

Planning Application: Report of Handling



Renfrewshire
Council

Reference No. 19/0626/PP

KEY INFORMATION

Ward: (10)

Houston, Crosslee And Linwood

Applicant:

Cala Homes (West) Ltd and Acorn Property Group Ltd.

Registered:

19 September 2019

RECOMMENDATION

Grant subject to Conditions/Section 75 Agreement

Alasdair Morrison
Head of Economy & Development

Report by Head of Economy and Development

PROPOSAL: Erection of residential development with associated access, landscaping and other associated works.

LOCATION: Site Southern Boundary Of Woodend House, Houston Road, Houston,

APPLICATION FOR: Full Planning Permission



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IDENTIFIED KEY ISSUES

The application site is identified as being within the greenbelt (Policy ENV1) in the Adopted Renfrewshire Local Development Plan 2014 and as housing site (Policy P2) within the Proposed Renfrewshire Local Development Plan 2021 (as amended).

There have been 61 representations, 60 against and 1 in favour of the proposals. Houston Community Council have objected.

There have been no objections from consultees.

The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and access to open space, services and facilities, including schools, has been set out.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 19/0626/PP

APPLICANT:	Cala Homes (West) Ltd and Acorn Property Group Ltd.
SITE ADDRESS:	Site On Southern Boundary Of Woodend House, Houston Road, Houston
PROPOSAL:	Erection of residential development with associated access, landscaping and other associated works.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>61 representations have been received, 60 against and 1 in favour of the proposals.</p> <p>The substance of the concerns raised by the objectors can be summarised as follows: -</p> <p>The site is allocated as green belt in the Adopted Local Development Plan</p> <p>The application site is identified as being within the greenbelt in the Adopted Renfrewshire Local Development Plan (LDP) 2014 and as housing site within the Proposed Renfrewshire Local Development Plan 2021 (as modified).</p> <p>The Proposed LDP is a material consideration in the assessment of this proposal. The Examination of the Proposed Plan was concluded by the DPEA in February 2020 and the appointed Reporters made a number of recommendations and modifications regarding the content of the Proposed Plan.</p> <p>No modifications were made regarding the site at Woodend House, Houston. The Communities, Housing and Planning Policy Board held on 14 April 2021 considered the recommendations and modifications from the Proposed Renfrewshire Local Development Plan Examination report. The Board agreed to accept the majority of the Reporter's modifications and allow the issue of a notice of adoption to the Scottish Ministers, subject to 3 modifications in relation to housing sites outwith Houston. As such, the allocation of the application site as a Housing Site remains the settled view of the Council which is a material consideration in this application.</p> <p>Impact on infrastructure - road network, schools, medical facilities, Roads</p> <p>A Transport Statement was submitted with the application to assess the site's suitability and to assess the impact traffic would have on the road network. A range of measures were agreed with the applicant to ensure that the development would have accessibility for all modes of travel.</p> <p>The measures include: -</p>
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- a new footway on Houston Road along the frontage of the development,
- a pedestrian crossing with an island on the B790,
- a 3m footpath connection to Neuk Crescent, a new footway on the western side of the B790, and
- cycle lanes on the B790 to help promote cycling and to help reduce speed on the B790.

The traffic generation associated with the development was also considered in the Transport Statement. The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment and have no objections.

Education

With regards to schooling, The Director of Children's Services has no objections to the proposals.

Medical Facilities

The site has been allocated for housing in the Proposed Renfrewshire Local Development Plan. Through the preparation of the Plan both the NHS and the Health and Social Care Partnership were consulted at each stage. There have been no objections/adverse comments to the site at any stage in proposing this site as a future housing site.

Climate Change

Scottish Planning Policy and the policies and guidance set out in the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan state that a layout that supports low carbon design is key to assisting in climate change mitigation.

The applicant has also submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.

