitions through the storage of carbon, assists in reducing the impact of climate change through storing surface water and provides ecological benefits by supporting enhanced habitat networks.
- 3.3. The initiative was endorsed by the Glasgow City Region Cabinet on 16 June 2022 with initial phases of the project funded by the NatureScot Peatland Action programme. The programme has set aside £250 million until 2030 to support peatland restoration across Scotland and enabled a dedicated Clyde Peatlands Officer to be appointed by GCVNP in April 2023.
- 3.4. Renfrewshire Council declared a Climate Emergency on 27 June 2019. A key element of the Council's approach to climate change is to achieve net zero carbon emissions by 2030, and a Plan for Net Zero was approved by the Planning and Climate Change Board on 23 August 2022. The Clyde Peatlands initiative supports delivery of the plan through storage of carbon and reduction of emissions.

4. Clyde Peatlands – West Tandlemuir Farm Restoration

- 4.1 The Clyde Peatlands Project Officer has engaged with local authorities across the City Region to consider the potential for 'early win' projects which demonstrate the benefits of peatland restoration, maximise use of funding available from NatureScot's Peatland Action Programme and support the restoration of peat bogs across the City Region.
- 4.2 Early engagement with Council officers identified that the most significant opportunity for peatland restoration within Renfrewshire lies within West Tandlemuir Farm, Clyde Muirshiel Regional Park, Lochwinnoch, as shown on the attached plan.
- 4.3 In this context a specialist feasibility evaluation of peat reserves at West Tandlemuir Farm was funded and commissioned by NatureScot's Peatland Action team. The study concluded that an area of some 216ha of the farm was suitable for restoration, with the potential to sequester 556 tonnes of CO₂ per year. The area concerned represents less than 17% of the farm's total extent and is located on poorer quality grazing land.
- 4.4 The works identified within the feasibility study include the construction of 'wave dams' with reprofiling of ditches and gullies. The estimated cost of works, which will require a specialist contractor to be appointed, is circa £210,000. As with the initial feasibility study, the opportunity exists for delivery to be 100% funded through NatureScot's Peatland Action programme.

5. Next Steps

- 5.1 Development of a detailed programme of restoration works at West Tandlemuir Farm is being taken forward in partnership with the Clyde Peatlands officer through a Working Group comprising of relevant officers from the Chief Executive's Service and Environment, Housing and Infrastructure Services.
- 5.2 The area of land proposed for restoration is currently let to an agricultural tenant and officers are working with the farmer to secure consent for the works and to assist in seeking external funding for land management practices which protect and enhance the natural heritage, improve water quality, manage flood risk, and mitigate and adapt to climate change in the area of restored peatland.
- 5.3 In tandem, over the coming months Council officers will work with the Clyde Peatlands officer to secure the necessary statutory consents and approvals (including planning permission), submit a formal application to the Peatland Action Programme to secure NatureScot funding and procure an appropriate specialist contractor to undertake works on the ground.

6. Delivery and Reporting

- 6.1 Subject to securing funding and necessary approvals, it is anticipated that works could progress in autumn 2024. Progress on delivery of the project and any future phases of Clyde Peatlands will be reported to the Board as appropriate.

Implications of the Report

1. **Financial** – It is anticipated that the project will be fully funded by NatureScot's Peatland Action Programme.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Creating a sustainable Renfrewshire for all to enjoy – Clyde Peatlands will support the Council's response to climate change and delivery of Renfrewshire's Plan for Net Zero and Renfrewshire Biodiversity Strategy 2018-2022 through the storage of carbon emissions and works which support, enhance and connect existing habitats.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

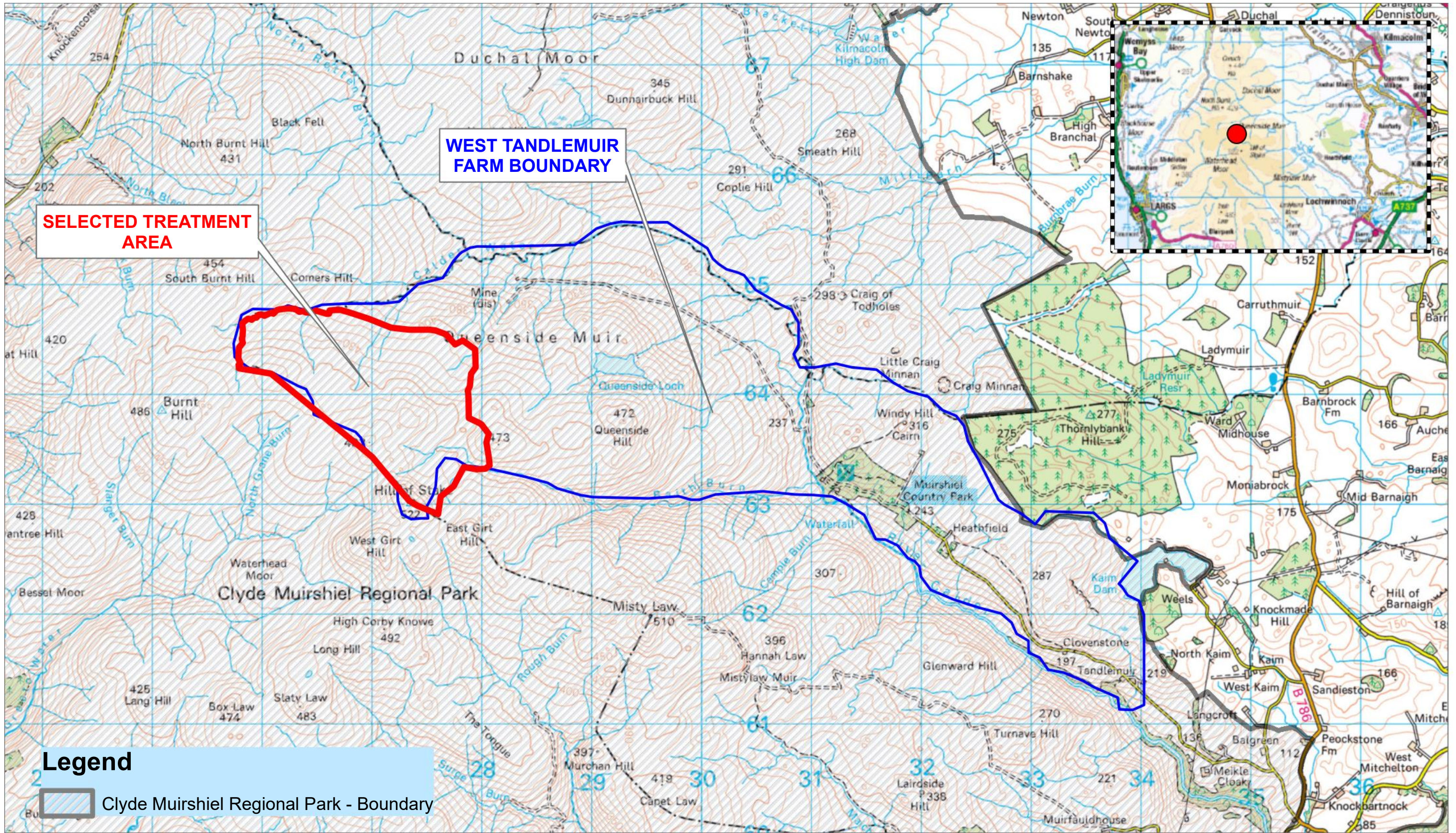
No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.
13. **Climate Change** – Implementation of the Clyde Peatlands within Renfrewshire will support the Council's Plan for Net Zero through storage of carbon and reduction of emissions.

Appendices

- (a) Location Plan – West Tandlemuir Peatland Restoration Works

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LOCATION / CONTEXT PLAN



1:32,951

Author: ALAN BURGESS

Date: 22/08/2023

WEST TANDLEMUIR - PEATLAND RESTORATION WORKS

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To: Planning and Climate Change Policy Board

On: 7 November 2023

Report by: Chief Executive

Heading: Tree Preservation Order Requests

1. Summary

- 1.1 This report seeks to provide an update to the Tree Preservation Order (TPO) requests which were considered at previous meetings of the Planning and Climate Change Policy Board.
 - 1.2 In addition, this report also seeks to respond to requests to apply a TPO designation to trees at Inchinnan Road, Renfrew.
 - 1.3 The report also details requests for TPO designations which will be considered in due course and reported back with recommendations to future meetings of the Planning and Climate Change Policy Board.
 - 1.4 The requests submitted are considered in line with the relevant legislation, namely, Section 160 of The Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc (Scotland) Act 2006, and within the procedures set out in the Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Regulations 2011.
 - 1.5 The report recommends that the tree preservation order at Dykebar Hospital is not confirmed.
 - 1.6 The report recommends that the tree preservation order is made in relation to specific trees along Inchinnan Road, Renfrew.
-

2. Recommendations

2.1 It is recommended that the Board:

- (i) Agree that the tree preservation order in respect of the land within the grounds of Dykebar Hospital, Paisley is not confirmed and is withdrawn.
 - (ii) Note that the TPO designations agreed at the meeting of the Planning and Climate Change Policy Board in August 2022 in respect of the sites at Potterhill Avenue, Paisley, St Marks Church, Paisley and Land to the south of Stanely Reservoir which are all currently subject to a period of public consultation. All will be returned to a future meeting of the Planning and Climate Change Policy Board for confirmation or otherwise of the order.
 - (iii) Approve the need for tree preservation orders in respect of a number of trees and groups of trees at Inchinnan Road, Renfrew and agree that officers proceed to prepare the order, serve it on relevant parties and make the order available to the public and seek representations.
-

3. Land at Dykebar Hospital, Paisley

- 3.1. At the meeting of the Planning and Climate Change Policy Board in January 2023, it was agreed that TPO designations would be placed on trees at Dykebar Hospital, Paisley.
- 3.2. In respect of the site noted above paragraph and in line with the Renfrewshire Planning and Development Tree Policy 2022, and the relevant legislation relating to Tree Preservation Orders, Officers have, undertaken the following:
 - Prepared the relevant order and made them available online for review;
 - Served the order on relevant parties including landowners;
 - Published a public notice in the local press advising of the order; and
 - Provided an opportunity for comments to be made by any interested party in relation to either of the orders.
- 3.3. The consultation period has now ended in respect of the site at Dykebar Hospital and as such three comments were received in relation to the TPO designation.
- 3.4. The comments received can be summarised as follows:
 - NHS Greater Glasgow and Clyde object to the imposition of the Dykebar Tree Preservation Order (No. 1) 2023 over land currently within their ownership.
 - It is not clear from the report which was presented to a previous meeting of the Planning and Climate Change Policy Board how or why the protection of the trees in question are justified in the interest of amenity.
 - The assessment of the trees in question has not been shared with the developers.

- The issue of amenity was previously assessed through the allocation of the site via the Local Development Plan and through the recent approval of planning permission.
 - The site has been an allocated housing site in the Local Development since August 2014.
 - Permission was recently granted for residential development on the site which is intended to meet the Renfrewshire Housing Land Supply Target and as such the proposal will involve the removal of the majority of the tree groups and woodlands contained within the TPO area with significant compensatory planting proposed.
 - The planning permission respects the 1993 TPO with condition 18 requiring the submission and approval of an arboricultural method statement and long-term tree/woodland management and maintenance plans for the entire site including compensatory planting.
 - The Reporter when considering the proposal commented that the site *“would, with mitigation, not result in any residual harm in terms of landscape and visual impacts or to habitats, protected species or other flora and fauna.”*
 - The Reporter also acknowledged the public benefit which would be derived from replanting proposed as part of the development, in addition to the benefits this would also bring in respect of habitat creation and biodiversity gain.
 - The comments from the Reporter have been overlooked and does not reflect the established position that the woodlands and tree groups do not have such a high amenity value which merit their retention.
 - Legal advice confirms that granting a TPO cannot prevent work on or removal of trees where this is authorised by planning permission. Given the planning consent the TPO would have no practical effect in ensuring the retention of the trees in question.
 - The practical effect of the TPO will be to place an additional burden on NHSGGC until such time as the land is transferred to the developers to implement the extant permission.
 - The Council would be required to review the TPO post development to reflect the accurate position of the trees which may mean it is varied significantly or revoked.
 - There is no basis upon which the 2023 TPO could be lawfully confirmed and in doing so would make the Council vulnerable to a potential legal challenge at some future date.
- 3.5. The comments above are noted and as such the results of the independent assessment are of relevance. The assessment used the Tree Evaluation Method for Tree Preservation Orders (TEMPO), which is the most widely used appraisal system.
- 3.6. In undertaking the assessment the four identified tree groups and the four identified woodland groups are all identified as definitely meriting a TPO designation. The assessment notes that the TEMPO evaluation suggests that the four groups and four woodlands identified are worth retaining within any large scale future development.

- 3.7. It is accepted that the site in question benefits from planning permission as granted by the Reporter in March 2023 following an appeal. In this regard the comments in relation to the legal position require to be considered with some significance.
- 3.8. Officers have previously obtained external legal advice in relation to the potential functioning of a TPO on a site where planning permission has been granted for development.
- 3.9. It is considered that applying a TPO designation to the tree groupings and woodland groupings at the site at Dykebar Hospital would have no notable effect in regard the preservation of trees and would carry significant legal risks, given the grant of planning permission in March 2023.
- 3.10. The legislation granting the ability to make a TPO specifies that any TPO made cannot prevent work on or removal of trees where this is authorised by planning permission. Any TPO made at this site would therefore have no effect in regard to trees that are scheduled to be removed or altered in terms of the plans approved by the Reporter.
- 3.11. It is also noted that in considering the appeal in relation to the development at Dykebar Hospital, the Reporter considered the loss of trees and noted that losses were significant both individually and cumulatively and noted that compensatory planting cannot always replace these assets which take time to mature. The Reporter noted an inconsistency with policy LDP ENV2 and NPF4 policy 6 and found that the proposal was not compliant overall with policy 6. Notwithstanding the above, the Reporter granted planning permission and attached planning conditions securing compensatory planting equal to the area of woodland to be removed and also requiring a scheme of landscaping to be submitted.
- 3.12. In light of the above and taking account of the legal advice previously received, it is considered that there is no basis upon which a TPO could be made at this site. In all regards, progressing matters to confirm the TPO would leave the Council open to a legal challenge, potentially liable for significant compensation and would carry significant reputation risk.
- 3.13. For the reasons outlined above, it is recommended that the TPO designation known as Dykebar Tree Preservation Order (No. 1) 2023 is not confirmed.

