



Reference No	24/0323/PP
Application Type	Planning Permission
Proposal	Erection of 30 holiday lodges and associated access, drainage, and landscaping works.
Location	Mar Hall, Mar Hall Drive, Bishopton
Ward	11 - Bishopton, Bridge of Weir and Langbank
Community Council	Erskine Community Council
Applicant	Mar Hall Hospitality Limited
Recommendation	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD7I66MWHEJ00	

This report fulfils the requirements of regulation 16, Schedule 2, paragraphs 3(c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

This report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. In this instance, the application would normally fall within the Council's scheme of delegation to be determined by an appointed officer. However, a request was submitted by Cllr Fiona Airlie-Nicolson, Cllr John Shaw and Cllr Michelle Campbell 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 due to concerns over the potential impact to the tree preservation order and the bio-diversity of the wooded area including the scale of the development in this location and its relationship with the previously approved housing site.

Proposal

This application seeks planning permission for the erection of 30 holiday lodges including associated access, drainage and landscaping within the grounds of the Mar Hall Estate. The proposed lodges would comprise of a mix of one, two and four bedroom units. It is proposed to erect 30 lodges in a variety of designs.

A Lodge Types (5no)

There would be two styles of the A - lodge type. They would comprise of modular single storey units with one bedroom. Each A type lodge would have a slightly different layout and roof design based on the same modular unit size. The lodges would have a balcony with a bath tub or hot tub. The lodges would be clad in timber with metal standing seam roofs.

B Lodge Types (23no)

There would be three styles of the B - lodge type. They would comprise of modular single storey two bedroom units. These lodges are based on the Type A bedroom modules and would offer similar facilities. The lodges would be clad in timber with metal standing seam roofs.

C Lodge Type (2no)

There would be one style of the C - lodge type. It would comprise of two type B lodges stacked to form a stepped 2 storey unit. These units are located on sloping sites to take advantage of the contours to give access to each level without the need for stairs. Again, these lodges would offer similar facilities to the other lodge types and would provide 4 bedrooms. The lodges would be clad in timber with metal standing seam roofs.

All of the proposed lodges would be supported on ground screw foundations with screw piles and ground beams underneath to avoid excavation and to avoid damage to tree roots. Proposed lighting would be a combination of low level bollards, low level step lights and discreet up/down wall lights.

There is no car parking proposed. Guests would park in the existing hotel car park area with luggage transferred to lodges via electric powered buggies. Options for guests to access the lodges would either be by foot, bike or electric buggy. Existing access tracks would be upgraded with new individual paths from the main tracks to allow access to lodges. Bike storage and buggy parking areas would be located adjacent to each lodge.

Site Description

The application site is located within the Mar Hall Estate to the north of Bishopton overlooking the Inner Clyde Estuary to the west of the Erskine Bridge. To the south of the estate is the large Hewlett Packard Facility and the Erskine Hospital complex. The entrance to the hotel and estate is from the B815 adjacent to South Lodge. The hotel is accessed via Mar Hall Drive which curves east through woodland to arrive at the hotel entrance and main house.

The proposed 1.98ha lodge development is located to the east of the main house on land encircled by the golf course. The existing estate comprises of Mar Hall Hotel (category A listed), golf, spa resort. The hotel is currently undergoing a substantial refurbishment programme as part of ongoing investment under new ownership. The proposed development would form part of an overall masterplan for the hotel upgrade and development within the estate.

The site is covered by a Tree Preservation Order. The Inner Clyde Estuary Special Protection Area and Erskine West Ferry Barrhill Wood/ Boden Boo SINC are located to the north of the site.

Pre-Application Consultation with Officers

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

Pre-application discussions have taken place, focusing on the following matters:

- Relevant development plan policies;
- Principle of development and masterplan proposals; and
- Relevant drawings and documents required for the assessment of the proposal.