Flooding and Drainage

A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner. This is agreed by both SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Too many larger sized houses and lack of affordable homes

The application proposes the erection of 57 dwellinghouses

including 14 affordable homes. The private homes would be a mix of four and five bedroom houses. The affordable homes would be two bedroom cottage flats in two blocks of four and one block of six and would be transferred to a Registered Social Landlord following completion.

Overshadowing of properties at Neuk Crescent

The properties at Neuk Crescent are located to the south of the site and as such, it is unlikely that there would be any significant overshadowing from the proposed development.

Notwithstanding this, a leylandii treeline that runs along the rear boundaries of the residential properties at Neuk Crescent and the application site would be removed improving shadow to these properties.

Loss of trees/TPO

A Tree Survey and Tree Mitigation Statement has been submitted with the application which details that the applicants intend to reinforce the existing character and create a healthier and stronger green infrastructure in the longer term.

The dense, non-native stika spruce plantation along the east and south of the site will be removed which accounts for much of the tree removal. The tree survey also confirms that much of this plantation is in poor condition. The formation of the site access would also necessitate the removal of some trees forming the woodland edge to Houston along the north boundary. However, this has been minimised to ensure the overall character is maintained.

The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding village.

Forty-seven new specimen trees have been specified for mitigation and enhancement resulting in a replacement ratio of 2:1 with no net loss through the development with a positive introduction of more native species.

Impact on biodiversity and wildlife

A Bat Roosting Survey and Ecological Appraisal were submitted with the application. All mitigation / enhancement measures and activities will be co-ordinated and timeously implemented on site by the requirement of Construction Environmental Management Plan and associated Ecology Management Plan.

The timing of the works is extremely important to avoid hibernation periods and breeding seasons for birds. Again, the Construction Environmental Management Plan and associated Ecology Management Plan will provide a pre, during and post construction timetable for the required mitigatory operations.

	<p>Licences to undertake works which may have an impact of protected species will also be required. The licences will be sought by the applicant from NatureScot and do not come under the control of the Council. However again the timings for this will be detailed in the Construction Environmental Management Plan and associated Ecology Management Plan.</p> <p>NatureScot were consulted on the application and had no comments to make.</p> <p>Representations in favour of the development: -</p> <p>The development would provide an improvement to residential amenity of properties at Neuk Crescent by removing the leylandii trees along the southern boundary of the site.</p>
<p>CONSULTATIONS:</p>	<p>Houston Community Council – Raise concerns that the site is identified as Greenbelt in the Adopted Local Development Plan and that representations had been made regarding the release of Greenbelt land. Concerns over road congestion were also expressed.</p> <p>Response: These matters are outlined above.</p> <p>SEPA – No objections.</p> <p>Scottish Water – No objections.</p> <p>NatureScot - No objections.</p> <p>West Of Scotland Archaeology Service - No objections subject to the implementation of a condition for the developer to secure a scheme of archaeological works.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Design Services (Flooding) – No objections.</p> <p>Environment and Infrastructure Services (Traffic & Transport) – No objections, subject to the imposition of conditions in relation to conditions.</p> <p>Response: This could be secured through an appropriate planning condition.</p> <p>Environmental Protection Section – No objections subject to the imposition of conditions in relation to conditions with respect to a site investigation and remediation strategy.</p> <p>Response: This could be secured through an appropriate planning condition.</p>

	Children’s Services – No objections.
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SUPPORTING ASSESSMENTS	<p>Pre-Application Consultation Report (PAC) – A PAC report is required by the Development Management Regulations for all major planning applications such as this development. The submitted report sets out details of the steps taken by the applicant to provide sufficient information about the proposed development, 2 public events, feedback received and how these comments were taken on board by the applicant in finalising the proposals.</p> <p>Two public events were held on 27 August (78 attendees) and 1 September (42 attendees) within the Carrick Centre.</p> <p>Issues raised during feedback included:</p> <ul style="list-style-type: none"> • The lack of need for new housing. • The type of housing proposed. • Impact on infrastructure and services. • The removal of the leylandii along the southern boundary of the site. <p>Response: The content of the Pre-Application Consultation report meets the requirements set out in statute.</p> <p>Planning Statement: The submitted statement describes the site and surroundings, planning history, development proposals, policy context and provides a planning assessment for the site.</p> <p>Response: The Council requested further detailed information in respect of Low Carbon Design, Placemaking and Broadband Infrastructure.</p> <p>Design and Access Statement: The submitted statement evaluates the site within its wider context and identifies the key features and assets.</p> <p>The Design and Access Statement concludes that the development would deliver a development which builds upon the character and local identity of the surrounding area.</p> <p>Response: The detail of this document provides more of a cohesive interpretation of the assessments produced alongside this application.</p> <p>Drainage Strategy: A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner.</p>
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Response: The proposals put forward are to the satisfaction of SEPA and the Council's Environment and Infrastructure Services (Flooding/Drainage).

