

Planning Application: Report of Handling



Reference No. 23/0136/PP

Renfrewshire
Council

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



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RECOMMENDATION

Grant subject to conditions and a Section 75 agreement

Alasdair Morrison
Head of Economy & Development

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.

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.