4. TPO Requests Previously Considered

- 4.1. At the meeting of the Planning and Climate Change Policy Board in August 2023, it was agreed that TPO designations would be placed on the following sites:
 - Land to the south of Stanely Reservoir, Paisley
 - Trees at Potterhill Avenue, Paisley
 - Trees at St. Marks Church, Paisley

- 4.2. In respect of the sites noted above and in line with the Renfrewshire Planning and Development Tree Policy 2022, and the relevant legislation relating to Tree Preservation Orders, Officers have undertaken the following:
- Prepared the relevant orders and made them available online for review;
 - Served the orders on relevant parties including landowners;
 - Published public notices in the local press advising of the orders; and
 - Provided an opportunity for comments to be made by any interested party in relation to either of the orders.
- 4.3. The 28 day consultation period has not yet concluded and as such interested parties are still able to make comment on the orders. The deadline for any comments to be submitted is 8th November 2023.
- 4.4. Following the conclusion of the consultation period any comments received will be considered and a further report brought back to a future meeting of the Planning and Climate Change Policy Board to confirm or otherwise the tree preservation orders.

5. TPO Requests

- 5.1. A request for a tree preservation order has been received in relation to trees at Inchinnan Road, Renfrew.
- 5.2. A TEMPO assessment has been undertaken by an independent arboriculturist who recommends that tree preservation orders are applied to the following:
- 12 individual trees;
 - 1 grouping of trees
- 5.3. The 12 individual trees comprise the following:
- Young lime in satisfactory condition with long future life expectancy - a TPO is considered to be defensible;
 - Early mature lime in good condition – the tree is found to definitely merit a TPO;
 - Young lime in satisfactory condition with long future life expectancy – a TPO is considered to be defensible;
 - Mature weeping willow on lawn which would benefit from maintenance to ensure statutory clearance over highway – a TPO is considered to be defensible;
 - Early mature lime in good condition – the tree is found to definitely merit a TPO;
 - A large, mature sycamore in satisfactory condition – the tree is found to definitely merit a TPO;
 - Early mature oak in satisfactory condition – the tree is found to definitely merit a TPO;
 - A large, mature sycamore in satisfactory condition – the tree is found to definitely merit a TPO;

- Semi mature sycamore in satisfactory condition – a TPO is considered to be defensible;
 - A large, mature sycamore in satisfactory condition – the tree is found to definitely merit a TPO;
 - Semi mature sycamore in satisfactory condition – a TPO is considered to be defensible;
 - Semi mature sycamore in satisfactory condition – a TPO is considered to be defensible;
- 5.4. In addition, one grouping of trees comprising 3 semi mature sycamores in satisfactory condition is identified where a TPO is considered to be defensible.
- 5.5. The other trees which were assessed were considered not merit a TPO designation or where a TPO would be indefensible.
- 5.6. A copy of the assessment undertaken can be found at Appendix 1.
- 5.7. In all regards, it is recommended that TPO designations are progressed in relation to the 12 individual trees noted above and the one grouping identified.

6. Next Steps

- 6.1. A TPO is prepared in respect of the following:
- each of the 12 individual trees identified above, located at Inchinnan Road, Renfrew;
 - the tree grouping noted above, located at Inchinnan Road, Renfrew.

Thereafter the order will be served on the respective landowners and made available to the public for comment.

- 6.2. Following a period of public consultation, each of the above noted TPO's will be returned to Board to take account of any comments received and to confirm, or otherwise the order.

Implications of the Report

1. **Financial** – None.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** –
4. **Legal** – The recommendations in the report would require tree preservation orders to be made in relation to the sites in question. Should the orders be confirmed they would require to be lodged with the Land Register of Scotland.
5. **Property/Assets** – None.

6. **Information Technology** – None.

7. **Equality & Human Rights** -

(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

8. **Health & Safety** – None.

9. **Procurement** – None.

10. **Risk** – None.

11. **Privacy Impact** – None.

12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

Appendix 1: TEMPO Assessment of Trees at Inchinnan Road, Renfrew

Author: David Love, Chief Planning Officer
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk



Tree Consultancy Group

Arboriculture - Urban Forestry - Planning

**'TEMPO' ASSESSMENT
OF
TREES
AT
INCHINNAN ROAD
RENFREW**

Client: Renfrewshire Council

Date: October 2023



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Scottish Borders, EH45 8NX
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www.treeconsultancygroup.com

Principal Consultant:
Kenneth Harvey MICFor. M.Arbor.A. Dip.For.
Chartered Arboriculturist

1 INSTRUCTIONS

- 1.1 We have been instructed by Mr David Love, Head of Planning at Renfrewshire Council, to assess the suitability of trees within a specified area adjacent to Inchinnan Road (A8) for inclusion within a Tree Preservation Order (TPO). The assessment to be carried out according to the TEMPO evaluation method for TPOs developed by Julian Forbes-Laird MICFor.
- 1.2 The trees to be assessed includes all those next to the highway and on the adjacent lawns and open spaces along the southern side of Inchinnan Road, from the White Cart Water to the roundabout junction with Argyll Avenue (see attached map).

2 BACKGROUND

- 2.1 A TPO suitability assessment starts with a walkover assessment carried out from places to which the public have access, as the purpose of protecting trees by a TPO is primarily to preserve their visual amenity in the landscape. This process involves identifying the most significant trees and then considering the expediency of making them the subjects of a TPO.
- 2.2 In order to be able to decide which trees are suitable for inclusion in a TPO and which aren't, the use of some kind of system is recommended to ensure, as far as possible, that selection is carried out in a fair, consistent, objective, and repeatable manner. It helps the Council explain to landowners why their trees have been included in a TPO (or, conversely, why they have not), and also helps to avoid including large numbers of low value trees within the TPO system which the Council then has to manage.
- 2.3 The most widely used appraisal system developed for this purpose is the *Tree Evaluation Method for Tree Preservation Orders - TEMPO*. It is an easy to use field guide to decision-making which also provides a written record of the process. It is presented as a single-page pro forma, and allocates scores to various relevant criteria. When these scores are added together, it gives a total figure which informs whether the tree merits protection by a TPO and, if so, whether the making of a TPO is justifiable (i.e. defensible).
- 2.4 As Woodland TPOs are essentially different in nature and intent to 'normal' TPOs, TEMPO has been produced in two forms - one for individual trees and groups of trees, and one for woodlands. In the assessment of the trees at Inchinnan Road, we have used the former.

3 SITE VISIT AND METHODOLOGY

- 3.1 We visited the site to carry out an assessment of the trees on 3rd October 2023. They were visually assessed from ground level as far as access and site conditions allowed. No climbing or specialist investigations were undertaken.
- 3.2 The trees to be considered include several large, mature, free-standing street trees (i.e. those planted adjacent to the highway, and groups of younger trees planted nearby as part of later landscaping schemes. Due to the diverse range of species and age classes present, it was not viable to consider the trees as a collective whole, and they do not form a woodland, so they were considered and assessed as 20 individual trees and 9 distinct groups.

4 ASSESSMENT FINDINGS

- 4.1 Of the 20 individual trees assessed, 6 were found to be definitely worth a TPO, 6 were found where the making of a TPO would be defensible, 4 which did not merit the making of a TPO, and 4 where a TPO would be indefensible.
- 4.2 Of the 9 groups, none were found to be definitely worth a TPO, only one where the making of a TPO would be defensible, 2 which did not merit the making of a TPO, and 6 where the making of a TPO would be indefensible.
- 4.3 Most of the trees and groups where the making of a TPO would be indefensible are Horse chestnuts which, as a species, are now so vulnerable to endemic diseases such as Bleeding Canker (caused by the bacteria *Pseudomonas syringae*) and various defoliating pests that their planting is now rarely considered to be worthwhile. They are also prone to significant decay when wounded by pruning or injury, and most at the site are already in poor condition. Consequently none can be depended on to have even 10 years future life expectancy.
- 4.4 A plan of the site showing the trees' approximate locations is attached, along with a schedule giving the relevant TEMPO scores for each. Rather than completing a separate evaluation sheet for each tree and group (which would have made this document unnecessarily cumbersome and repetitive) we have compiled the results for all into one spreadsheet. For information, a blank copy of the relevant TEMPO sheet is also attached.
- 4.5 The TEMPO appraisal includes an amenity assessment at Part 2, which allocates scores depending on the level of threat to the tree(s). As we have not been advised of any known threat, we have used the lowest "precautionary only" category (i.e 1 point) for all trees having accrued the necessary scores at that stage of the process. If an immediate threat, a foreseeable threat, or even a perceived threat arises, the relevant score(s) should be increased accordingly.

5 CONCLUSIONS

- 5.1 The mature and semi-mature limes and sycamores present are mostly in satisfactory condition and suitable for inclusion in a TPO if a realistic threat materialises. The mature Horse chestnuts are not worth protecting, even though they have significant amenity value at present. Very few of the later, younger landscape plantings are of long-term value and worth preserving.

Kenneth Harvey MICFor. MArborA. Dip.For.
Chartered Arboriculturist
Registered Consultant of The Institute of Chartered Foresters

9th October 2023

TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date:	Surveyor:
-------	-----------

Tree details		
TPO Ref (if applicable):	Tree/Group No:	Species:
Owner (if known):	Location:	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair/satisfactory | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

Score & Notes

* Relates to existing context and is intended to apply to severe irremediable defects only

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

Score & Notes

*Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- 5) Principal components of formal arboricultural features, or veteran trees
- 4) Tree groups, or principal members of groups important for their cohesion
- 3) Trees with identifiable historic, commemorative or habitat importance
- 2) Trees of particularly good form, especially if rare or unusual
- 1) Trees with none of the above additional redeeming features (inc. those of indifferent form)
- 1) Trees with poor form or which are generally unsuitable for their location

Score & Notes

Part 2: Expediency assessment

Trees must have accrued 10 or more points to qualify

- 5) Immediate threat to tree inc. s.211 Notice
- 3) Foreseeable threat to tree
- 2) Perceived threat to tree
- 1) Precautionary only

Score & Notes

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

Decision:

Tree / Group	Comments	1a Condition & suitability for TPO	1b Retention span (years) & suitability for TPO	1c Relative public visibility & suitability for TPO	1d Other factors (must have 7+ points + to qualify.	2 Expediency Assessment	3 Total Score and Decision Guide
T1	A semi-mature Silver birch. Planted as part of landscaping scheme.	Fair 3 points	20 - 40 2 points	Medium, not clearly visible 3 points	n/a	n/a	8 points Does not merit TPO
T2	A young Lime in satisfactory condition with long future life expectancy.	Satisfactory 3 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	13 points TPO defensible
T3	Early-mature lime in good condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO
T4	Mature Horse chestnut with limited future life expectancy.	Poor 1 point	10 - 20 1 point	Large, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
T5	Mature Horse chestnut with limited future life expectancy.	Poor 1 point	10 - 20 1 point	Large, clearly visible 4 points	n/a	n/a	6 points TPO indefensible

Tree / Group	Comments	1a	1b	1c	1d	2	3
		Condition & suitability for TPO	Retention span (years) & suitability for TPO	Relative public visibility & suitability for TPO	Other factors (must have 7+ points + to qualify.	Expediency Assessment	Total Score and Decision Guide
T6	A young Lime in satisfactory condition with long future life expectancy.	Satisfactory 3 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	13 points TPO defensible
T7	Mature Weeping willow on lawn. Maintenance required to maintain statutory clearance over highway.	Satisfactory 3 points	20 - 40 2 points	Large, clearly visible 4 points	Good form 2 points	Precautionary only 1 point	12 points TPO defensible
T8	Semi-mature Silver birch.	Satisfactory 3 points	20 - 40 2 points	Medium, not clearly visible 3 points	No additional features. 1 point	Precautionary only 1 point	10 points Does not merit TPO
T9	Young Horse chestnut with limited future life expectancy	Fair 3 points	10 - 20 1 point	Young, limited visibility 2 points	n/a	n/a	6 points TPO indefensible
T10	Early-mature lime in good condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO

Tree / Group	Comments	1a Condition & suitability for TPO	1b Retention span (years) & suitability for TPO	1c Relative public visibility & suitability for TPO	1d Other factors (must have 7+ points + to qualify.	2 Expediency Assessment	3 Total Score and Decision Guide
T11	A large, mature sycamore in satisfactory condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO
T12	Mature ornamental cherry in acceptable condition.	Satisfactory 3 points	20 - 40 2 points	Medium, not clearly visible 3 points	No additional features. 1 point	Precautionary only 1 point	10 points Does not merit TPO
T13	Early-mature oak in satisfactory condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO
T14	Mature ornamental cherry in acceptable condition.	Satisfactory 3 points	20 - 40 2 points	Medium, not clearly visible 3 points	No additional features. 1 point	Precautionary only 1 point	10 points Does not merit TPO
T15	A large, mature sycamore in satisfactory condition. Ivy conceals trunk.	Good 5 points	40 - 100 4 points	Large, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO

Tree / Group	Comments	1a Condition & suitability for TPO	1b Retention span (years) & suitability for TPO	1c Relative public visibility & suitability for TPO	1d Other factors (must have 7+ points + to qualify.	2 Expediency Assessment	3 Total Score and Decision Guide
T16	Semi-mature sycamore in satisfactory condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	15 points TPO defensible
T17	A large, mature sycamore in satisfactory condition. Ivy conceals trunk.	Good 5 points	40 - 100 4 points	Large, clearly visible 4 points	Good form. 2 points	Precautionary only 1 point	16 points Definitely merits TPO
T18	Semi-mature sycamore in satisfactory condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	15 points TPO defensible
T19	Crab apple in mediocre condition.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
T20	Semi-mature sycamore in satisfactory condition	Satisfactory 3 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	13 points TPO defensible

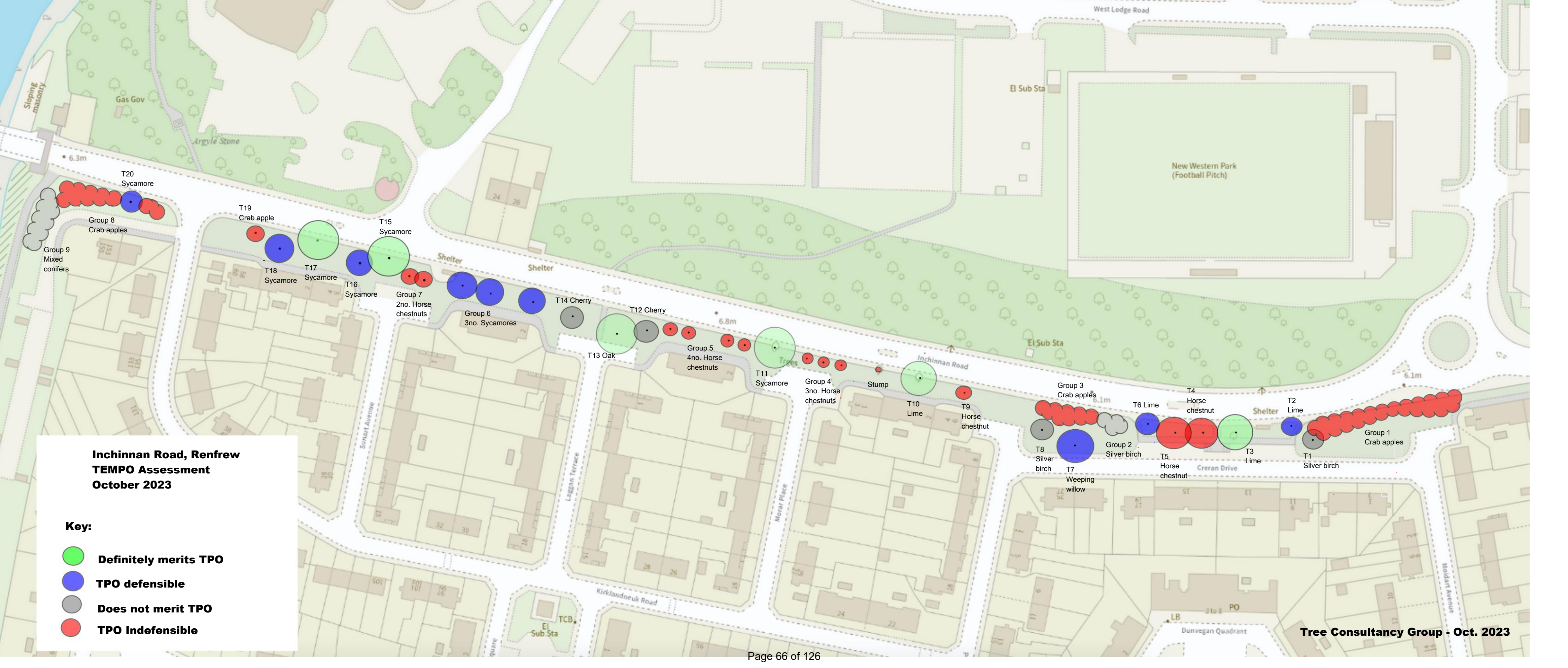
Tree / Group	Comments	1a Condition & suitability for TPO	1b Retention span (years) & suitability for TPO	1c Relative public visibility & suitability for TPO	1d Other factors (must have 7+ points + to qualify.	2 Expediency Assessment	3 Total Score and Decision Guide
G1	Group of early-mature Crab apples in very variable condition.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
G2	3no. Silver birch in acceptable condition.	Fair 3 points	20 - 40 2 points	Medium, not clearly visible 3 points	No additional features. 1 point	Precautionary only 1 point	10 points Does not merit TPO
G3	Group of early-mature Crab apples in very variable condition.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
G4	3no. young Horse chestnuts in variable condition with limited future life expectancies.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
G5	4no. young Horse chestnuts in variable condition with limited future life expectancies.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible

Tree / Group	Comments	1a Condition & suitability for TPO	1b Retention span (years) & suitability for TPO	1c Relative public visibility & suitability for TPO	1d Other factors (must have 7+ points + to qualify.	2 Expediency Assessment	3 Total Score and Decision Guide
G6	3no. semi-mature sycamores in satisfactory condition.	Good 5 points	40 - 100 4 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	15 points TPO defensible
G7	2no. young Horse chestnuts in variable condition with limited future life expectancies.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
G8	Group of early-mature Crab apples in very variable condition.	Poor 1 point	10 - 20 1 point	Medium, clearly visible 4 points	n/a	n/a	6 points TPO indefensible
G9	Sheltering group of semi-mature conifers, including spruces, False cypresses and Western hemlock. Mostly in poor or mediocre condition with only a few in acceptable condition. Management required to remove poorer trees.	Fair 3 points	20 - 40 2 points	Medium, clearly visible 4 points	No additional features. 1 point	Precautionary only 1 point	11 points Does no merit TPO

**Inchinnan Road, Renfrew
TEMPO Assessment
October 2023**

Key:

- **Definitely merits TPO**
- **TPO defensible**
- **Does not merit TPO**
- **TPO Indefensible**





To: Planning and Climate Change Policy Board

On: 7 November 2023

Report by: Chief Executive

Heading: Renfrewshire Planning Performance Framework Feedback 2022/23

1. Summary

- 1.1 The purpose of this report is to inform the board of the feedback report from the Minister for Local Government Empowerment and Planning in relation to Renfrewshire's Planning Performance Framework 2022/23 as set out in Appendix 1.
-

2. Recommendations

- 2.1 It is recommended that the Board:
- (i) Notes the feedback report on Renfrewshire's Planning Performance Framework 2022/23.
-

3. Background

- 3.1 A system of performance management has been established between local authorities and the Scottish Government, whereby every planning authority is asked to produce an annual planning performance framework.
- 3.2 The framework was developed by Heads of Planning Scotland to capture and highlight a balanced measurement of planning performance, showing commitment to the following areas:
- Speed of decision making;
 - Qualitative analysis, providing case studies to demonstrate the years planning performance;
 - Delivery and implementation of good quality development and design;

- Communication, consultation and engagement with our communities and stakeholders;
- The added value that planning makes in decision making;
- How policies and guidance have shaped developments;
- Use of project management in planning.

4. Feedback Report for Renfrewshire Planning Performance Framework 2022/23

- 4.1 This year Renfrewshire Council have received a positive feedback report on Renfrewshire's Planning Performance Framework, with all areas of the assessment, with the exception of one area, achieving the required level of performance.
- 4.2 The planning performance framework demonstrates that Renfrewshire Council is committed to continuous improvement in the service it provides in its role as a local planning authority.
- 4.3 The one area which did not meet the required level of performance relates to the decision making timescales with respect to major, local and householder applications. In this regard the feedback noted the following:
- Timescales for major applications were slower than the statutory target but faster than the Scottish average;
 - Timescales for local (non householder) applications were slower than the statutory target and also the Scottish average; and
 - Timescales for householder applications were slower than the statutory target and also the Scottish average.
- 4.4 As previously advised to Board in January 2023, the service was carrying three vacancies for a significant period of time during the reporting period in question. The vacancies in question contributed significantly to the processing times relating to the application types noted above.

5. Next Steps

- 5.1 Planning will work with members, other council services and stakeholders in the preparation and shaping of the next Renfrewshire Council's Planning Performance Framework 2023/24 which is anticipated will be reported to the Board in August 2024.
- 5.2 During 2023, the Planning (Scotland) Act 2019 continues to be implemented along with the wider reforms of the planning system and significant changes to planning regulations, guidance and practice which includes new duties on planning authorities. As part of these wider reforms the Scottish Government will introduce mandatory training for elected members in the planning system. Training of elected members in planning has already commenced at Renfrewshire Council and this will continue throughout the year with various training sessions being organised.

- 5.3 Notwithstanding the positive results outlined above, it is significant to note that recruitment of suitably qualified planning officers remains a challenge for all authorities across Scotland. We are currently carrying one vacancy within a team of eight dealing with planning applications (and related matters), and we are hopeful of successfully recruiting to fill the vacant position in the coming weeks.
- 5.4 In addition, it is also significant to note that delays experienced in relation to receiving comments from some consultees will also have an impact on the performance of the service in respect of decision making timescales.
- 5.5 The challenges noted above are likely to impact the authority's performance in the current reporting period.
-

Implications of the Report

1. **Financial** – The extent and details of the additional duties in the newly published National Planning Framework 4 (Jan 2023) are still to be confirmed.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None.
4. **Legal** – None.
5. **Property/Assets** – None.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – None.
11. **Privacy Impact** – None.
12. **COSLA Policy Position** - None.

13. **Climate Risk** – None.

Appendix 1 - Feedback Report from the Scottish Government on Renfrewshire Planning Performance 2022/23

Background Paper – Renfrewshire Planning Performance Framework Feedback 2021/22, Board Report (Planning and Climate Change Policy Board), 23rd January 2023

Author: David Love, Chief Planning Officer
Tel: 07483410182; Email: david.love@renfrewshire.gov.uk

Minister for Local Government Empowerment and
Planning
Ministear airson Cumhachdachadh is Dealbhachadh
Riaghaltas Ionadail
Joe FitzPatrick MSP
Joe Mac Giolla Phádraig BPA



Alan Russell
Chief Executive
Renfrewshire Council

20 October 2023

Dear Alan Russell,

I am pleased to enclose feedback on your authority's twelfth Planning Performance Framework (PPF) Report, for the period April 2022 to March 2023.

Across the country, performance against the key markers continues to be stable and there has been little variation in the overall total of green, amber and red markings awarded this reporting period compared with previous periods. It is clear that each of you continue to put in considerable effort to ensuring our planning system continues to run efficiently. I have been particularly pleased to see there has been a marked improvement on speed of determination for major applications across some authorities.

Resourcing remains a key priority which I will continue to discuss with the High Level Group on Planning Performance, which I jointly chair with COSLA. I also have asked officials to bring different parties together to talk about resourcing in the autumn, to identify practical solutions. We need options that work for all sectors, and I think it would be really beneficial to discuss a variety of issues including full cost recovery, the local setting of fees, charges for additional services and approaches which could enable authorities to access the skills and expertise at the time they require.

Finally, I am delighted that we have recently announced the appointment of the National Planning Improvement Champion (NPIC), Craig McLaren, who took up this new post in early September. Craig will play a pivotal role in supporting improvement and will also be looking at how we can improve the way we measure and assess the performance of the planning system in the future.

If you would like to discuss any of the markings awarded below, please contact us at chief.planner@gov.scot and a member of the team will be happy to discuss them with you.

Scottish Ministers, special advisers and the Permanent Secretary are covered by the terms of the Lobbying (Scotland) Act 2016. See www.lobbying.scot

St Andrew's House, Regent Road, Edinburgh EH1 3DG
www.gov.scot

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Joe Fitzpatrick

JOE FITZPATRICK

CC: David Love, Chief Planning Officer

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PERFORMANCE MARKERS REPORT 2022-23

Name of planning authority: **Renfrewshire Council**

The High Level Group on Performance agreed a set of performance markers. We have assessed your report against those markers to give an indication of priority areas for improvement action. The high level group will monitor and evaluate how the key markers have been reported and the value which they have added.

The Red, Amber, Green ratings are based on the evidence provided within the PPF reports. Where no information or insufficient evidence has been provided, a 'red' marking has been allocated.

No.	Performance Marker	RAG rating	Comments
1	Decision-making: continuous reduction of average timescales for all development categories [Q1 - Q4]	Red	<p>Major Applications Your average timescale is 22.5 weeks which is slower than the previous year but faster than the Scottish average of 39.5 weeks. RAG = Amber</p> <p>Local (Non-Householder) Applications Your average timescale is 15.2 weeks which is slower than the previous year and slower than the Scottish average of 14.4 weeks. RAG = Red</p> <p>Householder Applications Your average timescale is 12.3 weeks which is slower than the previous year and slower than the Scottish average of 8.9 weeks. RAG = Red</p> <p>Overall RAG = Red</p>
2	Processing agreements: <ul style="list-style-type: none"> offer to all prospective applicants for major development planning applications; and availability publicised on website 	Green	<p>You continue to offer processing agreements as part of the planning application process. RAG = Green</p> <p>You advertise processing agreements on your website which is accompanied by advice to help applicants. RAG = Green</p> <p>Overall RAG = Green</p>
3	Early collaboration with applicants and consultees <ul style="list-style-type: none"> availability and promotion of pre-application discussions for all prospective applications; and clear and proportionate requests for supporting information 	Green	<p>You continue to offer and encourage pre-application discussions on all major and complex applications. RAG = Green</p> <p>You have highlighted how your pre-application discussions help assist with relationship management with developers and provide confidence to applicants by providing them with clear advice on next steps including the types of supporting information required. RAG = Green</p> <p>Overall RAG = Green</p>
4	Legal agreements: conclude (or reconsider) applications after resolving to grant permission reducing number of live applications more than 6 months after resolution to grant (from last reporting period)	Green	Your average timescale for applications with legal agreement is 40.1 which is faster than the Scottish average of 41.1 weeks. You did not determine any legal agreement applications in the previous reporting period.
5	Enforcement charter updated / re-published within last 2 years	Green	You updated your enforcement charter in 2022 which is within the last 2 years.