Transport Statement: Assesses the site's suitability for sustainable modes of travel and to assess the impact traffic would have on the local road network. Throughout pre-application discussions and the application process a range of measures were agreed with the applicant to ensure that the development would have accessibility for all sustainable modes of transport.

A '20 Minute Neighbourhood' has been analysed with connections to/from the development with enhancements to existing routes.

The traffic generation associated with the development was also considered in the Transport Statement.

Response: The Council's Environment and Infrastructure Services (Traffic and Transport) advise that the Transport Statement provides a robust assessment of the impact the development would have on the site access onto Houston Road and Houston Road/B790 and that no highway capacity issues would occur as a result of the development.

Site Investigation Report - The Site Investigation Strategy proposes measures consistent with conventional practice and that appropriate approvals should be received from Council departments before design works are advanced to any considerable stage.

Response: The Council's Environmental Protection Section have no objections subject to the imposition of planning conditions with respect to the submission of an updated site investigation, a remediation strategy and implementation plan and a verification report.

Noise Impact Assessment (NIA)– Concludes that there would be no impact on the proposed houses from existing noise levels and thermal double glazing would also be fitted as standard throughout the development.

Response: The Council's Environmental Protection Section was consulted and have no objections.

Tree Survey/Tree Mitigation Statement - A Tree Survey and Tree Mitigation Statement has been submitted with the application which details that the applicants intend to reinforce the existing character and create a healthier and stronger green infrastructure in the longer term.

The dense, non-native stika spruce plantation along the east

	<p>and south of the site will be removed which accounts for much of the tree removal. The tree survey also confirms that much of this plantation is in poor condition.</p> <p>The loss of existing trees would be mitigated by proposing supplementary tree planting throughout the development and would present an opportunity to introduce a more diverse species mix which would increase the long-term benefits to the site and surrounding village.</p> <p>Forty-seven new specimen trees have been specified for mitigation and enhancement resulting in a replacement ratio of 2:1 with no net loss through the development with a positive introduction of more native species.</p> <p>Response: The Tree Survey/Tree Mitigation Statement together with landscaping proposals provide a comprehensive overview of the trees, landscaping and protection during development.</p> <p>Bat Roost Assessment and Ecological Appraisal - These documents identify ecological receptors and outline mitigation and together with landscaping enhancement measures.</p> <p>By adopting appropriate measures which include the integrated landscape design framework, the planting of native trees on the site, the inclusion of hedgerows to strengthen habitat corridors, it is considered that the ecological assets identified in the reports would not be adversely affected by the development.</p> <p>Response: NatureScot were consulted and have no objections to the proposal.</p> <p>Broadband Infrastructure Statement: The statement recognises Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.</p> <p>When servicing the site, the most competitive choices will be available, supporting the Council's ambitions with broadband services where available to ensure customers have choices. The applicant understands that there is potential for speeds of up to 1GB/second to each household in the site, which aligns with Renfrewshire's Digital Strategy.</p> <p>Response: It is considered that the development takes cognisance of the broadband infrastructure requirements.</p>
<p>LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL</p>	<p>Adopted Renfrewshire Local Development 2014</p> <p><u>POLICY ENV 1 Green Belt</u></p>