Site History

Application No: 21/1022/PP
Description: Erection of residential development comprising 25 dwellinghouses
Decision: Grant subject to conditions

Application No: 24/0293/EA
Description: Request for EIA screening opinion for siting of holiday accommodation units and associated access, drainage and landscaping works
Decision: Environmental assessment not required

Application No: 24/0363/LB

Description: Internal refurbishment and minor alterations of suites, bedrooms , bathrooms and associated circulation areas in the Mansion House of Mar Hall Hotel
Decision: Pending decision

Application No: 24/0370/LB
Description: Refurbishment and minor alterations of public areas and back of house areas at ground and lower ground floor levels of the Mansion House of Mar Hall Hotel
Decision: Pending consideration

Application No: 24/0425/PP
Description: Section 42 application to delete condition 6 of planning application 21/1022/PP for the erection of residential development comprising 25 dwellinghouses
Decision: Pending consideration

Application No: 24/0426/PP
Description: Extension and external alterations to leisure facilities to create spa and installation of spa garden with associated swimming pools, terraces, pergolas and herbal warm rooms, erection of entrance canopy and porch and external timber and stone walling effect cladding to golfer's lodge, and upgrading of access track
Decision: Pending consideration

Application No: 24/0455/PP
Description: Erection of holiday lodge
Decision: Pending consideration

Application No: 24/0504/LB
Description: Installation of external lighting scheme at Mar Hall Hotel Mansion House.
Decision: Pending consideration

Application No: 20/0168/PP
Description: Erection of residential development comprising 28 dwellinghouses with associated access and landscaping works
Decision: Withdrawn

Application No: 19/0197/PP
Description: Erection of buildings to form spa facility
Decision: Grant

Application No: 18/0849/TP
Description: Fell one beech tree and one sycamore tree and pruning of trees along main driveway
Decision: Grant subject to conditions

Application No: 17/0739/TP
Description: Felling of one beech tree.
Decision: Grant subject to conditions

Application No: 17/0672/PP
Description: Erection of single storey extension to side of restaurant, installation of decking and external alterations.
Decision: Grant

Application No: 18/0490/PP
Description: Variation to design of previously approved lodge (previous ref: 17/0130/PP)
Decision: Grant subject to conditions

Application No: 17/0130/PP
Description: Erection of 2 holiday lodges with associated infrastructure and parking (amendment to Planning Approval 14/0500/PP).
Decision: Grant subject to conditions

Application No: 15/0342/CL
Description: Certificate of Lawfulness for change of use and conversion of former hospital to hotel, spa and leisure facilities and associated alterations; formation of golf course with associated landscaping and improvement works including construction of new access;
Decision: Grant

Application No: 13/0857/PP
Description: Extension to golf clubhouse to form extended restaurant and bar.
Decision: Grant subject to conditions

Application No: 14/0500/PP
Description: Erection of 20 holiday lodges with associated infrastructure
Decision: Grant subject to conditions

Application No: 13/0823/PP
Description: Erection of 20 holiday lodges with associated infrastructure
Decision: Withdrawn

Application No: 11/0455/PP
Description: Relocation of marquee structure
Decision: Grant subject to conditions

Application No: 09/0696/PP
Description: Extension and internal alterations to building to form golf clubhouse, incorporating restaurant, bar and changing facilities.
Decision: Grant subject to conditions

Application No: 09/0548/PP
Description: Formation of irrigation pond for golf course.
Decision: Withdrawn

Application No: 09/0038/LB
Description: Installation of glazed entrance screen and doors to entrance of hotel
Decision: Grant subject to conditions

Application No: 08/0685/PP
Description: Change of use from office to restaurant with new timber decking area.
Decision: Grant subject to conditions

Application No: 07/0730/PP
Description: Renewal of temporary approval for erection of marquee for additional 2 years
Decision: Grant subject to conditions

Application No: 06/0054/PP

Description: Erection of 1.8m boundary fence and gates.
Decision: Grant subject to conditions

Consultations

Chief Executive's Service (Roads Development) – No objection subject to conditions.

Environment, Housing & Infrastructure (Env. Protection) - No objection subject to conditions regarding site investigation, remediation and verification reports.

NatureScot - No objection subject to conditions to ensure that all works relevant to the delivery of the development and thereafter its operation are undertaken in a manner that protects redshank or other wintering birds likely to be present on the Inner Clyde from 16 March to 15 September inclusive. NatureScot also advise that an appropriate assessment requires to be carried out as a result of the proposal's proximity to the SPA. This is considered below. It is also recommended that the development's impact on biodiversity is mitigated, compensated and enhanced. The developer should prioritise on site enhancement before off-site delivery and that enhancement is secured within a reasonable timescale with certainty, including appropriate management and monitoring arrangements to deliver a lasting legacy.