6	Continuous improvement: <ul style="list-style-type: none"> progress ambitious and relevant service improvement commitments identified through PPF report 	Green	<p>You set out 3 improvement commitments in the previous year and have made substantial progress in all 3 commitments. You have identified that each commitment is still on-going and will be completed in the next reporting period.</p> <p>You have set out a further 4 commitments for the coming period.</p>
7	Local development plan less than 5 years since adoption	Green	<p>The LDP is 1 year and 3 months old which is within 5 years since adoption.</p>
8	Development plan scheme – next LDP: <ul style="list-style-type: none"> project planned and expected to be delivered to planned timescale 	Green	<p>As your LDP has recently been adopted, no indicative timescales have been set out for the next LDP. You have however set out an Action Programme relating to the delivery of the most recent LDP.</p>
9 & 10	LDP Engagement <ul style="list-style-type: none"> stakeholders including Elected Members, industry, agencies, the public and Scottish Government are engaged appropriately through all key stages of development plan preparation. 	N/A	<p>Although no early engagement has commenced on the next LDP, you have asked various stakeholders to note their interest in helping to prepare and shape the next LDP and this will be captured in future Development Plan Schemes.</p>
11	Policy Advice <ul style="list-style-type: none"> Production of relevant and up to date policy advice 	Green	<p>You have updated a variety of policy advice documents during the reporting period which includes refreshing the Vacant and Derelict Land Strategy and Development in the Countryside as well as Development Briefs and planning guidance for various sites identified in the LDP.</p>
12	Corporate working across services to improve outputs and services for customer benefit (for example: protocols; joined-up services; single contact arrangements; joint pre-application advice)	Green	<p>You have been working with different services throughout the council to help shape GIS mapping software and have recently been involved in the setting up of the corporate GIS working group. The group is seen as a strong collaborative approach between services such as Environment, Housing and Infrastructure to help shape the spatial mapping of data across the council.</p> <p>Other examples of corporate working where planning have been involved include Local Heat and Energy Efficiency Strategy and Schools Estate Management Plan.</p>
13	Sharing good practice, skills and knowledge between authorities	Green	<p>You continue to participate in HOPS forum which encourages sharing good practice along with identifying lessons learnt on specific planning issues. You are also actively engaging in the Clydeplan steering group and Glasgow City Region meetings.</p>
14	Stalled sites / legacy cases: conclusion or withdrawal of old planning applications and reducing number of live applications more than one year old	Green	<p>You do not have any outstanding legacy cases.</p>
15	Developer contributions: clear and proportionate expectations <ul style="list-style-type: none"> set out in development plan (and/or emerging plan); and in pre-application discussions 	Green	<p>Your expectations for developer contributions are covered within your recently adopted LDP and also within Renfrewshire New Development Supplementary Guidance. RAG = Green</p> <p>You aim to seek early discussions and partnership working with developers and landowners to help provide certainty over contribution requirements. RAG = Green</p> <p>Overall RAG = Green</p>

RENFREWSHIRE COUNCIL
Performance against Key Markers

Marker		13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
1	Decision making timescales										
2	Processing agreements										
3	Early collaboration										
4	Legal agreements										
5	Enforcement charter										
6	Continuous improvement										
7	Local development plan										
8	Development plan scheme										
9 & 10	LDP Engagement	N/A				N/A	N/A	N/A	N/A	N/A	N/A
11	Regular and proportionate advice to support applications										
12	Corporate working across services										
13	Sharing good practice, skills and knowledge										
14	Stalled sites/legacy cases										
15	Developer contributions										

Overall Markings (total numbers for red, amber and green)

	Red	Amber	Green
2012-13	6	5	2
2013-14	1	9	3
2014-15	0	2	13
2015-16	0	3	12
2016-17	0	6	9
2017-18	0	3	10
2018-19	1	4	8
2019-20	1	2	10
2020-21	1	2	10
2021-22	0	0	13
2022-23	1	0	12

Decision Making Timescales (weeks)

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	2022-23 Scottish Average
Major Development	12.0	10.1	13.1	20.0	18.6	35.4	13.3	32.2	17.7	22.5	39.5
Local (Non-Householder) Development	8.7	8.3	9.4	9.8	10	8.9	7.4	8.0	10.5	15.2	14.4
Householder Development	6.9	7.2	7.9	7.6	7.6	6.9	6.1	6.9	7	12.3	8.9



To: Planning and Climate Change Policy Board

On: 7 November 2023

Report by: Chief Executive

Heading: Planning Appeals

1. Summary

1.1 This report seeks to inform members about planning and other relevant appeals which are currently under consideration and appeal decisions which have been issued by the Directorate for Planning and Environmental Appeals (DPEA) in the past 12 months.

2. Recommendations

2.1 It is recommended that the Board:

- Note the appeals which are currently under consideration by the DPEA and are awaiting a decision; and
 - Note the decisions recently issued by the DPEA in respect of development proposals within Renfrewshire.
 - Note the award of expenses against the Council.
-

3. Appeals Lodged

3.1 Several appeals are currently under consideration by DPEA. The appeals include those related to the refusal of planning permission, advertisement consent and notification as a result of an objection from a statutory consultee.

3.2 Appendix 1 details all appeals currently under consideration by DPEA.

4. Appeals Determined

- 4.1 A number of appeals have recently been determined or the Reporter has issued a notice of intention.
- 4.2 Details of the recently determined appeals, from November 2022 to date, are detailed in Appendix 2.
- 4.3 It is significant to note that of the recent appeal determinations concerning planning applications, four appeals have been allowed and planning permission granted with two appeals being dismissed.
- 4.4 All appeals determined within the stated time frame, which concern large scale residential developments refused by Renfrewshire Council have been allowed by the Reporter.

5. Claim for Expenses

- 5.1 No appeals within the stated timeframe have been the subject of a claim for expenses.
- 5.2 Notwithstanding the above, it should be noted that claims for expenses were awarded in relation to two planning appeals from the previous 12 months. The planning appeals in question relate to the development at Yard A, Station Road, Bridge of Weir and the UWS Thornly Park Campus Site at Caplethill Road, Paisley.
- 5.3 In light of the above, the Council have agreed an award of expenses totalling £7,250 in respect of the site at Yard A, Station Road, Bridge of Weir.
- 5.4 The value of the expense claim in relation to the application at UWS Thornly Park Campus has not yet been agreed between the relevant parties.

Implications of the Report

- 1. **Financial** – Costs of defending appeals are met from within existing staff budgets. Costs arising from awards of expenses against the Council are met from the authority's General Fund.
- 2. **HR & Organisational Development** – None
- 3. **Community/Council Planning** – None.
- 4. **Legal** – Where the Council refuses planning permission in cases where the officer recommendation is to approve, the Council's Legal Services Team take responsibility for defending the Council's decision.
- 5. **Property/Assets** – None.
- 6. **Information Technology** – None.

7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report.
 8. **Health & Safety** – None.
 9. **Procurement** – None.
 10. **Risk** – None.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – None.
 13. **Climate Risk** – None.
-

Background Report:

Board Report – [Planning Appeals as agreed at meeting of Planning and Climate Change Board, 1st November 2022.](#)

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APPENDIX 1: Renfrewshire Appeals Currently Under Consideration

Appeal Reference	Address	Application Reference and Description	Current Status	DPEA Target	Further info
ADA-350-2007	30 Abercorn Street, Paisley	Display of one 48-sheet digital advert	Ready for allocation to Reporter	20/12/2023	DPEA Online Case File
ADA-350-2006	13 Maxwellton Street, Paisley	Display of one digital hoarding advert	Under consideration by Reporter	29/11/2023	DPEA Online Case File
WAY-350-9	The north side of Chestnut Avenue, Bishopton	Application for a necessary wayleave for a section of overhead line – subjects on the north side of Chestnut Avenue, Bishopton	Under consideration by Reporter	19/12/2023	DPEA Online Case File
NA-350-002	2 Lyon Road, Linwood	Erection of waste tyre and rubber recycling and processing plant (Use Class 5, General Industry) with ancillary office and staff welfare facilities and associated access, parking, landscape and infrastructure proposals	Under consideration by Reporter	21/11/2023	DPEA Online Case File

APPENDIX 2: Recently Determined Renfrewshire Appeals (November 2022 – to date)

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
TWCA-350-2002	1 Acacia Drive, Paisley	Removal of 2 coniferous trees that are in close proximity to the property	Decided	No remit to consider.	DPEA Online Case File
PPA-350-2053	8 Church Street, Johnstone, Renfrewshire	Alteration to shopfront comprising of the removal of 2 signs and night safe	Decided	Appeal allowed subject to conditions.	DPEA Online Case File
PPA-350-2052	Sawmill Goldenlea Farm, Houstonhead Road, Bridge of Weir	Erection of four dwelling houses (in principle)	Decided	Appeal dismissed.	DPEA Online Case File
PPA-350-2051	Site on south-western boundary of West Cottage, Houston Road, Bishopton	Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping.	Decided	Appeal dismissed.	DPEA Online Case File
PPA-350-2050	Site between Fordbank Stables and Corseford Avenue, Johnstone	21/1030/PP: Erection of 53 dwelling houses, including roads, car parking and landscaping.	Decided	Appeal allowed subject to conditions.	DPEA Online Case File

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
PPA-350-2049	Land east of Newton Cottage at Elderslie Golf Club, Newton Avenue, Elderslie	20/0516/PP: Erection of residential development comprising 17 dwellinghouses and 8 flats with associated infrastructure, parking and landscaping; and erection of relocated greenkeeping facility with associated storage	Decided	Appeal allowed subject to conditions.	DPEA Online Case File
WAY-350-8	East of Golf Road, Bishopton	Application for a necessary wayleave for a section of overhead line	Decided	Application granted.	DPEA Online Case File
WAY-350-6	Lands at Fornet Cottage, Greenock Road, Langbank	Application to install and keep installed a section of 132Kv overhead electric line, together with other associated apparatus on lands at Fornet Cottage, Greenock Road, Langbank	Decided	Application granted.	DPEA Online Case File
WAY-350-7	Drums Estate, Old Greenock Road, Langbank	Application to install and keep installed a section of 132Kv overhead electric line on land at Drums Estate, Old Greenock Road, Langbank	Withdrawn	Application withdrawn.	DPEA Online Case File
PPA-350-2038	Grounds of Dykebar Hospital,	19/0810/PP: Erection of 603 dwelling houses with associated access, parking and landscaping	Decided	Appeal allowed subject to	DPEA Online Case File

Appeal Reference	Address	Application Reference and Description	Current Status	Decision	Further info
	Grahamston Road, Paisley			conditions and S75.	

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY
THE PLANNING AND CLIMATE CHANGE POLICY BOARD
ON 07/11/2023

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
22/0481/PP Ward 10	McTaggart Construction Tod House Templand Road Dalry KA24 5EU	Former St Brendans Social And Recreation Club Stirling Drive Linwood Paisley	Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure.	A
RECOMMENDATION: Grant subject to a Section 75 Agreement				
23/0112/PP Ward 1	Mr Brian Lees Ardeen Toward Dunoon PA23 7UA	74 Fulbar Street Renfrew PA4 8PB	Erection of residential development comprising of eight flats with associated access, parking, bin store, boundary treatment and landscaping	B
RECOMMENDATION: Grant subject to conditions				
23/0136/PP Ward 1	Park Lane Group/Sanctuary Scotland 25 Newton Place Glasgow G3 7PY	Site On North Western Boundary Of No 2 Row Avenue Renfrew	Erection of residential development comprising 24 flats (within two four storey blocks) and associated access, parking, and landscaping.	C
RECOMMENDATION: Grant subject to a Section 75 Agreement				

Total Number of Applications to be considered = **3**

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 22/0481/PP

KEY INFORMATION

Ward: 10 – Houston, Crosslee and Linwood

Applicant: McTaggart Construction

Registered: 05/07/2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure.

LOCATION: Former St Brendan’s Social and Recreation Club, Stirling Drive, Linwood

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Approve subject to conditions and Section 75 legal agreement.

