

Planning Application: Report of Handling

Reference No. 20/0308/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (5)

Paisley East & Central

Applicant:

Link Group Limited
Watling House
Callendar Business Park
Falkirk
FK1 1XR

Registered:

8 June 2020

Report by Director of Communities, Housing and Planning Services

PROSPECTIVE PROPOSAL: Residential development comprising the erection of seventy three flats, the formation of new roads, parking and landscaping.

LOCATION: Site bounded by Smithhills St, Lawn St, Abbey View and Weir St, Paisley

APPLICATION FOR: Full Planning Permission



© Crown Copyright and database right 2020. All rights reserved. Ordnance Survey Licence number 00023417.

RECOMMENDATION

Grant subject to conditions

Fraser Carlin
Head of Planning and
Housing

IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 of both the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 'Housing Land Supply Sites' of the Proposed Renfrewshire Local Development Plan (2019).
- Two representations have been received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals involve the 4th phase in the redevelopment of a prominent, long term vacant site within the town centre for additional affordable homes which is compatible with the surrounding area.

DEVELOPMENT AND HOUSING SERVICES
REPORT OF HANDLING FOR APPLICATION 20/0308/PP

AGENT:	Hypostyle Architects
APPLICANT:	Link Group Limited
SITE ADDRESS:	Site bounded by Smithhills St, Lawn St, Abbey View and Weir St, Paisley
PROPOSAL:	Residential development comprising the erection of seventy three flats, the formation of new roads, parking and landscaping.
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES:	<p>Two representations objecting to the proposals have been received, the substance of which can be summarised as follows:-</p> <p>1.The proposed use is likely to be impacted upon from existing commercial uses in close proximity in terms of noise and odours.</p> <p>Response: The application site is in mixed use area in the town centre. The area acts as a hub with a range of uses and activities in a sustainable location. Many policy documents and strategies including the Renfrewshire Local Development Plan, Renfrewshire Local Housing Strategy and Renfrewshire's Economic Strategy all encourage town centre living in the right locations.</p> <p>This proposal is phase 4 of the redevelopment of the former Arnotts site. The redevelopment of the site for residential has been well established in principle with new affordable residential units being located in close proximity to other uses found in this town centre location.</p> <p>Consultation with the Environmental Protection Section concluded that there were no objections raised against the proposal subject to conditions. Attaching conditions to any consent would ensure that residential amenity of future residents is not significantly impacted by existing uses surrounding the site.</p> <p>2. What provision is to be made for displaced car parking on this site.</p> <p>Response: It is recognised that the site has been used as a temporary car parking area whilst the redevelopment of the site through the implementation of a masterplan was being delivered. During the redevelopment of this vacant site, the temporary car parking area has incrementally reduced along with various alterations to the access to and from the area.</p>
--	--

	<p>This proposal completes the redevelopment and delivers an appropriate use in a prominent site in the town centre.</p> <p>The location of this site is one of the most sustainable in Paisley with the close proximity of walking, cycling, public transport hubs and services along with taxi provision.</p> <p>No objections have been raised by the Director of Environment and Infrastructure (Roads Traffic) in relation to proposed parking provision associated with the site or the loss of the temporary parking area.</p> <p>3.The proposals represent overdevelopment of the site and would result in a loss of community space.</p> <p>Response: It is not considered that the development proposals currently under consideration constitute overdevelopment of this town centre site and adequate open space provision is incorporated within the overall development layout in line with the Local Development Plan, associated New development Supplementary Guidance and the Renfrewshire Residential Design Guide.</p> <p>As outlined above, the proposals completes the redevelopment of the site that has been well established through a masterplan and previous consents for the overall redevelopment of the site.</p> <p>4.Due to the proximity of the proposals to existing development, the value of existing properties will be reduced.</p> <p>Response: The value of property is not a material consideration in the assessment of planning applications and cannot be taken into account when determining planning proposals.</p> <p>5.Concerned that the construction works would impact on the stability of existing buildings.</p> <p>Response: Construction works associated with the redevelopment is not a material planning consideration that can be taken into account when assessing this proposal.</p>
CONSULTATIONS:	<p>Environmental Protection Section - No objections, subject to conditions requiring the submission of a site investigation report, remediation method statement, verification report, dust management plan, air quality assessment, vibration study and noise assessment.</p> <p>Response: Noted and recommended conditions will be applied.</p> <p>Director of Environment & Infrastructure (Roads Traffic) –</p> <p>Response: No objections.</p> <p>Director of Environment & Infrastructure (Design Services)- No objections.</p>