Scottish Water - No objection.

West of Scotland Archaeology Service - No objection subject to the applicant carrying out a programme of archaeological works in accordance with an approved written scheme of investigation. An appropriate condition can be imposed to control this matter.

Glasgow Airport Safeguarding – No objection.

NATS - No objection.

S.E.P.A - No objection.

Representations

The application has been publicised in line with the requirements of the relevant legislation.

No representations were received.

Policy Context

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

National Planning Framework 4

- Policy 1 - Tackling the climate and nature crises
- Policy 2 - Climate mitigation and adaptation
- Policy 3 – Biodiversity
- Policy 4 – Natural Places
- Policy 6 - Forestry, woodland and trees
- Policy 7 - Historic assets and places
- Policy 8 - Green belts
- Policy 14 – Design, quality and place
- Policy 22 - Flood risk and water management

Policy 29 - Rural development
Policy 30 - Tourism

Full details relating to the policies of the NPF4 can be found [online](#).

Renfrewshire Local Development Plan

Policy ENV1 - Green Belt
Policy ENV2 - Natural Heritage
Policy ENV3 - Built and Cultural Heritage
Policy E4 - Tourism
Policy I3 - Flooding and Drainage
Policy I7 - Zero and Low Carbon Buildings

Full details relating to the policies of the LDP can be found [online](#).

Other relevant policies and guidance

New Development Supplementary Guidance:
Delivering the Environment Strategy – Green Belt Development Criteria
Delivering the Economic Strategy – Tourism

New Development in the Countryside 2022

Renfrewshire Planning and Development Tree Policy 2022

Renfrewshire's Tourism Plan 2024-2027

Submitted Reports and Assessments

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para 4(c) (i) to (iv) of the Development Management Regulations.

The following reports and assessments were submitted in support of the application:

Planning Statement - The Planning Statement provides details on the site context, planning history, pre-application consultation, development description, legislative and planning policy context and planning policy assessment.

Design Access and Heritage Statement - The Design & Access Statement provides context and history to the site, outlines the design principles adopted and details the surveys, reports and assessments.

Ecological Impact Assessment - The Appraisal provides a baseline ecological evaluation of the site and includes recommendations for mitigation throughout the course of development. NatureScot also advise that the proposal could be progressed with appropriate mitigation and that the works are carried out strictly in accordance with conditions ensuring compliance with the Regulations preventing disturbance to the nearby Inner Clyde European Special Protection Area (SPA).

Tree Survey and Arboricultural Impact Assessment - The Tree Survey records in detail the nature, extent and conditions of the existing established tree cover within and adjacent to the designated area of survey and provides interpretation and analysis of the findings. The Arboricultural Impact Assessment addresses the potential impact of the proposals on tree cover and sets out recommendations regarding tree removal, retention and protection consistent with the recommendations contained within BS 5837:2012.

Landscape Proposal – The landscape proposal includes details of enhancement of existing habitats through planting including management for invasive plant species, tree schedule etc.

Transport Statement - The Transport Statement provides details of the development layout and accessibility assessment including car parking and servicing requirements.

Operational Report - The Operation Report provides details on the operations of the lodges including servicing, housekeeping, maintenance and room service.

Habitats Regulation Appraisal – It is NatureScot’s view that the proposal is likely to have a significant effect on the qualifying population of overwintering redshank of the Inner Clyde SPA. Consequently, the Council is required to carry out an appropriate assessment in view of the site’s Conservation Objectives for its qualifying interest. NatureScot have advised that on the basis of the information submitted, if the proposal is undertaken strictly in accordance with appropriate mitigation measures, then the proposal will not adversely affect the integrity of the site.

Flood Risk and Drainage Assessment Report – The Flood Risk and Drainage Assessment Report provides details on the assessment of the potential increase in surface water runoff attributed to the development and proposes a surface water management strategy in accordance with SUDs whilst ensuring no increase of flood risk to offsite receptors.

Scottish Ministers Direction

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

Planning Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policies 8, 29 and 30 of NPF4 and Policy ENV1 and E4 of the adopted Renfrewshire Local Development Plan (LDP) are relevant to the assessment of this application as they set out specific circumstances in which tourism development will be supported in principle in green belt and rural areas.