IDENTIFIED KEY ISSUES

- The application site is identified as a Housing Land Supply Site and is covered by Policies P1 and P2 of the adopted Local Development Plan.
- There have been two letters of representation.
- There have been no objections from any consultees.
- A Section 75 agreement is required to secure delivery of affordable homes on the site and secure a contribution towards play provision.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0481/PP

SITE ADDRESS	Former St Brendan's Social and Recreation Club, Stirling Drive, Linwood
PROPOSAL	Erection of residential development comprising 64 dwellings with associated road and drainage infrastructure.
RECOMMENDATION	Grant subject to conditions and Section 75 legal agreement.
PROPOSALS	<p>Planning permission is sought for the erection of a residential development of sixty four units, comprising cottage flats, a bungalow, wheelchair access properties and general needs housing, for a local registered social landlord, with associated access and drainage infrastructure at the former St Brendans Social and Recreation Club Stirling Drive, Linwood.</p> <p>The application site extends to approx. 2.17 hectares in area. The footprint of the former recreation club is visible on the western half of the site. The eastern half of the site features areas of grassland and a redundant multi use games area. There are two clearly defined footways through the eastern half of the site. They are arranged in a Y shape linking Stirling Drive with Clippens Road and Cowal Drive. The areas of grassland, the path network and the Stirling Road frontage of the site are lined by mature trees.</p> <p>The site is bound by residential development to the north, south, east and west, with commercial uses to the north east, including a Public House and retail units, on Clippens Road.</p> <p>The proposed development provides a frontage along Stirling Drive and Muirhead Drive. The interior of the site is laid out around a central loop road, with the sole vehicular access from Stirling Drive. Additional pedestrian footpaths are proposed east to Clippens Road, and south to Cowal Drive. The footpaths are located within landscaped corridors. There is also a SUDS area proposed within the central loop road.</p> <p>The proposed layout comprises a mix of bungalows, semi detached and terraced dwellinghouses, and cottage flats which will be managed by a Registered Social Landlord.</p>
SITE HISTORY	<p>Application No: 22/0301/EA Description: Request for Screening Opinion for proposed residential development. Decision: Environmental Assessment not Required.</p> <p>Application No: 22/0150/PN Description: Erection 64 dwellinghouses. Decision: Accepted</p>
CONSULTATIONS	Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to the installation

	<p>of the 2m acoustic fence, and the requirement for a site investigation and remediation strategy to address potential land contamination.</p> <p>Chief Executive’s Service (Roads Development) – No objections subject to conditions requiring:</p> <ul style="list-style-type: none"> - the submission of a street lighting design to include footpath connections to Clippens Road, Cowal Drive and Muirhead Drive, and a revised street lighting design for Stirling Drive. - that all footpath connections to Clippens Road, Cowal Drive and Muirhead Drive shall be resurfaced to an adoptable standard - visitor bays when entering the site be relocated to a more appropriate location; - all access’s and driveways shall be formed as per the National Roads Development Guide; - parking to be provided as per the National Roads Development Guide; - the submission of a Construction Traffic Management Plan, and; - the submission of details of traffic calming and pedestrian crossings (uncontrolled) on Stirling Drive. <p>Children’s Services – No objection subject to a contribution in respect of education provision.</p> <p>SEPA – No comments.</p> <p>Scottish Water – No objection.</p> <p>The Coal Authority – No objection.</p> <p>Glasgow Airport Safeguarding – No objection subject to condition relating to the submission of a landscaping scheme.</p>
<p>REPRESENTATIONS</p>	<p>Two letters of representation have been received which object to the proposed development. The points raised in the letters are summarised below.</p> <ol style="list-style-type: none"> 1 – Loss of daylight and overshadowing 2 – Noise during building works 3 – Loss of privacy 4 – Traffic and safety

	5 – Loss of green space
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations</p> <p>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:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u></p> <p>NPF4: Policy 1 – Tackling the climate and nature crisis NPF4: Policy 3 – Biodiversity NPF4: Policy 6 - Forestry, woodlands and trees NPF4: Policy 9 – Brownfield land, vacant and derelict land, and empty buildings NPF4: Policy 13 – Sustainable transport NPF4: Policy 14 – Design, quality, and place NPF4: Policy 15 – Local living and 20 minute neighbourhoods NPF4: Policy 16 – Quality Homes NPF4: Policy 18 – Infrastructure first NPF4: Policy 20 – Blue and Green Infrastructure NPF4: Policy 21 – Play, recreation and sport</p> <p><u>Renfrewshire Local Development Plan</u></p> <p>LDP 2021: Policy P1 – Renfrewshire’s Places LDP 2021: Policy P2 – Housing Land Supply Sites LDP 2021: Policy P3 – Housing Mix and Affordable Housing LDP 2021: Policy P5 – Green/Blue Network LDP 2021: Policy P6 – Open Space LDP 2021: Policy I1 – Connecting Places LDP 2021: Policy I3 – Flooding and Drainage LDP 2021: Policy I7 – Zero and Low Carbon Buildings LDP 2021: Policy I8 – Developer Contributions LDP 2021: Policy ENV2 – Natural Heritage</p> <p><u>Supplementary Guidance</u></p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy Delivering the Economic Strategy</p> <p><u>Material Considerations</u></p> <p>Renfrewshire Councils Residential Design Guide Scottish Government publications on Designing Streets and Designing Places Renfrewshire Planning & Development Tree Policy - 2022</p>

<p>PLANNING ASSESSMENT</p>	<p>The application site is covered by Policies P1 and P2 of the Adopted Renfrewshire Local Development Plan (2021). In accordance with the Local Development Plan, housing would be an appropriate use which would contribute towards meeting Renfrewshire's Housing Need and Demand.</p> <p>The principle of the proposal, redeveloping a vacant, previously used site in the middle of an existing place, would also be in line with Policy 9 and the Spatial Strategy outlined in the Adopted Renfrewshire Local Development Plan, ensuring that brownfield land in Renfrewshire's existing places was used before green field land or green belt.</p> <p>Policy P3 set out in the Adopted Renfrewshire Local Development Plan is also 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 regard, the entire development would be for a local social registered landlord and would therefore comprise an entirely affordable housing development, in compliance with Policy P3.</p> <p>It is considered that proposals demonstrate that they meet local housing need and demand by including a range and choice of types and sizes of units. This includes housing for older people and less able residents in the flatted properties and bungalow on the ground floor.</p> <p>It is considered that there is a mix of housing on this site which will add to the overall housing mix in the area. The proposal complies with Policy P3.</p> <p>The redevelopment of the site for residential use would comply with the development plan in principle. However detailed consideration of the proposed development against the provisions of the New Development Supplementary Guidance and the Residential Design Guide is required.</p> <p>These documents set out a range of considerations that form the basis of good places design. Each consideration will be assessed in turn.</p> <p><u>Context and Character</u></p> <p>The application site is located within an urban area predominantly characterised by two storey terraced and three storey flatted residential properties. The dominant finishing material is roughcast. However, there are some brick buildings on Cowal Drive to the south which adds variety to the streetscene. A local service centre which</p>

houses a mix of retail, professional and food related uses bounds the site to the northeast.

The application site has previously been developed. Although the previous buildings have been demolished, the platforms are still visible. However, it is noted that previous buildings did not occupy the full extent of the site. The site also has areas of grassland and mature trees. There is also play equipment visible towards the southern boundary. There is also a well-defined network of footways through the site.

Access and Connectivity

Policy 15 advocates local living to encourage connected and compact neighbourhoods where people can meet most daily needs within a reasonable distance of their home. **Policies 13 and I1** advocate good accessibility and connectivity to walking, cycling and public transport.

The application site benefits from a range of amenities and services within a 20 minute walk or cycle. These include the local service centre which bounds the site to the north east, Woodlands and Our Lady of Peace Primary School to the east, Linwood and St Benedicts High School to the west, public transport connections along Clippens Road which provides onward connectivity to Linwood town centre and Paisley, and the National Cycle Network to the south west.

The proposed layout has one singular vehicle point of access onto Stirling Drive. However the proposed layout ensures the existing network of footways is retained, with footway connections to Clippens Road, Cowal Drive and Muirhead Drive. This will enhance permeability and ensure appropriate accessibility for pedestrians and cyclists is retained.

The Roads Development Officer has offered no objections to the development subject to the imposition of a range of conditions. These include measures for traffic calming and pedestrian crossing along Stirling Drive. The implementation of these measures will further enhance accessibility to the site for pedestrians.

Layout and Built Form

The layout integrates into the existing street network via the provision of an active frontage onto Stirling Drive and the north west end of Muirhead Drive. It will contribute positively to the place and the streetscene along these external frontages.

Internally the layout of the site is focused around the loop road. The loop road makes suitable provision for pedestrian movement via 2m footways to both sides of the road. There is also provision for traffic calming and visitor parking.

The SUDS pond is centrally located within the layout. This is

welcomed as the SUDS pond will contribute positively to the character of the area, its landscape setting, and biodiversity. The footpath links to the east and south are also set within landscaped corridors.

Environment and Community

The reuse of brownfield sites is supported by **Policy 9**. However as noted above, the site also accommodates natural heritage assets in the form of mature trees and open grassland areas on the eastern half of the site.

Policies 20, P5 and P6 seek to safeguard areas of open space and the green network. The open space is considered to be of amenity value, while the mature trees provide a landscaped setting to the space and contribute positively to the streetscene.

It is acknowledged that as the development will result in the loss of this open space it does not fully comply with policies 20, P5 and P6. However the overriding factor in this instance is the sites P2 designation, and the delivery of affordable homes in a sustainable location. This is considered to justify the loss of the open space. It is noted that there are other areas of open space within walking distance of the site.

Policy 6 and ENV2 and the Councils planning and development tree policy seek to ensure that due consideration is given to the safeguarding of trees as part of the proposed layout. **Policy 3** also seeks to enhance biodiversity.

The tree survey submitted with the application notes a total of 99 individual trees and 5 distinct tree groups. The individual trees are mostly of moderate quality, with 7 outstanding specimens and 28 low quality specimens recorded. The surveyed groups were predominantly of moderate quality. It is noted that the groups all include Ash trees which are showing signs of Ash dieback disease.

The proposed landscaping scheme indicates that only two existing trees will be retained. The scheme makes provision for 74 new trees to be planted. The locations of the proposed trees are split between communal areas and front gardens.

The proposed development has not made provision for retention of the trees on the site. It has also not made provision for compensatory planting of equal number. However, this must be balanced against the desirability of delivering affordable homes on a previously developed site within a sustainable location.

The applicant will deliver 74 trees within the proposed landscaping layout for the site, and the proposed landscaping scheme is considered to be acceptable with respect to the enhancing the amenity within the residential layout. However, there is shortfall of 23 trees in comparison to the number of trees currently on the site. In this

instance it is considered acceptable for these 23 trees to be planted in an off-site location again with respect to the desirability of providing affordable homes on the site.

It is also noted that the development will result in the loss of play equipment at the site. There is no play equipment being proposed within the development. However, the applicant has agreed to contribute towards the installation of play equipment at an off site location.

The Councils Play and Assets Officer has advised that plans are being developed for a new play area on land to the north of Gilmartin Road. This play area would be suitably located within a 10 minute walk of the application site via Pentland Avenue.

The applicant has agreed in principle to providing a contribution towards development of this play area. The contribution would also factor in the requirement for off-site tree planting which can be undertaken as part of the delivery of the play area. This process can be managed via a Section 75 legal agreement and would allow the development to proceed in accordance with **policies 18 and 21**.

Children's Services have noted that they offer no objection subject to a developer contribution being made in respect of education provision. **Policy 18** notes that contributions will be sought where there is an identified shortfall in infrastructure capacity as a result of the new development.

The proposed development includes a sustainable strategy for drainage of surface water via a network of permeable paving, the central detention basin, and filter trenches. It is noted that surface water would ultimately drain into the existing public network. It is therefore recommended that the drainage scheme is not implemented until the applicant demonstrates that it has been approved by Scottish Water. It is noted that Scottish water have not objected to the number of units being proposed in terms of water supply and foul network capacity.

The proposed layout has been reconfigured to mitigate noise impact from the adjacent local service centre. It also now includes a 2m high acoustic barrier along the north-eastern boundary. A condition will be used to ensure the acoustic barrier is installed on site prior to the adjoining dwellinghouses being occupied.

Each plot within the development benefits from a sufficient area of useable garden ground. Plot depths have also been configured to ensure that privacy is maintained within each property. Garden ground will not be overlooked to an unacceptable degree. There are no instances where overshadowing or loss of daylight is likely to occur to a degree that would significantly impact amenity.

With regard to the amenity of existing properties that border the

development site, there is a 22m separation distance between the rear elevation of the properties on Muirhead Drive and the properties on the western edge of the development. The properties on the southern boundary have a minimum garden depth of 9.5m. This is sufficient to ensure that existing properties on Cowal Drive and Morar Drive will not be overlooked or overshadowed to an unacceptable degree.

It is noted that the layout specifies the requirement for a retaining wall along the southern and western boundaries of the site. The applicant has provided section drawings to illustrate the relationship between the retaining wall and neighbouring properties at the points where the retaining wall would be highest. These sections demonstrate that the retaining wall and associated boundary treatment will not have an unacceptable impact on the outlook or the amenity of the neighbouring properties.

Buildings and Design

The development incorporates a mix of one bedroom flats, and two and three bedroom houses. The majority of the buildings are two storey, with one wheelchair accessible bungalow being proposed. Finishing materials comprise a mix of facing brick and render to the walls, with concrete tiles to the roof. Active gable windows are included on plots which overlook footways or open space.

A Section 75 agreement will be used to ensure a 25% affordable housing requirement is met.

The development will deliver a mix of properties at an appropriate location in accordance with **Policies 16 and P3**.

The application also includes a Energy Design Analysis which demonstrates that the requirements of **policy 17** will be met through improving the dwelling fabric performance prior to considering additional energy efficiency measures

The development will ensure that quality homes are delivered as per the requirements of **policy 16**. A condition can be applied to ensure that a final materials specification is submitted for approval.

The proposed development will support delivery of two of the overarching spatial principles set out in National Planning Framework 4 – Local Living and Compact Urban Growth. The application site is within a sustainable location, and its redevelopment in the manner proposed will contribute positively to the place. A Section 75 agreement will be used to ensure payment of a commuted sum in respect of play equipment and biodiversity net gain.

In response to the points raised in the letters of objection.

1 and 3 – Matters relating to the potential impact on amenity of

	<p>neighbouring properties has been addressed in the foregoing assessment.</p> <p>2 – Noise levels during construction work can be controlled through the submission of a Construction and Environmental Management Plan.</p> <p>4 – The Roads Development Officer has not objected to the development on the grounds of traffic or safety.</p> <p>5 – Loss of the existing green space has been addressed in the foregoing assessment.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted.</p>
RECOMMENDATION	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 considerations which outweighed the presumption in favour of development according with the Development Plan.

Conditions

1. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of all boundary fences, gates, walls, or other method of enclosure to be installed at the site. This includes the 2m acoustic fence and any retaining walls. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be used in the development of the site. For the avoidance of doubt the 2m acoustic fence shall be fully installed before any of the properties on plots 1, 2 and 16-25 (inclusive) are occupied.

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity, and that noise mitigation is in place prior to the occupation of plots closest to the noise source.