	<p>Response: Noted.</p> <p>Glasgow Airport Safeguarding - No objections, subject to the submission of a Bird Hazard Management Plan as a condition of any consent given.</p> <p>Response: Noted and recommended conditions applied.</p> <p>Network Rail - No objections.</p> <p>Response: Noted.</p> <p>SEPA - No objections.</p> <p>Response: Noted.</p> <p>Scottish Water - No comments received.</p> <p>Response: There have been no issues raised by Scottish Water on this site through subsequent planning applications. The applicant has been in contact with Scottish Water through the pre-application phase and received no adverse comments regarding their Pre Development Enquiry. The applicant continues to work in partnership with Scottish Water regarding drainage connections from this site.</p> <p>The Coal Authority – No objection, the Coal Authority consider that the content and conclusions of the Mineral Risk Assessment are sufficient.</p> <p>Response: Noted.</p> <p>Health & Safety Executive - Do not advise against.</p> <p>Response: Noted.</p>
SUPPORTING STATEMENTS	<p><u>Pre-Application Consultation Report</u> - The applicant submitted a proposal of application notice (19/0710/NO) to the Council on 17 October 2019.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>This provides an overview of all pre-application consultations which have been undertaken, including details of the pre-application consultation event held on 2 December 2019.</p> <p>The public consultation event was held at Paisley Central Methodist Halls, with Paisley West and Central Local Members, Community Councils, utility providers, emergency services and consultees invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p>

	<p>The summary provided by the applicant's agents states that the event was attended by 14 people. Comments made were generally supportive of the development with concern raised only in relation to vehicle movement through the development.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development. It is considered that the applicant also altered the layout adequately to reflect the comments raised from the consultation.</p> <p><u>Design and Access Statement</u> - The Design and Access Statement submitted considers the context of the site in terms of its location within the town centre as well as its history and provides an overview of the proposals including, built form, materials proposed, access arrangements and landscaping details.</p> <p>Response: The detail of this document is considered to be adequate for the purposes of assessing the application and sets out clearly the sustainable elements of this site in the middle of Paisley.</p> <p><u>Level 2 Flood Risk Assessment</u> – The applicant's Flood Risk Assessment finds that the development is at low risk from flooding and as such no mitigation measures are required.</p> <p>Response - In consultation with the Director of Environment and Infrastructure (Design Services) the Flood Risk Assessment information is confirmed as adequate and is integral to submitted documents.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy C1: Strategic Centres Policy I3: Potential Transport Improvements Policy ENV3: Built Heritage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Centres Strategy: Strategic Centres and Core Town Centres Delivering the Places Strategy: Places Development Criteria Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy P2: Housing Land Supply Sites Policy P3: Affordable Housing Policy C1: Strategic Centres Policy ENV3: Built Heritage</p> <p><u>Proposed New Development Supplementary Guidance</u> Delivering the Centres Strategy: Strategic Centres and Core Town Centres Delivering the Places Strategy: Places Development Criteria Delivering the Infrastructure Strategy: Connecting Places; Flooding; and Drainage and Provision for Waste Recycling in New Developments</p>