Policy 8 of NPF4 states that development proposals will only be supported if they are for outdoor recreation, play and sport or leisure and tourism uses; and developments that provide opportunities for access to the open countryside (including routes for active travel and core paths).

Policy 29 of NPF4 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and local rural economy will be supported, including diversification of existing businesses.

Policy ENV1 of the LDP supports tourism related development acceptable under Policy E4. Policy E4 requires that proposals for tourism-related facilities will require to demonstrate that:

- The proposed development is capable of strengthening the appeal and attraction of Renfrewshire to a range of visitors;

- The siting, scale and layout of the proposal is proportionate, complements the landscape character and setting, and would be compatible with neighbouring land uses;
- The development will complement existing/proposed tourist facilities in that area;
- Additional visitors that may be attracted to the area can be accommodated by existing infrastructure or improvements to facilities; and,
- The development can demonstrate a site specific locational need.

Given the site history where planning permission has previously been granted for holiday lodges and residential development, it is considered that the principle of the proposed development has been established in accordance with policies ENV1 and E4 and it is not considered necessary to reassess the principle of the development with regard to these policies. The key considerations within the assessment are therefore the detailed assessment criteria within these policies and the associated supplementary guidance, and the relevant policies within NPF4 which now also forms part of the development plan.

With regard to the green belt development criteria within the new development supplementary guidance, there will be no loss of prime quality agricultural land or agricultural land of lesser quality that is locally important.

There would be no impacts on wild land.

The proposed access reflects that of the previously approved applications for holiday lodges and residential development. The Council's Chief Executive's Service (Roads Development) were consulted and advise of no objections subject to the imposition of conditions with regards to walking and cycling connectivity, cycle storage, provision of passing places and turning areas etc. Additional parking for 50 vehicles is requested. However, it is noted that there is an underused parking area within the vicinity which could be utilised for this purpose. An appropriate condition is attached to control this matter.

It is not anticipated that the development would give rise to any significant effects on public water supply and the water environment from any pollution risk.

The lodges would form part of the Mar Hall grounds and walking and cycling to and between the lodges would be on the existing network. All transport aspects to the proposed development have been set out in the Transport Statement. It is considered that the development will not have an impact on any active travel routes or access to open space.

It is considered that the design of the proposed development has taken cognisance of the existing landscape and vegetation, seeking to minimise impact to retain the natural features of the landscape. The lodges would be positioned around existing trees. The development would result in the loss of 4 x birch trees. However, these trees were categorised as low quality 'C' retention value and are not considered to be significant or dominant trees and their removal would have negligible impacts in terms of landscape and amenity. In addition, the proposed landscaping would enhance the landscape setting of the site. Significant new and native tree planting is proposed. Within the proposed lodge development area, 30 new trees are proposed. In addition, 120 new native shrubs are proposed for this area as detailed in the submitted landscape proposal. A suitable landscaping condition in this regard would secure additional tree planting in accordance with the submitted landscaping proposal. All of the proposed lodges would also be supported on ground screw foundations with screw piles and ground beams underneath to avoid excavation and to avoid damage to tree roots.

To minimise impact on the landscape, existing access routes will be used and upgraded, with new paths and walkways being installed to provide individual access to each lodge from the main tracks. The proposed development does not include car parking in order to maintain the

secluded and semi-rural amenity of the site. Servicing of the lodges, including laundry, waste collection, and housekeeping, will be by small electric buggies and carts.

Given the nature of the proposal and in comparison to the previous approval for the erection of 25 dwellinghouses (21/1022/PP), the proposed development is not considered to be of a scale that will significantly impact local landscape character or visual amenity.

With regard to utilities, discharge of any treated foul water is regulated and licensed by SEPA, while the connection to the electricity network would be administered by SPEN. Scottish Water have no objections to the proposal. SEPA Flood Mapping does not identify the site as having any particular risk of river, surface water or coastal flooding. A Flood Risk and Drainage Assessment Report has also been submitted which provides details on the assessment of the potential increase in surface water runoff attributed to the development and proposes a surface water management strategy in accordance with SUDs whilst ensuring no increase of flood risk to offsite receptors. It is therefore considered that the proposal would comply with Policies 22 and 13.