2. That prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:
 - mitigation measures for potential dust, noise, and vibration impacts on nearby properties,
 - waste management, pollution control and mitigation,
 - a plan showing existing drainage pipes and other utilities within the site and procedures for how they will be safeguarded during construction,

- surface water management,
- procedures for monitoring compliance and dealing with any breaches of the approved management plan,
- the formation of access from the public road to accommodate construction vehicles including geometry, surfacing, and sightlines
- the additional signage on both public roads where access will be taken to inform drivers of the construction vehicles.
- details of proposed temporary site compound for storage of materials, machinery, and designated car parking.

The measures set out within the approved CEMP shall thereafter be implemented on site during the construction phase

Reason: To ensure environmental impacts are mitigated during the construction phase, and that the construction phase is undertaken safely.

3. That prior to the commencement of development on site, the developer shall provide for the written approval of the Planning Authority a specification detailing the colour and texture of all finishing materials to be used on the external walls of the building hereby approved. This shall include windows and all rainwater goods. The specification shall also provide confirmation of all properties within the layout which are to have an active gable elevation, and thereafter confirm the design of the gable elevation. Only the materials within the approved specification shall thereafter be used in the development of the site.

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

4. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport Safeguarding. The details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design, and shall include the following.
 - Confirmation of all existing trees, hedgerows, and other vegetation on the site, those that will be retained and measures for their protection during the construction phase, and those that shall be removed to accommodate the development.
 - The species, number and spacing of all proposed trees and shrubs.
 - Details including SUDS – such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.
 - All areas of hard standing including location and materials.
 - A timetable for the implementation of the landscape strategy.
 - A strategy for the future management and maintenance of all landscaped areas (including SUDS infrastructure) including provision for replacement of trees, shrubs, hedgerows and areas of grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are

removed within 5 years of being planted.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall be implemented in accordance with the timetable, and maintained thereafter in accordance with the maintenance strategy.

Reason: To ensure an appropriate scheme of landscaping is developed in the interests of visual amenity and the residential environment, and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

5. No development shall commence on site until written approval of:

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,

has been provided by the Planning Authority.

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

6. Prior to occupation of any unit:

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

shall be submitted to the Planning Authority and approved in writing.

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

7. That prior to the commencement of development on site, the developer shall provide a plan for the written approval of the Planning Authority which specifies the following improvement works:

- A street lighting design to include the proposed footpath connections to Clippens Road, Cowal Drive and Muirhead Drive, and a revised street lighting design for Stirling Drive to ensure the proposed footway fronting Stirling Drive is sufficiently illuminated

- The upgrading of any retained sections of footpath forming the connections to

Clippens Road, Cowal Drive, and Muirhead Drive.

- Details of traffic calming and pedestrian crossings (uncontrolled) on Stirling Drive.

The plan shall also include a timetable for the completion of these works. The approved works shall thereafter be implemented in accordance with the approved timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site can be accessed by pedestrians in a safe manner.

8. That prior to the commencement of development on site, the developer shall provide confirmation to the Planning Authority that Scottish Water have approved the drainage layout for the site and the associated connection to the public drainage network. Only the approved drainage strategy shall thereafter be implemented at the site.

Reason: To ensure surface water is managed appropriately.

Planning Application: Report of Handling



Renfrewshire Council

Reference No. 23/0112/PP

KEY INFORMATION

Ward: Ward 1 – Renfrew North and Braehead

Applicant: Mr Brian Lees

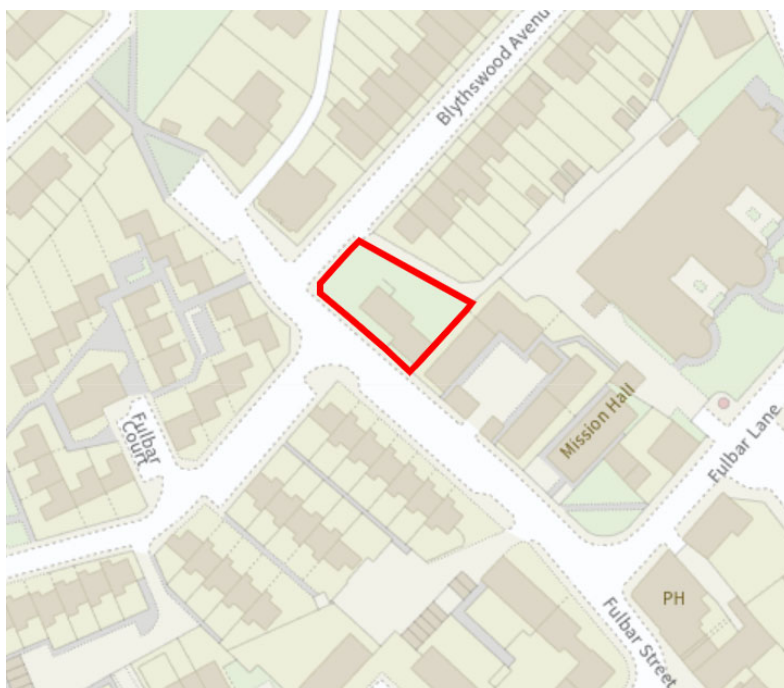
Registered: 07/03/2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising of eight flats with associated access, parking, bin store, boundary treatment and landscaping

LOCATION: 74 Fulbar Street, Renfrew, PA4 8PB

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to conditions

Alasdair Morrison
Head of Economy & Development

IDENTIFIED KEY ISSUES

- The application site is covered by Policy P1 within the adopted Local Development Plan.
- There have been no objections from consultees.
- There have been five letters of objection.

REPORT OF HANDLING FOR APPLICATION 23/0112/PP

SITE ADDRESS	74 Fulbar Street, Renfrew, PA4 8PB
PROPOSAL	Erection of residential development comprising of eight flats with associated access, parking, bin store, boundary treatment and landscaping
RECOMMENDATION	Grant subject to conditions

PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising of eight flats within a four storey building with associated access, parking, bin storage, boundary treatment and landscaping.</p> <p>The application site is located on a corner plot, and is bound by Fulbar Street to the south west, Blysthwood Avenue to the north west, a two storey end terrace residential property to the north east, and a row of two storey terraced properties to the south east.</p> <p>The site is approx. 700 square metres in area. It is currently occupied by a single storey building which is positioned to the south east corner, with the remainder of the site finished in a hard surface. This building was previously used as offices, however the applicant has advised that it has been vacant since 2022. Boundary treatment currently comprises of a brick wall.</p> <p>The proposed development comprises the demolition of the single storey building and the erection of a four storey flatted block with a square footprint of approx. 188 square metres. The flatted block will be positioned in the north western half of the site. The south eastern half of the site comprises the parking and manoeuvring areas, with 8 parking spaces delineated.</p> <p>The four storey block will be predominantly finished in facing brick, with metal cladding panels above and below the window opening. The roof will also be finished in profiled sheet metal. The layout provides for a landscaped buffer around the edge of the block. There is also a bin and cycle store and further landscaping positioned along the north eastern boundary.</p> <p>It should be noted that the original description of development included reference to a biomass boiler. However, this has now been omitted from the proposed scheme.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of the development on the local community and local environment required it</p>
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	to be fully considered prior to any decision being made.
SITE HISTORY	None recorded.
CONSULTATIONS	<p>Communities & Housing Services (Environmental Protection Team) – No objections. Advisory note required with regard to potential land contamination.</p> <p>Chief Executive’s Service (Roads Development) – No objection subject to conditions relating to the resurfacing of the footway fronting the site, formation of a pedestrian route into the main entrance, the location of the bin collection point, and the design of the site access.</p> <p>NATS – No objections.</p> <p>Glasgow Airport Safeguarding – No objection subject to condition relating to the submission of a bird hazard management plan. Advisory note also required with regard to the possible use of a crane.</p> <p>Scottish Water – No objections.</p> <p>Children’s Services – No objections.</p>
REPRESENTATIONS	<p>The Council has undertaken two rounds of neighbour notification.</p> <p>Seven letters of representation, which object to the proposed development, were received. The points raised in these letters can be summarised as follows:</p> <p>1 – Noise, disruption and inconvenience associated with the construction process.</p> <p>2 – Loss of sunlight and overshadowing.</p> <p>3 – Noise and fumes associated with biomass boiler.</p> <p>4 – Loss of privacy.</p> <p>5 – Loss of property value.</p> <p>6 – Insufficient parking provision.</p> <p>7 – Height and scale of the building is out of keeping with the surrounding area.</p> <p>8 – Drainage and flooding.</p> <p>9 – Notification of the application has not been undertaken.</p> <p>10 – A two storey build would be more suitable at this location.</p>

	<p>11 – It is disingenuous to use other buildings or previous industrial use of the area to justify the scale of the development. There are no other three or four storey buildings within the immediate vicinity of the site.</p> <p>12 – Car ownership in the area is high and public transport services continue to be reduced.</p> <p>13 – The building will be higher than the existing at 80 Fulbar Street.</p> <p>14 – No garden space is provided for residents.</p> <p>15 – Loss of views and impact on outlook.</p> <p>16 – There is already an adequate supply of flats in the area.</p>
<p>DEVELOPMENT PLAN POLICIES</p>	<p>Policy and Material Considerations</p> <p>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:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u></p> <p>NPF4: Policy 1 – Tackling the climate and nature crisis NPF4: Policy 3 – Biodiversity NPF4: Policy 9 – Brownfield land, vacant and derelict land, and empty buildings NPF4: Policy 13 – Sustainable transport NPF4: Policy 14 – Design, quality, and place NPF4: Policy 15 – Local living and 20 minute neighbourhoods NPF4: Policy 16 – Quality Homes NPF4: Policy 18 – Infrastructure first</p> <p><u>Renfrewshire Local Development Plan</u></p> <p>LDP 2021: Policy P1 – Renfrewshire’s Places LDP 2021: Policy P3 – Housing Mix and Affordable Housing LDP 2021: Policy I3 – Flooding and Drainage LDP 2021: Policy I7 – Zero and Low Carbon Buildings LDP 2021: Policy ENV2 – Natural Heritage</p> <p><u>Supplementary Guidance</u></p> <p>Delivering the Environment Strategy Delivering the Infrastructure Strategy Delivering the Economic Strategy</p> <p><u>Material Considerations</u></p>

	<p>Renfrewshire Councils Residential Design Guide Scottish Government publications on Designing Streets and Designing Places</p>
<p>PLANNING ASSESSMENT</p>	<p>Policy P1 states that within uncoloured areas on the proposals maps there will be a general presumption in favour of a continuance of the built form. New development proposals within these areas should make a positive contribution to the Place, and be compatible and complementary to existing uses.</p> <p>Whilst the most recent use of the site was an office, the surrounding area is predominantly characterised by residential use. The redevelopment of the site for residential use would be compatible with surrounding uses in principle. However detailed consideration of the proposed development against the provisions of the New Development Supplementary Guidance and the Residential Design Guide is required.</p> <p>These documents set out a range of considerations that form the basis of good places design. Each consideration will be assessed in turn.</p> <p><u>Context and Character</u></p> <p>The application site is located in a built up area approx. 250m from Renfrew town centre to the south east. The predominant built form immediately surrounding the site is a mix of two storey terraced properties. It is noted that the built form steps down as you move further away from the town centre. There are four storey tenement properties on the edge of the town centre, and three storey flats opposite Fulbar Lane approx. 50m to the south east of the site.</p> <p>While the built form surrounding the site is predominantly two storeys, there is a mix of design, age, and finish of the buildings. The most notable building within the streetscene is number 80 Fulbar Street which is directly opposite the site to the north west. This building incorporates traditional proportions, and is higher than the two storey dwellinghouses in the area. It is also finished in red facing brick which contrasts with the grey render and stone associated with other properties.</p> <p>The concept for the proposed development is based on the building at number 80, and has taken cues with regard to design, height and materials. While the proposed development is four storeys, the eaves and ridge line height are commensurate with the building at number 80. The proposed development also incorporates facing brick, and vertically proportioned windows.</p> <p>It is noted that number 80 is a remnant of the areas previous industrial heritage. The applicant has sought to justify the development partly based on this historical industrial built form. However, the area is now clearly established as a residential area, and this provides the context</p>

from which the development should be assessed.

Access and Connectivity

The application site is within walking distance of Renfrew town centre, its associated amenities and public transport connections. **Policy 15** advocates local living to encourage connected and compact neighbourhoods where people can meet most daily needs within a reasonable distance of their home. **Policies 13 and 11** advocate good accessibility and connectivity to walking, cycling and public transport.

The application site is well located in this regard, with the town centre, other amenities such as Robertson Park, Renfrew Health Centre, Kirklandneuk Primary School and Trinity High School all within a 20 minute walk from the site.

The Roads Development officer has offered no objections to the development, and is satisfied with the parking provision being proposed given the sustainable location of the site. The matters of detailed design raised by the Roads Development officer can be managed via condition where required, and it is noted that the site plan has been amended to accommodate some of the requirements.

Layout and Built Form

The proposed split in the site layout, with the building occupying the northwestern half and the parking to the south east, is considered to be acceptable. The site is a prominent corner plot, and the position of the building reflects the building line along Blythwood Avenue.

With regard to built form, it is acknowledged that the four storey height would be as departure from the predominant two storey built form in the immediate vicinity of the site. However, the building is commensurate with the height of the building at number 80. The building at number 80 makes a positive contribution to the character of the area, and a design concept which seeks to reflect this should be considered desirable in principle.

On this basis a departure from the predominant built form is not considered to be a reason in itself for the proposal to be considered unacceptable. The form of the building will not be detrimental to the character or appearance of the place, and it is considered that a development of this scale can be accommodated within the streetscene without appearing incongruous.

It is also noted that the existing building on the site is vacant, and the proposal will redevelop a brownfield site which is supported by **policy 9**. On balance, it is considered that the redevelopment of the site will have a positive impact on the place.