CONSIDERATIONS	<p><u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I5 Flooding and Drainage</u></p> <p>New Development Supplementary Guidance 2014 Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p>Proposed Renfrewshire Local Development Plan 2021 (as modified)</p> <p><u>POLICY P1 Renfrewshire's Places</u> <u>POLICY P2 Housing Land Supply</u> <u>POLICY P3 Housing Mix Affordable Housing</u> <u>POLICY ENV 2 Natural Heritage</u> <u>POLICY I1 Connecting Places</u> <u>POLICY I3 Flooding and Drainage</u> <u>POLICY I4 Renewable and LCE Developments</u> <u>POLICY I6 Communications and Digital Infrastructure</u> <u>POLICY I7 Zero and Low Carbon Buildings</u> <u>POLICY I8 Developer Contributions</u></p> <p>Proposed New Development Supplementary Guidance Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land.</p>
PRE-APPLICATION COMMENTS:	<p>Pre-application meetings have taken place, the main points of principle and detail discussed was in relation to:</p> <ul style="list-style-type: none"> • Flooding/Drainage; • Walking/cycling/public transport networks; • Internal and external road network; • Biodiversity, Ecology; • Trees; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing; • Low Carbon Design/development;
PLANNING HISTORY	<p><u>Application No: 19/0399/NO</u> Residential development with associated access earthworks, infrastructure and landscaping. Agreed – September 2019.</p>

	<p><u>Application No: 19/0688/EO</u> Request for screening opinion. Environmental Assessment not Required – Feb 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 57 residential units including 14 affordable homes.</p> <p>The homes would be a mix of two, four and five bedroom houses and two bed flats. The dwellings would comprise of a mix of detached, semi-detached and terraced houses. The proposed materials would comprise of a mix of facing bricks, smooth render and cladding in a grey colour palette.</p> <p>The development would be accessed from the north off Houston Road. Internally, the primary street would be a loop, stepping down to secondary streets and lanes.</p> <p>The layout includes provision of new pedestrian connections on the eastern boundary of the site. These linkages would provide access on the north side of the B780 and associated bus stop; and, via a new section of foot/cycle way from the site to Neuk Crescent, connecting the site to the surrounding area.</p> <p>The application site relates to land which is located to the east of the Category B listed Woodend House.</p>
ASSESSMENT	<p>The application site is identified as being within the green belt - Policy ENV1, in the Adopted Renfrewshire Local Development Plan 2014 and as housing site within the Proposed Renfrewshire Local Development Plan 2021 (as amended) - Policy P2.</p> <p>The Proposed Local Development Plan is considered to be a significant material consideration in the assessment of this proposal given the change in the land use zoning for this site and the settled view of the Council following the Communities, Housing and Planning Policy Board on 14 April 2021. This is of course subject to the views of the Scottish Ministers to the Council's submitted Local Development Plan.</p> <p>Policy P2 contained within the Proposed Plan identifies the site as contributing to the 5 year supply of effective housing land required for Renfrewshire.</p> <p>The principle of residential development on the site is accepted and in line with the Proposed Renfrewshire Local Development Plan.</p> <p>With regard to the detailed design and layout, the proposal requires to be assessed against the approved guidance set out and is considered as follows:</p>

Residential Amenity

The proposal sets out a residential layout which respects privacy, provides a good level of amenity for each dwelling and a good outlook to all sides of the site.

Linkages and connections to/from the site create permeability through the development and connectivity to schools and local amenities.

The site benefits from a degree of enclosure provided by wooded boundaries to all sides which would be augmented through additional landscaping, tree planting, new hedges and other biodiversity measures to be implemented as part of the proposals.

Design, Plot Configuration and Finishing Materials

In terms of density there is a mix of detached, semi-detached and flatted properties.

House types are varied in their layout, roof form, orientation and finishing materials.

Active Travel & Transportation

The proposals demonstrate an acceptable layout with appropriate access, parking and pedestrian/cycling arrangements and links to public transport.