	<p><u>Material considerations</u> Historic Environment Policy for Scotland 2019 Renfrewshire's Places Residential Design Guide 2015</p>
PLANNING HISTORY	<p>03/1153/PP - Erection of mixed use development including; Class 1 retail convenience store (13540 sq.m gross: 5920 sq.m net) with ancillary restaurant, offices and storage; 4 non-food retail units (710 sq.m gross); 768 car parking spaces; 13 flats and associated parking; office development (1284 sq.m gross); alterations and partial demolition of 2 Category 'B' Listed Buildings and demolition of 3 unlisted buildings in Conservation Area. Granted subject to conditions April 2005.</p> <p>09/0528/PP - Development and regeneration of former Arnotts site as a mixed use retail/residential/office development with improvement of associated parking facilities and public realm (planning permission in principle). Granted subject to conditions February 2010.</p> <p>13/0441/PP - Erection of residential development comprising 31 flats and associated parking and access. Granted subject to conditions August 2013.</p> <p>14/0473/PP - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level comprising 11 flats with commercial units at ground floor level comprising Class 1 (Retail), Class 2 (Financial, Professional and Other Services) and/or Class 3 (Food and Drink) and associated parking and landscaping. Granted subject to conditions September 2014.</p> <p>14/0497/LB - Facade retention scheme comprising the demolition of remaining building and erection of residential development at upper floor level with commercial units at ground floor level. Granted subject to conditions September 2014.</p> <p>17/0682/PP - Erection of residential development comprising 26 flats with associated parking and landscaping. Granted subject to conditions July 2018.</p> <p>19/0710/NO - Erection of residential development with ancillary roads, parking and landscaping. Accepted October 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of a residential development comprising seventy three flats (comprising six development blocks) at the site bounded by Smithhills St, Lawn St, Abbey View and Weir St, Paisley, within the Paisley Town Centre.</p> <p>The residential units are for Link Housing Association and comprises:</p> <ul style="list-style-type: none"> ▪ 41 homes for Social Rent (General Needs); ▪ 16 homes of amenity standard for older people; ▪ 16 Homes for Shared Equity Low Cost Home Ownership.

	<p>Within the application site boundary, the applicant also proposes the formation of roads, car parking provision to serve the development and associated amenity space.</p> <p>The remainder of the wider site, which formally accommodated Arnotts Department Store have recently been redeveloped for residential and commercial use as part of the wider regeneration of the former Arnotts site, with the current application representing Phase 4 of the ongoing redevelopment.</p> <p>The application site is further bounded by the Piazza Shopping Centre to the west, the rail line at for Paisley Gilmour Street to the north, commercial, religious and residential development to the east and the earlier phases of regeneration of this site to the south.</p> <p>Vehicular access to the development is proposed to be taken from Lawn Street with path linkages and connections to Smithhills Street, Lawn Street, to the north east corner of the site to Incle Street and into and linking up with the other three phases of the development on the site.</p>
ASSESSMENT	<p>The application site is located within Paisley Strategic Centre within the Adopted and Proposed Renfrewshire Local Development Plan (also partially identified as a Policy P2 housing site within the Proposed Plan).</p> <p>Policy C1 is relevant to the assessment of the application. In this regard the policy framework set out in the Local Development Plan welcomes development that will strengthen the Network of its Centres, ensuring they are places which are vibrant, inclusive, accessible, complementary, as well as compatible with surrounding land uses, providing places to live, shop, work and enjoy entertainment, leisure and cultural activities and gain access to important transport connections.</p> <p>With the current application proposing residential development, adjacent to existing commercial uses, transportation links and employment opportunities it is considered to be a compatible use within the network, commensurate with the requirements of Policy C1 and Policy P2 (of the Proposed Local Development Plan) in principle, subject to meeting the relevant criteria for residential development.</p> <p>The re-introduction of residential uses back into the town centre broadens the base for sustaining town centre uses, contributes to the vitality and viability of town centre activities and re-animates the town centre public realm particularly in the evenings and at night.</p> <p>With regard to the design, layout, siting and scale of the buildings, the applicant has addressed the massing of the previous phases and the surrounding tenemental buildings with a modern design approach complementing the earlier phases of the redevelopment of the wider former Arnotts site.</p>