Environment and Community

A key consideration in the assessment of the development is the potential impact on the residential amenity of neighbouring properties. While it is considered that a building of this scale is acceptable with regard to the streetscene, it must be demonstrated that it is compatible with neighbouring uses.

The development is most likely to have a potential impact on the neighbouring properties to the north east (2 Blysthwood Avenue) and south east (68 a-d Fulbar Street) which directly bound the site, 2 Fulbar Avenue to the south west, and 3 – 5 Blysthwood Avenue to the north west.

Turning firstly to 2 Blysthwood Avenue, the fenestration on the north eastern elevation of the building has been amended to reduce the potential loss of privacy. This includes replacement of a dormer with a rooflight, and incorporation of high level windows. There is no direct window to window overlooking as the gable of number 2 does not incorporate any habitable room windows.

The applicant has provided sunlight calculations which show the extent of shadow cast by the proposed building. These calculations show that the minimum standard of at least 50% of garden ground receiving at least 2 hours of sunshine on the 12th March (as set out within the BRE 209 2022 guidance on Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice) are met.

Turning to 68 a-d Fulbar Street, there is a separation distance of 19m between these properties and the proposed building. This will ensure that windows and garden ground associated with 68 a-d Fulbar Street are not overlooked to an unacceptable degree, and that sufficient levels of privacy will be maintained. Treatment along this and all other boundaries will be controlled via condition.

In terms of overshadowing, as these properties are directly to the east of the application site they are not significantly impacted through loss of sunlight. With regard to daylight, it is noted that removal of the existing building (which is hard up against the eastern boundary) will improve the outlook and levels of daylight received by 68a in particular. It is noted that the proposed building is within the 25 degree line when plotted from 68 a-d. However the orientation of the properties will ensure that overall amenity is not significantly impacted.

Number 2 Fulbar Avenue is to the south west of the site on the opposite side of Fulbar Steet. Given the position of the property to the south west it will not be impacted by any overshadowing. The windows on the rear elevation of this property which fronts Fulbar Street are in the public domain, and I am satisfied that privacy will not be compromised further with respect to the development being proposed. It is noted that the proposed building is also within the 25 degree line when plotted from number 2. However the orientation of the properties will ensure that overall amenity is not significantly impacted.

Numbers 3 and 5 Blysthwood Avenue are 20m from the development site, and do not directly face the proposed block of flats. They will not be impacted regarding loss of privacy. Due to the orientation of the properties the sunlight analysis shows that the development will overshadow the front elevation of these properties resulting in a partial loss of sunlight within the habitable rooms on the front elevation of the properties.

The analysis shows that the development will not result in a total loss of sunlight. These properties will still receive some sunlight in the afternoon. The partial loss is restricted to winter months only. It is not considered that the impact on amenity that arises from the loss of sunlight would be so significant as to justify refusal of the application.

The potential impact on number 80 Fulbar Street is not likely to be significant as this is a commercial property and not a dwellinghouse.

In view of the above, it is considered that on balance the development will not result in a significant loss of amenity for neighbouring properties.

The site plan includes an indicative landscaping strategy which will provide a softer setting for the building and some amenity for residents. It is noted above that public parks are also within walking distance of the site.

Whilst the planting plan is not detailed, it is likely that any landscaping will improve biodiversity at this location given the site in its current condition is fully covered with hard standing. The development would meet the aims of **policy 3 and ENV2** in this regard.

The proposal includes a drainage strategy which would manage surface water in a sustainable manner using filter trenches and a soakaway system. A condition can be applied to ensure the strategy is implemented on site and maintained thereafter in accordance with the submitted documents.

Finally, it is noted that while the site is on the edge of the coastal potential flooding extent the flood risk area does not cover the footprint of the building, the surrounding landscaping, the car parking area, or the site access. The development is considered to comply with **Policy I3**.

Buildings and Design

The design and finish of the proposed building is based on the brick building at number 80 Fulbar Street. I am satisfied that the building is of a suitable design and finish, and will make a positive contribution to the place as required by **policies 14, 16 and P1**.

The combined bin and bike store is also finished in brick, with a flat

roof. Its position to the rear of the flats ensures it will not have a significant impact on the streetscene.

The applicant has advised that energy efficiency and carbon dioxide reduction will be a key component of the development. The development initially included a biomass boiler system. However this has since been omitted from the scheme. It is considered that a condition should be applied requiring the submission of an Energy Design Analysis to demonstrate that predicted emissions from the development are reduced by at least 15% below 2007 building standards as required by **Policy I7**.

In response to the points raised in the letters of representation, matters relating to points 2, 4, 6, 7, 8, 13, and 14, namely the scale of the development and the impact on amenity, drainage, landscaping, and parking have been addressed in the above assessment.

1 - A construction and environmental management plan will be requested via condition to ensure the construction phase is managed appropriately.

3 - The biomass boiler has been omitted from the proposal.

5 – Loss of property value is not a material consideration.

9 – Notification of the application has been undertaken in accordance with the requirements of the legislation. It is noted that a second round of notification was undertaken following submission of amended plans.

10, 11, 16 – Although historical building patterns in the area are acknowledged, the proposal has been assessed against the current residential context. Existing supply of flats in the area or preference for a lower density of build is not considered to be a reason to refuse the development. Higher density and more compact development is supported in principle by NPF4, particularly at locations such as this where amenities are within a walkable distance of the site. The development will contribute to the mix of houses and flats in this area as promoted by **Policy P3**.

12 – A higher density of development will contribute to the viability of services and amenities. The Roads Development officer has offered no objections to the development.

15 – Loss of views is not a material consideration. Impact on outlook has been considered in the above assessment.

In conclusion, the proposed development will support delivery of two of the overarching spatial principles set out in National Planning Framework 4 – Local Living and Compact Urban Growth. The application site is within a sustainable location, and its redevelopment

	<p>in the manner proposed will contribute positively to the place. Minimum standards relating to the amenity of neighbouring residential properties will be met.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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

Conditions

1. That prior to the occupation of any flat hereby approved, the developer shall resurface the sections of footway which are commensurate with the site boundaries fronting Fulbar Street and Blysthwood Avenue. The footway shall be resurfaced to a standard that is structurally adequate and to the satisfaction of the Planning Authority.

Reason: To ensure the standard of footway fronting the site is sufficient to serve the development.

2. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a plan showing the location of a bin collection area from where bins can be safely presented for collection. The plan shall include a specification for all works necessary to form the bin collection area including and hard surfacing or boundary treatments. The bin collection area thereafter approved shall be implemented on site and made available for use prior to the occupation of any of the flats.

Reason: To ensure that bins associated with the development can be presented for collection safely.

3. That prior to the commencement of development on site, the developer shall provide a strategy for the written approval of the Planning Authority which details the drainage of surface water from all areas of hard standing. The strategy shall ensure that surface water from any areas of hard standing shall not discharge onto the public road. The approved strategy shall thereafter be implemented on site, and maintained for the life of the development.

Reason: To ensure that surface water is managed appropriately in the interests of sustainable drainage.

4. That the development hereby approved shall be undertaken in accordance with approved drawings 1848/AL(0)007 rev E titled 'Plans as Proposed' and 1848/AL(0)11 rev E titled 'Elevations as Proposed'. No alterations to these plans

are to take place unless first submitted to and agreed in writing with the Planning Authority. The combined bin and cycle store as shown in these drawings shall also be constructed and made available for use prior to the occupation of any flat hereby approved.

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

5. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The submitted plan shall include details of:
 - Management of any flat/ shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.

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

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

6. That prior to the commencement of development on site, the developer shall provide for the written approval of the Planning Authority a specification detailing the colour and texture of all finishing materials to be used on the external walls of the building hereby approved. This shall include windows and all rainwater goods. Only the materials within the approved specification shall thereafter be used in the development of the site.

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

7. That prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted as part of a landscape strategy for the written approval of the Planning Authority. The landscape strategy shall include (but not be limited to) provisions in respect of:
 - all proposed trees, shrubs, hedgerows, areas of grass/wildflower seeding, turfing including size, species, spacing and location.
 - all areas of hard standing including location and materials.
 - a plan showing proposed site levels.
 - all areas of surface water including ponds, and measures for the sustainable management and drainage of surface water where applicable.
 - the implementation of all biodiversity and habitat enhancements.
 - a timetable for the implementation of the landscape strategy.
 - a strategy for the future management and maintenance of all landscaped areas including provision for replacement of trees, shrubs, hedgerows and

areas of grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are removed within 5 years of being planted.

The approved landscape strategy shall thereafter be implemented on site in accordance with the approved timetable and shall be managed and maintained thereafter for the life of the development.

Reason: To ensure a robust landscaping strategy is implemented in the interests of visual amenity, landscape character and biodiversity.

8. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of all boundary fences, gates, walls, or other method of enclosure to be installed at the site. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be used in the development of the site.

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity.

9. That prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall include (but not be limited to) provisions in respect of:
 - mitigation measures for potential dust, noise, and vibration impacts on nearby properties,
 - waste management, pollution control and mitigation,
 - a plan showing existing drainage pipes and other utilities within the site and procedures for how they will be safeguarded during construction,
 - surface water management,
 - procedures for monitoring compliance and dealing with any breaches of the approved management plan,
 - the formation of access from the public road to accommodate construction vehicles including geometry, surfacing, and sightlines
 - the additional signage on both public roads where access will be taken to inform drivers of the construction vehicles.
 - details of proposed temporary site compound for storage of materials, machinery, and designated car parking.

The measures set out within the approved CEMP shall thereafter be implemented on site during the construction phase

Reason: To ensure environmental impacts are mitigated during the construction phase, and that the construction phase is undertaken safely.

10. That prior to the commencement of development on site, the developer shall submit an Energy Design Analysis for the written approval of the Planning Authority demonstrating the fabric performance of the building and the installation of technology that provides low or no amounts of carbon dioxide emissions, to reduce the predicted emissions from the building by at least 15% below 2007 building standards. The building shall thereafter be developed in accordance with the

approved Energy Design Analysis.

Reason: To ensure the building is designed in a manner that reduces energy requirements and carbon emissions.

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 23/0136/PP

KEY INFORMATION

Ward: 1 – Renfrew North and Braehead

Applicant: Park Lane Group/Sanctuary Scotland

Registered: 16.03.2023

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 24 flats (within two four storey blocks) and associated access, parking, and landscaping.

LOCATION: Site on North Western Boundary of No 2 Row Avenue, Renfrew

APPLICATION FOR: Full Planning Permission



RECOMMENDATION

Grant subject to conditions and a Section 75 agreement

IDENTIFIED KEY ISSUES

- The application site is designated as a Commercial Centre under Policy C1 of the Adopted Local Development Plan.
- Residential development for the site has previously been approved under planning application 19/0860/PP.
- There have been no letters of representation.
- There have been no objections from consultees.
- A Section 75 agreement is required to ensure delivery of affordable homes on the site.

Alasdair Morrison
Head of Economy & Development

REPORT OF HANDLING FOR APPLICATION 23/0136/PP

SITE ADDRESS	Site on North Western Boundary of No 2 Row Avenue, Renfrew
PROPOSAL	Erection of residential development comprising 24 flats (within two four storey blocks) and associated access, parking, and landscaping.
RECOMMENDATION	Grant subject to conditions and a Section 75 agreement

PROPOSALS	<p>This application seeks planning permission for the erection of a residential development comprising of 24 flats with associated access, parking, and landscaping at a vacant site off Row Avenue in Renfrew.</p> <p>The application site extends to approx. 1.9 hectares in area, and comprises of rough grassland with a pockets of tree coverage primarily within the eastern half of the site. The site is bound by Dobbie's Garden Centre to the north, the roundabout between Kings Inch Drive and Row Avenue to the east, Row Avenue to the southeast with a restaurant and hotel beyond, the A8 to the southwest, and an access to the Diageo bottling plant to the west.</p> <p>A residential development for the site has previously been approved through application 19/0860/PP which was for 18 flats and 39 dwellinghouses. The 18 flats are within two blocks each of which is three stories in height.</p> <p>For the purposes of this application the proposed flats are on the same footprint as the approved layout associated with the 19/0860/PP application i.e. one block at the eastern edge of the site adjacent to the roundabout, and one block at the western edge adjacent to a SUDS pond. However, the flats are now proposed to be four stories in height. The addition of an extra storey provides for 24 flats across the two blocks, a net increase of 6 flats from the 19/0860/PP permission.</p> <p>The flats incorporate dual pitched roofs finished in concrete tiles, with facing brick and metal cladding to the external walls. This application also includes the access, parking and landscaping associated with the flats.</p> <p>This report relates to an application that would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of the application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board. It was considered that the potential impact of surrounding land uses on the environment and amenity within the development required it to be fully considered prior to any decision being made.</p>
SITE HISTORY	Application No: 19/0860/PP

	<p>Description: Erection of residential development comprising 18 flats and 39 dwellinghouses Status; Granted subject to conditions.</p> <p>Application No: 19/0697/EO Description: Request for screening opinion as a requirement for a Environmental Impact Assessment relating to the erection of residential development Status; Environmental Assessment not Required.</p> <p>Application No: 19/0577/NO Description: Erection of residential development Status; Accepted.</p>
CONSULTATIONS	<p>Communities & Housing Services (Environmental Protection Team) – No objection subject to conditions relating to noise, air quality and land contamination.</p> <p>Chief Executive’s Service (Roads Development) – Comments made with regard to a connecting cycle link to the A8, cycle storage, turning heads, grit bins, resident and visitor parking standards, and bin presentation points.</p> <p>Children’s Services – No objections.</p> <p>Transport Scotland – No objections.</p> <p>Scottish Water – No objections.</p> <p>Glasgow Airport Safeguarding – No objections.</p> <p>NATS – No objections.</p>
REPRESENTATIONS	None received.
DEVELOPMENT PLAN POLICIES	<p>Policy and Material Considerations</p> <p>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:</p> <p>Development Plan</p> <p><u>National Planning Framework 4</u> Policy 3 – Biodiversity Policy 6 – Forestry, woodland, and trees Policy 9 – Brownfield land, vacant and derelict land, and empty buildings Policy 13 – Sustainable transport</p>