NatureScot advise that the proposed development could be progressed with appropriate conditions to prevent disturbance to the nearby Inner Clyde European Special Protection Areas (SPA). A suite of conditions has been provided by NatureScot and these would be attached to the consent should the application be approved. An appropriate assessment has also been carried out and shows that the development proposal will not adversely affect the integrity of the SPA and all of the Conservation Objectives for the Inner Clyde SPA will continue to be met provided that the mitigation measures are applied. The Inner Clyde Special Scientific Interest (SSSI) shares the same boundary as the SPA and there will be no additional impact on the SSSI. It is therefore considered that the proposal would comply with Policies 4 and ENV2, subject to the attached conditions to ensure appropriate mitigation measures are adhered to.

In view of the above, I am also satisfied that the development complies with Policy ENV1 and the green belt development criteria.

As noted above the development is considered to comply with Policy E4 in principle with regard to the site specific locational need. Holiday lodges and residential development has previously been approved in this location, and such a development in the in the Mar Hall Estate would be attractive to tourists.

The development will complement existing tourist facilities and strengthen the attraction of Renfrewshire to a range of visitors. The development would enhance the function of the Mar Hall Hotel, Golf and Spa resort and will improve these facilities by offering accommodation that will allow visitors to stay in the area. It is noted that the Councils Tourism Plan aims to grow opportunities around outdoor activities, the natural environment, and historic villages. An outcome of this is to increase the capacity to attract and accommodate visitors.

The siting, scale and layout of the development is considered to be proportionate to the site.

Environmental Protection have not raised any concerns with respect to statutory nuisances such as noise. It is considered that the development would be compatible with surrounding land uses in this regard.

With respect to the New Development Supplementary Guidance on tourism developments, the development will add to the attraction of Renfrewshire as a visitor destination by providing additional tourist accommodation to complement existing facilities in the area.

A condition is recommended to ensure the lodges are not occupied on a full time basis as permanent residential accommodation.

There will not be a significant detrimental impact on visual amenity, the built heritage or natural heritage interests.

The design and external finish of the lodges is appropriate for the location.

The development is compatible with neighbouring land uses.

There will not be a significant adverse impact on the natural environment, and as noted above significant landscaping is proposed.

Roads Development have not raised any concerns with respect to the capacity of the road network to accommodate the development.

In view of the above, it is considered that the development would comply with Policy E4 and the New Development Supplementary Guidance on tourism development.

With regard to NPF4, Policy 8 states that tourism uses will be supported within the green belt.

The site-specific locational need for the development has been accepted as per the above assessment. The purpose of the green belt will not be undermined. The proposal is of an acceptable scale and external appearance and is compatible with the surrounding landscape character. There will be no significant long-term impact on the environmental quality of the green belt.

Policy 29 states that development proposals that contribute to the viability, sustainability and diversity of rural communities and the local rural economy will be supported. The development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area.

Policy 30 states that development proposals for new tourist facilities or accommodation will be supported in areas identified in the LDP. The proposal is considered to comply with the LDP as noted in the above assessment. This includes the site-specific locational justification. Proposals for tourism related development must thereafter take into account a number of criteria.

It is acknowledged that the development could bring economic benefit through the provision of tourist accommodation which would allow tourists to stay in the local area.

The nature and scale of the development is compatible with the surrounding area.

The development will not have a detrimental impact on the local community by hindering the provision of homes and services. Matters relating to utility supplies have been addressed above.

Roads Development have made no objection with regard to parking and traffic generation, and the suitability of the local road network to accommodate the development.

Accessibility options are available within the main resort to the lodges and access track would also be upgraded.

Given the distance and topography of the site, it is not considered that the development would impact on the character, appearance or setting of the listed building (Mar Hall Hotel) and as such would comply with Policies 7 and ENV3.

The buildings would also have a number of measures to reduce energy use and CO2 emissions including sustainably sourced cladding, high levels of insulation, low water use fittings, ground screw foundations to eliminate concrete use etc. in accordance with Policies 2 and 17.

With regard to Policies 3 and 6 as detailed above the lodges would be positioned around existing trees. The development would result in the loss of 4 x birch trees. However, these trees were categorised as low quality 'C' retention value and are not considered to be significant or high value trees and their removal would have negligible impacts in terms of landscape and amenity in the area. In addition, the proposed landscaping would enhance the landscape setting of the site. Significant new and native tree planting is proposed and can be secured via appropriate conditions.