	<p>Overall, the design of the scheme is considered to be acceptable, with due regard to the importance of the built environment as well as being reflective of the character of the centre and having a positive impact on the adjacent listed buildings.</p> <p>Materials proposed include facing brick, zinc, and aluminium clad timber windows, reflective of the earlier Phase 1 and 2 developments within the wider site, and are considered acceptable for the location.</p> <p>The density of the development is considered appropriate, ranging from 4 to 6 storey blocks. This is to reflect the scale and density of the surrounding block and structures which surround this site.</p> <p>With regard to general access and parking arrangements, the site is well located for access to a range of local facilities and public transport modes and the level of car parking proposed is commensurate with both the sustainable town centre location and the benefits of redeveloping a prominent vacant site.</p> <p>The layout also promotes a high level of connectivity to the surrounding area with footpaths at each side of the proposed development. The development provides a good strong, well overlooked route through the site in an east to west direction. The site also connects well and is integrated with the recent and existing building to the south of the site.</p> <p>A suitable provision of open space to serve the development has also been demonstrated within the overall layout, which can be passively surveyed in accordance with policy.</p> <p>Overall, the proposals would secure the redevelopment of a prominent vacant site in the town centre in a manner which respects the character and appearance of the area and which has due regard to the setting of the listed buildings in the wider vicinity.</p> <p>Considering Policy P3 of the Proposed Renfrewshire Local Development Plan (2019), any development in excess of fifty units requires to provide an element of affordable housing which meets a range of housing needs and which can be provided across a range of tenures.</p> <p>The development is to be delivered by Link Housing Association. The site is for affordable homes in line with the Renfrewshire Local Housing Strategy and the Renfrewshire Strategic Housing Investment Plan.</p> <p>The site will provide social rented homes in a sustainable location with 16 of the units specifically aimed at housing for older people with 10% of the units also completely wheelchair accessible. Link Housing Association also want to introduce an element of 'Shared Equity' homes to get people on the property ladder in a town centre location.</p>
--	--

	<p>The site will provide for housing for varying needs and tenures and therefore the requirements of this policy have been adequately met.</p> <p>The proposals accord with the provisions of Policies of the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan and their corresponding Supplementary Guidance.</p>
RECOMMENDATION	Grant subject to conditions

Reason for Decision

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

Conditions

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

Reason: These details have not been submitted.

- 2 That before any of the flats situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 1 above, shall be erected.

Reason: To safeguard the amenity of future residents.

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

Reason: In the interests of amenity.

- 4 Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of road/rail noise source on the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LMax level is predicted to exceed 60dB (external) during the night period at the facade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any garden or amenity space will not exceed 55dB(A), measured as LAeq,T. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: In the interests of residential amenity.

- 5 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a vibration survey which determines the vibration dose values for any properties within the 30 metre area of the nearby running track. No dwelling shall be constructed where the applicant cannot demonstrate that there is a low probability of adverse comment from vibration as described in British Standard BS6472. 2008: Part 1- Guide to evaluation of human exposure to vibration in buildings (vibration sources other than blasting).

Reason: In the interests of residential amenity.

- 6 Prior to the commencement of any construction works 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. The survey and report shall take into account the cumulative impact of development in this area by considering those nearby committed developments that have received planning consent. The assessment should also take account that the introduction of some of these buildings may create a canyon effect on the surrounding roads.

Reason: In the interests of residential amenity.

- 7 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, a dust management plan. The plan shall set out how potential dust arising during development of the site will be managed to prevent or minimise emissions during these works. The plan shall take cognisance of the Institute of Air Quality Management (IAQM) 2014 document ‘Guidance on the Assessment of Dust from Demolition and Construction’ in assessing dust impact risk and where necessary identify appropriate mitigation measures.

Reason: In the interests of residential amenity.

- 8 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority:-
- 9 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.

- 10 Prior to occupation of any unit within an identified phase of development, the

developer shall submit for the written approval of the Planning Authority:-

b) A Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

c) if remediation works are not required but soils are to be imported to site, a Verification Report confirming imported soils are suitable for use on the site

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

- 11 Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority in consultation with Glasgow Airport, a Bird Hazard Management Plan.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the development.

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

- 12 That prior to the commencement of development on site full details of all footway/cycleway links to and from the development shall be submitted. The details thereafter agreed shall be fully implemented prior to the occupation of any residential unit hereby approved.

Fraser Carlin
Head of Planning and Housing

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.