Street and Surface Finishes

The layout provides a variety of carefully considered streets and spaces to encourage social interaction.

Traffic calming measures including varying road widths, and changes in road material have been utilised.

Pedestrian/Cycle/Road Network & access to Amenity Spaces

Pedestrian and cycle links are integral to the layout. Active travel routes would be adequately overlooked.

Access to the site for vehicles would be from the north (Houston Road) and parking within the development is acceptable.

Boundaries and Open Space

The landscape approach has been informed by the existing form and topography of the site and surrounding area, This includes enhancement of the existing mature trees in the north and east.

Existing landscape buffers separate the new neighbourhood from the existing road network along the northern boundary.

An area of open space would be formed in the western area of

the site to provide amenity/play space. The SUDS area in the south-east corner would also be created adjacent to one of the key pedestrian routes.

Houses which are located within prominent corner plots at this area would also feature enhanced gables with a dual frontage. Boundary treatments such as hedges and walls would also define the boundary between the private and public realm.

All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.

The proposal complies with Policy P8 of the Renfrewshire Local Development Plan.

Natural Heritage

The layout for the development includes green/open space elements with green buffers around the site include the planting of native shrub and hedge planting to compensate for the loss of trees from the site.

Ecological enhancements are proposed across the site to ensure that there is no net loss of biodiversity.

The proposal complies with Policy ENV2 of both the Adopted and Proposed Renfrewshire Local Development Plan.

Flooding/Drainage

A comprehensive Drainage Strategy was submitted with the application which details that a Flood Risk Assessment was also undertaken of which the detailed drainage design and hydraulic modelling takes account of. The Drainage Strategy concludes that the proposed development could also be drained in a sustainable manner.

The proposal complies with Policy I5 of the Adopted Renfrewshire Local Development Plan and Policy I3 of the Proposed Renfrewshire Local Development Plan.

Housing Mix & Affordable Housing

Policy P3 - Housing Mix and Affordable Housing and the associated Supplementary Guidance of the Proposed Plan states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.

It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.

The application proposes the erection of 57 dwellinghouses including 14 homes for social rent (25% of the overall site). The affordable homes would be transferred to a Registered Social Landlord following completion. They are likely to be the first phase of the development to be completed at the site.

It is considered that the applicant has demonstrated that the development would achieve the requirements of Policy P3 contained in the Proposed Renfrewshire Local Development Plan relative to housing mix and house types.

Low Carbon Development

Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.

This Energy Statement submitted with the application outlines that the applicant supports the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.

This approach will result in a reduction in carbon emissions for the site as a whole which is in line with Policy I7 of the Adopted Renfrewshire Local Development Plan and Policy I4 of the Proposed Renfrewshire Local Development.

Developer Contributions

Policy I8 – Developer Contributions contained within the Proposed Local Development Plan states that Contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.

In this regard, a legal agreement will be put in place to secure the delivery of the affordable housing units.

Broadband Infrastructure

Policy I6 (Communications and Digital Infrastructure) contained within the Proposed Local Development Plan requires that proposals require to support the expansion of the communications network including telecommunications, broadband and digital infrastructure.

It is considered that the development takes cognisance of the broadband infrastructure requirement and is designed in a way which could incorporate a choice of high- speed connections.

	<p>Conclusion</p> <p>In summary, although the proposal would not be accordance with Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2014), given that the allocation of the application site as a Housing Site remains the settled view of the Council within the Proposed Plan which is a material consideration that carries substantial weight, it is considered that the proposal would be in line with the most up to date Development Plan.</p> <p>It is also considered that the proposal would be in accordance with all other policies contained within the Adopted Local Development Plan and the Proposed Renfrewshire Local Development Plan.</p>
RECOMMENDATION	<p>Grant subject to conditions and the applicant entering into a Section 75 Agreement.</p>

Reason for Decision

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

A Section 75 Agreement requires to be concluded to secure the delivery mechanisms in relation to affordable housing provision requirements on this site which is to delivery 14 homes for social rent.