The development is considered to be of an acceptable design and incorporates materials that are suitable for use at this location. It is acceptable with regard to its impact on the place as set out within Policy 14.

Finally with regard to Policies 1 and 2 the development is not considered to raise significant implications with regard to the global climate and nature crisis. The development would comprise of significant landscaping and also includes energy efficiency and low carbon generating technologies.

It is of significance to note that part of the site subject to this report also forms part of an earlier planning consent on the Mar Hall Estate for a residential development and as such there is an area of overlap. Planning consent 21/1022/PP was granted in August 2021 and relates to a residential development site which has not been implemented. Part of the site relating to the 21/1022/PP is located outwith the site which is the subject of this report however the applicant has confirmed that they are in control of the Mar Hall Estate and as such there is no intention to develop any aspect of planning consent 21/1022/PP should the application subject to this report be granted.

In addition, and for clarity, planning application 21/1022/PP expired on 17th August 2024 however it should be noted that a S42 application to delete a condition attached to the consent was submitted prior to the expiry of the consent. In this regard planning application 24/0425/PP is currently under consideration and if granted would extend the life of approval via a new consent. As noted above, the applicant has confirmed it is the intention only to proceed with the holiday lodges should they be approved in respect of the application subject to this report.

Section 75 Obligations

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

Conclusion

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/granted subject to conditions.

Recommendation

Grant subject to conditions

Reason(s) for Recommendation

1. 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.

Condition(s)

1. That the development hereby approved shall be used as holiday accommodation only, and shall not be used as permanent residential accommodation. For the purposes of this condition permanent residential accommodation is defined as occupation by the same person or persons continuously for more than 28 days, or cumulatively for more than 84 days in a single calendar year.

Reason: To define the consent in the interests of protecting the integrity of the Local Development Plan policies on new housing within the green belt.

2. 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.

3. 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.

4. That no development shall take place within the development site as outlined in red on the approved plan, until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, 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 in agreement with the West of Scotland Archaeology Service.

Reason: To ensure any archaeological matter on site is appropriately recorded and recovered.

5. That all works relevant to the delivery of the development are undertaken fully within the period of the year during which no redshank or other protected wintering birds are likely to be present on the Inner Clyde - namely from 16 March to 15 September inclusive.

Or, where this is not operationally possible -

That prior to any relevant works commencing during the period when protected wintering birds are likely to be present on the Inner Clyde, screening barriers are put in place between the application site and the SPA. These barriers must be sufficient - in combination with any existing on-site vegetation and the topography of the land - to fully visually screen site operatives during the construction phase, including those working at height, from birds feeding on the estuary out to a distance of 150 metres from any part of the development site. These screens/barriers should also be adequately maintained throughout all development works relevant to this proposal that take place during the 'wintering' months of 16 September to 15 March inclusive.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

6. That all necessary visual and acoustic screening must be installed in a condition adequate to the purpose of screening users of the chalet development from birds feeding on the estuary during the period of 16 September to 15 March inclusive each year and out to a distance of 150m from any part of the application site to the satisfaction of the planning authority in consultation with NatureScot PRIOR to the site becoming operational. All such screening must then be maintained in a condition that ensures it continues to serve this purpose and function throughout the operational lifetime of the chalet development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

7. That any night lighting associated with this development - both during construction and any permanent lighting that is to be installed - will not be used during the months of 16 September to 15 March inclusive where this would illuminate areas within the Inner Clyde SPA to levels in excess of 1 Lux (i.e. the maximum natural night-time background light level).

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

8. That prior to any works commencing on site a Construction and Environment Management Plan shall be submitted to and approved in writing by the Planning Authority, for the avoidance of doubt, this shall include measures aimed at ensuring that the areas of the SPA adjacent to the application site boundary are not adversely affected by pollution, run-off etc. both during and after the construction phase of the development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

9. That prior to the commencement of development, full details/location of signage which includes information for new residents and visitors about the international importance of the Clyde estuary's wintering bird population and the need to ensure that dogs are kept from running off the leash on the foreshore during the winter months shall be submitted to and approved in writing by the Planning Authority. Thereafter, the signage

as may be approved shall be installed prior to the occupation of lodges hereby approved and shall remain throughout the lifetime of the development.

Reason: To ensure the protection of the Inner Clyde Estuary Special Protection Area.

10. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, the phased implementation of the proposed landscaping as detailed in 'Landscape Proposal for Mar Hall Golf Resort and Spa - Zone 15: New Lodges Development - April 2024,' and details of the management and maintenance of landscaped areas. The scheme shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

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

11. That the mitigation detailed in 'R & D Ecological Impact Assessment (EclA) Mar Hall Hotel dated 02.05.2024 shall be implemented to the satisfaction of the Council as Planning Authority. For the avoidance of doubt, this shall take account of the consultation response from NatureScot dated 10 June 2024 with reference to "Enhancing Biodiversity" and during the course of the development, details demonstrating the implementation of the mitigation recommendations and the enhanced biodiversity measures carried out shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: To protect the natural environment.

12. 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, including any visual and acoustic screening required to satisfy condition 6 above. Thereafter, all boundary fences and walls, including any retaining walls as may be approved shall be erected prior to the occupation of the lodges to the satisfaction of Renfrewshire Council as Planning Authority.

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

13. That, prior to the commencement of development, a detailed schedule of the proposed external finishes for each of the lodges together with a plan and schedule of external lighting, 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 lodges, lighting, 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.

14. That prior to the commencement of development, a plan delineating walking and cycling routes within the site shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To demonstrate walking and cycling connectivity within the development.

15. That prior to the commencement of development a Travel Plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the

avoidance of doubt, the plan should give consideration to connecting access points to the core path network, Booden Boo and Erskine.

Reason: In the interests of pedestrian and cycle connectivity.

16. That prior to the occupation of each lodge, cycle parking shall be provided, details of which shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure adequate provision for cycle parking.

17. That prior to the occupation of the first lodge, coach turning facilities and passing places shall be provided, details of which shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure that adequate coach turning facilities are provided.

18. That prior to the commencement of development, plans detailing a swept path analysis for emergency vehicle access shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To enable this matter to be considered.

19. That prior to the commencement of development, an overflow parking plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the plan should provide details of the location and capacity of the overflow parking area.

Reason: To enable this to be considered.

20. That the Tree Protection Measures identified in Hinshelwood Arboricultural Consultants: BS837:2012 Tree Survey and Arboricultural Constraints Assessment dated February 24, shall be implemented to the satisfaction of the Council as Planning Authority. For the avoidance of doubt, and during the course of the development, details demonstrating the implementation of the Tree Protection measures shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: To protect the natural environment.

21. That prior to the commencement of development, confirmation shall be submitted in writing to Renfrewshire Council as Planning Authority and certified by a suitable qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in "The SuDS Manual" (CIRIA report C753, published in November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of securing a suitable SuDs scheme for the treatment of surface water runoff.

Advisory Note(s)

1. The property will require a license to operate as a short term let. The applicant should apply to the Licensing section of Renfrewshire Council. More information on this is available from the council's website.

Schedule of Plans Determined

Drawing Number	Revision	Drawing/Document Title
3.100		Location Plan
3.110		Existing Site Layout
3.120		Existing Site Sections
3.200		Proposed Site Layout
3.210		Proposed Site Layout
3.220		Proposed Site Sections
3.010		Type A1 Lodge Plans and Elevations
3.020		Type A2 Lodge Plans and Elevations
3.030		Type A3 Lodge Plans and Elevations
3.040		Type B Lodge Plans and Visuals
3.041		Type B Lodge Plans and Visuals
3.050		Type B1 Lodge Plans and Visuals
3.051		Type B Lodge Elevations
3.060		Type C Lodge Plans
3.061		Type C Lodge Plans and Visuals
3.062		Type C Lodge Elevations
3.063		Type C Lodge Visuals
		Ecological Impact Assessment, prepared by R&D Ecology
		Landscape Proposal, prepared by Botanist Design
		Operational Plan, prepared by Align Investment and Asset Management
		Design, Access and Heritage Statement, prepared by Unwin Jones Partnership
		Transport Statement, prepared by Transport Planning
		Tree Survey and Arboricultural Assessment, prepared by Hinshelwood Arboricultural Consultants
		Flood Risk Assessment, prepared by Gondolin
		Drainage Assessment, prepared by Ramage Young
		Planning Statement, prepared by Turley

For further information please contact Fiona Knighton, Development Standards Team, Email: fiona.knighton@renfrewshire.gov.uk