	<p>Policy 14 – Design, quality, and place Policy 15 – Local living and 20 minute neighbourhoods Policy 16 – Quality Homes Policy 18 – Infrastructure first Policy 22 – Flood risk and water management Policy 27 – City, Town, Local and Commercial Centres</p> <p><u>Renfrewshire Local Development Plan</u> Policy C1 – Commercial Centre Policy I1 – Connecting Places Policy I3 – Flooding and Drainage Policy I7 – Zero and Low Carbon Buildings Policy P3 – Housing Mix and Affordable Housing Policy ENV2 – Natural Heritage Policy ENV5 – Air Quality</p> <p><u>Supplementary Guidance</u> Delivering the Centres Strategy Delivering the Places Strategy Delivering the Infrastructure Strategy Delivering the Environment Strategy</p> <p><u>Material Considerations</u> Renfrewshire’s Places Residential Design Guide – March 2015</p>
<p>PLANNING ASSESSMENT</p>	<p>This application seeks to amend the development approved under planning application 19/0860/PP. As the amendment is material it has been submitted as a separate stand-alone planning application. However the applicant has advised that the site will be developed in a single phase, and the layout or roads infrastructure and residential properties around the flatted blocks will remain consistent with that approved under the 19/0860/PP application.</p> <p>The material change referred to is the addition of an extra storey onto the two flatted blocks. This will increase the height of the flats from three to four storeys, resulting in a net increase of six additional units at the site. The flatted blocks are positioned at the eastern and western sides of the layout in that the same position as the layout approved under 19/0860/PP.</p> <p>The application site is within the Braehead Retail Park Commercial Centre as defined by Policy C1. The principle of residential development at this site has been established through the approval of planning application 19/0860/PP. For the purposes of application 19/0860/PP it was noted that residential development on the site would assist in creating sustainable mixed communities and a diverse network of places to live and work. It was not considered that the loss of the site for commercial purposes would have a detrimental impact on the commercial centre or the wider network of centres, given the expanse of Braehead and its range of retail and commercial offerings.</p> <p>The principle of residential development at the site has previously</p>

been established and accepted with respect to **Policy C1**. On this basis the addition of a further six units at the site is also considered to be acceptable in principle.

Policy 27 seeks to ensure that centres are vibrant, accessible, and resilient, and that development is directed to the most sustainable locations that are accessible by a range of sustainable transport modes. **Policy 27** provides support for new build residential development within centres providing residential amenity is considered fully, and provision of residential uses will not undermine that character or amenity of the centre. I am satisfied that the residential development proposed at the site is compatible with **Policy 27** in principle.

Policy 9 supports the reuse of brownfield, vacant and derelict land. The proposed development will regenerate a vacant site.

Policy 9 states that the biodiversity value of brownfield land which has naturalised should be considered. The site mainly comprises of rough grassland however there are also areas of tree coverage particularly within the eastern half of the site.

It is noted that planning permission has already been approved to clear the site and remove all trees. For the purposes of this application, stipulations can be put in place via condition to ensure that the landscaping scheme for the site provides suitable compensation for the value of the habitat being removed.

Policy 13 and I1 both seek to ensure good accessibility to walking, cycling and public transport routes.

The previously approved layout included a 3m wide cycle route to connect the site with the walking and cycling infrastructure on Kings Inch Road. It is noted that Kings Inch Road benefits from segregated walking and cycling infrastructure which will facilitate onward journeys to Braehead. The 3m wide link also connects the site to the public transport links on Kings Inch Road.

The site is considered to benefit from good accessibility to walking, cycling and public transport routes.

Policy 15 seeks to promote local living whereby residents would be able to meet most daily needs within a reasonable distance of their home.

The application site is a 20 minute walk from Braehead Shopping Centre. The site is connected to Braehead via segregated walking and cycling infrastructure and public transport as noted above. The amenities within Braehead Commercial Centre (including Sainsburys, IKEA, Dobbie's, the hotel, and associated restaurant) are also within a 20 minute walk.

The site is located on the edge of the catchment areas and over 1 mile from St James' Primary School and Kirklandneuk Primary School. Children will be eligible for home to school transport. There are public transport connections from the site to secondary schools, open space and play areas at Clydeview Park, and Renfrew Health Centre.

On balance it is considered that the development aligns with the concept of local liveability and is in a location whereby daily needs of residents can be met without reliance on private transport.

It is acknowledged that the site does not incorporate an equipped play area as per planning consent 19/0860/PP. The applicants have advised that they do not intend to install an equipped play area. However a non-equipped play area of open space with planting could be created as part of the landscaping strategy.

Policy 14 seeks to promote well designed development that makes successful places.

The scale of the proposed four storey blocks will not have a detrimental impact on the character of the area. There are other large buildings in the immediate area including the adjacent hotel which is also four stories. The block at the eastern side of the site will be more visible given its prominent location at the roundabout. This block fronts the street in a positive manner and will contribute positively to the built environment.

Finishing materials remain consistent with those approved under application 19/0860/PP.

The infrastructure required to support the flatted blocks has been accommodated appropriately within the site layout. This includes residents parking (which remains at 100% provision in line with the standard set under application 19/0860/PP), visitor parking, landscaping, and bin stores.

The potential impact on the amenity of neighbouring properties within the layout approved by the 19/0860/PP must also be considered.

The nearest properties to block 2 are plots 48-51 and 32. The front elevation of plots 48-51 directly face block 2 from the north east. However, there is a separation distance of 23m between the blocks. This is sufficient to ensure that there will be no significant loss of amenity with respect to loss of daylight, overshadowing, or privacy.

The side elevation of plot 32 is 13m to the south east of block 2. As the side elevation of plot 32 is blank there will be no loss of privacy within habitable rooms associated with the property. The 13m separation is also considered sufficient to ensure that privacy within the rear garden will not be significantly impacted by the proposed flats. There are also no overshadowing concerns as the flats are to

	<p>the north of plot 32.</p> <p>The nearest properties to block 1 are plots 13-16 which are positioned to the south west. The south west elevation of block 1 is 8m from the rear boundary and 18m from the rear elevation of plots 13-16.</p> <p>The window to window separation distance between block 1 and plots 13-16 ensures that adequate levels of privacy within habitable rooms will be maintained. There will be no overshadowing of plots 13-16 given the position and orientation of the blocks.</p> <p>The proximity of block 1 to the rear boundary of plots 13-16 will result in overlooking of rear garden ground. However the developer has altered the fenestration on the rear elevation of block 1 to reduce the impact. The alteration comprises the deletion of one living room window, and the repositioning of a bedroom window to the side elevation.</p> <p>In view of the above I am satisfied that the proposed development will not have a significant detrimental impact on the amenity of residential properties approved under the previous application.</p> <p>With respect to noise impact, the Environmental Protection Team have requested an updated noise impact assessment to ensure that recommended mitigations for the second floor flats (as approved under previous application 19/0860/PP) can be replicated within the additional third floor flats to offer the same level of mitigation and ensure that internal levels will meet target levels.</p> <p>It is noted that the requirement can be added as a condition. It is also recommended that the noise condition attached to the 19/0860/PP consent is also attached to the current application.</p> <p>Policy ENV5 requires that development proposals should not have a significant adverse effect on air quality particularly within or adjacent to Renfrewshire's Air Quality Management Areas.</p> <p>It is noted that an Air Quality Assessment was undertaken for the previous application 19/0860/PP, and it was conclude that the development would not have a detrimental impact on air quality.</p> <p>For the purposes of this application an update to the previously approved Air Quality Assessment is required to ensure that the proposed development of a net additional six units does not have a detrimental impact on local air quality objectives. If a detrimental impact is predicted, then mitigation measures will be required. The update can be submitted via condition.</p> <p>It should be noted that the scope of Policy ENV5 refers to impact of the development on air quality, as opposed to the impact of existing air quality on the proposed development.</p>
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Policy 16 seeks to encourage, promote, and facilitate the delivery of more high quality, affordable and sustainable homes in the right locations and across a range of tenures.

Policy P3 also seeks to ensure that development proposals provide a mix of housing types and tenures to meet current and future needs.

The proposed development will deliver 24 flats. These will contribute to the mix of 39 semi-detached and terraced dwellings approved under application 19/0860/PP.

A Section 75 agreement will be used to ensure a 25% affordable housing requirement is met.

The development will deliver a mix of properties at an appropriate location in accordance with **Policies 16 and P3**.

The developer will be required to provide a statement confirming the technology incorporated into the design, construction, and operation of the flats to reduce predicted emissions by at least 15% below 2007 building standards as required by **Policy 17**.

A surface water management strategy for the site was approved as part of application 19/0860/PP. For the purposes of this application the footprint of the flats is not being enlarged from the previous approval. However, there may be an increase in impermeable surface area associated with the additional car parking spaces and bin storage areas. A revised surface water management strategy will therefore be requested via condition to ensure compliance with **Policies 22 and I3**.

The application site is not at risk of flooding from river or coastal sources as per SEPA flood risk maps.

The northwestern corner of the site is within a Control of Major Accident Hazard Zone (COMAH) boundary. However, none of the flats being proposed fall within this boundary.

There have been no letters of representation received in relation to the application.

In response to the points raised by consultees which have not already been addressed above, a site investigation and remediation strategy will be requested via condition to ensure the site is made suitable for use.

Locations for grit bins and bin presentation points have been incorporated into the proposed layout.

There is no requirement for a turning head as development of the site, including the loop road approved under application 19/0860/PP, will be brought forward as a single phase of development.

	<p>Details of cycle storage provision will be requested via condition.</p> <p>The applicant has asserted that level changes make delivery of a connecting cycle link to the A8 difficult to implement. It is also noted that a link was not requested as part of the previous application.</p> <p>In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted.</p>
RECOMMENDATION	Grant subject to conditions and a Section 75 agreement.

Reason for Decision

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

Conditions

1. No development shall commence on site until written approval of:
 - 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 setting out the proposed methods for implementing all remedial recommendations contained with the site investigation report prepared in accordance with current authoritative technical guidance, has been provided by the Planning Authority.

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

2. Prior to occupation of any of the flats hereby approved, a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan and also confirming that imported materials are suitable for use shall be submitted to the Planning Authority and approved in writing.

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

3. That prior to any of the flats hereby approved being occupied, the developer shall submit a specification detailing the final location and design of the bin stores to serve the flats. The approved stores shall thereafter be installed prior to any of the flats being occupied, and maintained thereafter for the duration that the flats are occupied.

Reason: To ensure the bin stores are of a suitable design and finish in the interests of visual amenity.

4. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a strategy for the sustainable drainage of surface water. Only the approved strategy shall thereafter be implemented on site.

Reason: To ensure surface water is managed appropriately in the interests of sustainable drainage.

5. That prior to any of the flats hereby approved being occupied, the developer shall submit a specification detailing the final location and design of all bike stores to serve the flats. The approved stores shall thereafter be installed prior to any of the flats being occupied, and maintained thereafter for the duration that the flats are occupied.

Reason: To ensure suitable provision for bike storage at the development in the interests of supporting sustainable transport.

6. That prior to the commencement of development on site, the developer shall provide a specification for the written approval of the Planning Authority detailing the location, design, materials and colour of all boundary fences, gates, walls (including retaining walls), or other method of enclosure to be installed at the site. Only the boundary fences, gates, walls, or other methods of enclosure within the approved specification shall thereafter be used in the development of the site.

Reason: To ensure the methods of enclosure are of a suitable design in the interests of visual amenity.

7. No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority. The details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design', and shall include.

- Details of any existing trees or hedgerows and methods for their protection during the construction phase.
- The species, number and spacing of all proposed trees, shrubs, hedgerows, areas of grass/wildflower seeding, and turfing.
- Drainage details including SUDS – Such schemes must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes.
- All areas of hard standing including location and materials.
- All areas of surface water including ponds, and measures for the sustainable management and drainage of surface water where applicable.
- All biodiversity and habitat enhancements to ensure there is no net biodiversity loss at the site.
- Details of a Local Area for Play with associated landscaping for natural play.
- A timetable for the implementation of the soft and water landscaping works.
- A strategy for the future management and maintenance of all landscaped areas including provision for replacement of trees, shrubs, hedgerows and areas of

grass/wildflower seeding and turfing if they were to become diseased, die, become seriously damaged or are removed within 5 years of being planted.

The scheme shall thereafter be implemented as approved. No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

8. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority an addendum to the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 which demonstrates that the recommended mitigations for the second floor flats can be replicated within the additional third floor flats to offer the same level of mitigation and ensure that internal levels will meet target levels. The addendum shall include any additional mitigations as required to ensure target internal noise levels are met.

Reason: In the interests of residential amenity.

9. Prior to occupation of any unit within the development hereby approved, the developer shall submit for the written approval of the Planning Authority, a final Verification Report to demonstrate that all mitigation measures identified within the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 and the associated addendum report required via condition 8 have been implemented.

Reason: In the interests of residential amenity.

10. That prior to the commencement of development on site, the developer shall submit for the written approval of the Planning Authority a report which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required. The survey and report shall adhere to the methods and principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(09) and LAQM.TG(16)" and the EPUK guidance document "Land-Use Planning & Development Control: Planning for Air Quality (Jan 2017)" or a method that has been agreed with the Planning Authority. If the report concludes that Local Air Quality Management Objectives will be exceeded, it shall include appropriate recommendations (and a timetable for the implementation of the recommendations) to ensure that the impact of exceeding the objectives is mitigated. The recommendations shall thereafter be implemented in accordance with the timetable unless otherwise agreed in writing with the Planning Authority.

Reason: To ensure Local Air Quality Management Objectives are managed in the interests of public health.