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 identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report

all prepared in accordance with current authoritative technical guidance, have been submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that the site will be made suitable for its proposed use.
- 2 That prior to the occupation of any residential unit on the site:
 - (a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or

(b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

- 3 That, prior to the erection of any of the dwellinghouses hereby approved, a detailed schedule of the proposed external finishes for each of the dwellinghouses together with a plan and schedule of the surface treatments to be used on the roads and footpaths within the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, the houses, roads and footpaths shall be constructed only in accordance with such details as may be approved to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 4 That, prior to the commencement of the development, details of all boundary treatments to be formed shall be submitted for the written approval of Renfrewshire Council as Planning Authority. Thereafter, all boundary fences and walls as may be approved relating to or adjacent to each plot shall be erected prior to the occupation of the dwelling within that plot to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interest of the amenity of the area.

- 5 That no development shall take place until there has been submitted to and approved by Renfrewshire Council as Planning Authority a scheme of landscaping, which shall include details of species, planting densities, soil treatment and aftercare.

Reason: In the interest of the amenity of the area.

- 6 That all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting season and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless Renfrewshire Council as Planning Authority gives written consent to any variation.

Reason: In the interest of the amenity of the area.

- 7 Prior to the development commencing, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

- 8 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the mitigatory measures to be implemented at the site along with a timetable for the works as contained within the Ecological Appraisal (May 2019), and the Bat Roost Assessment (May 2019). During the course of the development, details demonstrating the implementation of the recommendations in each report shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Response: To ensure flora, fauna and biodiversity is protected and enhanced.

- 9 That prior to the commencement of development, details of phasing for off-site infrastructure works/footways/crossings. Thereafter, the development shall be implemented only in accordance with such phasing as may be agreed with Renfrewshire Council as Planning Authority, unless otherwise agreed in writing.

Reason: In the interest of the amenity of the area.

- 10 That prior to the commencement of development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, full details of the 2m footway on Houston Road (North) as illustrated on Drawing No: 236-PL-002 L, the 3m shared footway/cycleway connection from the development to Neuk Crescent, the 2m footway on Houston Road (B790), linking the existing footway on the western side of the B790 to Neuk Crescent and cycle lanes and pedestrian crossing on Houston Road (B790) as illustrated on Drawing No: 19187-SK-21D, together with all other road improvement works as may be deemed necessary by Renfrewshire Council as Roads Authority. Thereafter, all improvements as may be approved, shall be implemented fully in accordance with the phasing plan for which the permission of the Planning Authority has been obtained under the terms of conditions 9 above.

Reason: In the interests of pedestrian and traffic safety.

- 11 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and long-term Tree/Woodland Management & Maintenance Plan(s) for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details on how retained trees will be protected on site through the construction phase and future use of the site and the Tree/Woodland Management & Maintenance Plan(s) shall contain details on the monitoring of growth and condition of all newly planted trees.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 12 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Low Carbon Energy Implementation Plan which will include the final details of energy efficiency measures to be implemented at the site as well as consideration of Electric Vehicle Charging Points.

Reason: To promote and implement low carbon measures at the site.

- 13 That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, A Construction Environmental Management Plan and Ecological Management Plan which will outline all mitigatory measures and activities, timescale and phasing, details of implementation of the mitigatory measures as well a post-construction monitoring.

Reason: To ensure the requirement of the Construction Environmental Management Plan and other environmental protection measures are implemented and that the development's construction is managed in a way that minimises adverse effects upon the environment.

- 14 That prior to the commencement of any development works on site, the developer shall provide for the written approval of the Planning Authority full details of a Locally Equipped Play Area (LEAP) to be provided in the designated area of open space at the western half of the development. Thereafter, prior to occupation of the final residential unit, the developer shall complete for use, the provision of the LEAP area in accordance with the detail finally approved. Maintenance of the play area finally approved, shall be in accordance with the factor scheme to be developed between the developer and the factor.

Reason: In the interests of residential amenity

Alasdair Morrison
Head of Economy & Development

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