

RENFREWSHIRE COUNCIL

SUMMARY OF APPLICATIONS TO BE CONSIDERED BY THE PLANNING & PROPERTY POLICY BOARD ON 10/11/2015

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0044/PP Ward 3: Paisley East & Ralston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle)	A1
RECOMMENDATION:	Note: application has been appealed			
15/0047/PP Ward 3: Paisley East & Ralston	Vinemeadow Ltd	Land at Blackhall Lane, Blackhall Street, Paisley	Demolition of industrial buildings and erection of residential development with associated access roads, parking and landscaping (in principle).	A2
RECOMMENDATION:	Note: application has been appealed			
15/0470/PP Ward 7: Johnstone S, Elderslie & Howwood	Dawn Homes Limited	Site 30 metres South of Nos 2 to 28, Abbey Road, Elderslie, Johnstone	Erection of residential development with associated access, infrastructure and landscaping (in principle).	A3
RECOMMENDATION:	GRANT subject to conditions			
15/0641/PP Ward 4: Paisley North West	Clowes Development (Cart Corridor) Limited	Land adjacent to Inchinnan Road, Fleming Street & Marchfield Avenue, Paisley	Erection of a mixed use development comprising business, general industry/storage or distribution, hotel, food & drink, retail and residential development (Renewal of Planning Permission in Principle ref no.12/0487/PP).	A4
RECOMMENDATION:	GRANT subject to conditions			
15/0643/PP Ward 7: Johnstone S, Elderslie & Howwood	Persimmon Homes Ltd	Former St Cuthbert's School, Hallhill Road, Johnstone	Erection of residential development and associated roads, infrastructure and landscaping.	A5
RECOMMENDATION:	GRANT subject to conditions			

APPN. NO: WARD:	APPLICANT:	LOCATION:	PROPOSAL:	Item No.
15/0673/LB Ward 10: Bishopton, BoW, Langbank	Mr & Mrs Serafin	Barnbeth House, Clevans Road, Bridge of Weir, PA11 3RS	Demolition of stables building.	A6
RECOMMENDATION:	GRANT			
15/0688/PP Ward 2: Renfrew South & Gallowhill	Westway LP	Land at Westway Distribution Park, Porterfield Road, Renfrew	Variation of condition 1 (to extend time period of the consent for a further three years); and deletion of condition 2 (relating to commencement of development) of permission 10/0914/PP - Development of a masterplan to include refurbishment of industrial/warehouse units; erection of industrial/business units, including extension of Block M (Classes 4, 5 and 6); erection of bridge; erection of hotel (Class 7); erection of multi-storey car park; erection of residential development (Class 9); erection of restaurant (Class 3); alterations to road layout; and formation of parking.	
RECOMMENDATION:	GRANT subject to a Section 75 Agreement / Direction			

Total Number of Applications to be considered = 7

Planning Application: Supplementary Report

Application No. 15/0044/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 04/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Note that the application has been appealed to the Scottish Ministers as a deemed refusal.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, an application for listed building consent to demolish the three listed buildings occupying the site.
- The Board agreed to continue this application (and 'linked' application 15/0047/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.
- The planning application has been appealed to the Scottish Ministers on the grounds of a 'deemed refusal'. This application is therefore no longer a matter for Renfrewshire Council to determine.

Commentary

These proposals comprised part of a suite of three applications, the second being a similar residential proposal for the adjoining site immediately to the east for some 41 units (15/0047/PP); and the third relating to the demolition of the listed buildings (15/0045/LB).

The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, the application for listed building consent to demolish the three listed buildings occupying the site.

The Board also agreed to continue this application (and 'linked' application 15/0047/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.

The previous assessment considered the principal planning issues that required to be addressed in the context of a recommendation that the listed buildings could be demolished and that the site could be cleared; and, that it would therefore be capable of receiving new development.

The previous assessment noted that "the clearance of the site is a basic pre-requisite to the site being redeveloped for residential purposes in the manner described in this application".

The decision to refuse listed building consent, and as a consequence require that the listed buildings remain on site, renders the redevelopment proposals contained within this application as being mutually incompatible.

The applicants have intimated that they have chosen to exercise their rights of appeal and have lodged an appeal on the basis of a 'deemed refusal' (i.e. non-determination of the application within the statutory timeframe). An appeal has also been lodged in respect of the refusal of listed building consent.

Recommendation

That Members note that this application has been appealed and that it is no longer a matter for Renfrewshire Council to determine; and, that the Head of Legal Services, in consultation with the Head of Planning and Housing, be authorised to respond to any appeal submissions on behalf of the Council.

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 David Bryce on 0141 618 7892.

Planning Application: Supplementary Report

Application No. 15/0047/PP



Renfrewshire
Council

KEY INFORMATION

Ward

3 Paisley East and Ralston

Applicant

Vinemeadow Ltd
Whitehill House
Carnethie Street
Rosewell
EH24 9EG

Registered: 13/02/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF INDUSTRIAL BUILDINGS AND ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, PARKING AND LANDSCAPING (IN PRINCIPLE)

LOCATION: LAND AT BLACKHALL LANE, BLACKHALL STREET, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Note that the application has been appealed to the Scottish Ministers as a deemed refusal.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, an application for listed building consent to demolish the three listed buildings occupying the adjacent site.
- The Board agreed to continue this application (and 'linked' application 15/0044/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.
- The planning application has been appealed to the Scottish Ministers on the grounds of a 'deemed refusal'. This application is therefore no longer a matter for Renfrewshire Council to determine.

Commentary

These proposals comprised part of a suite of three applications, the second being a similar residential proposal for the adjoining site immediately to the west for some 40 units (15/0044/PP); and the third relating to the demolition of the listed buildings (15/0045/LB).

The Planning and Property Policy Board, at its meeting on 25 August, 2015 considered, and refused, the application for listed building consent to demolish the three listed buildings occupying the site.

The Board also agreed to continue this application (and 'linked' application 15/0044/PP) to allow the applicants time to consider how they wished to proceed in the light of the refusal of listed building consent.

The previous assessment considered the principal planning issues that required to be addressed in the context of a recommendation that the listed buildings on the adjacent site could be demolished and that the adjacent site could be cleared; and, that it would therefore be capable of receiving new development.

The decision to refuse listed building consent, and as a consequence require that the listed buildings remain on the adjacent site, alters the context of the redevelopment proposals contained within this application to the extent that they would now be 'sandwiched' between potentially noise or nuisance generating neighbours.

The applicants have intimated that they have chosen to exercise their rights of appeal and have lodged an appeal on the basis of a 'deemed refusal' (i.e. non-determination of the application within the statutory timeframe).

An appeal has also been lodged with the Scottish Ministers in respect of the Council's decision to refuse listed building consent.

Recommendation

That Members note that this application has been appealed and that it is no longer a matter for Renfrewshire Council to determine; and, that the Head of Legal Services, in consultation with the Head of Planning and Housing, be authorised to respond to any appeal submissions on behalf of the Council.

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 David Bryce on 0141 618 7892.

Planning Application: Report of Handling

Application No. 15/0470/PP



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

Applicant

Dawn Homes Limited
220 West George Street
Glasgow
G2 2PG

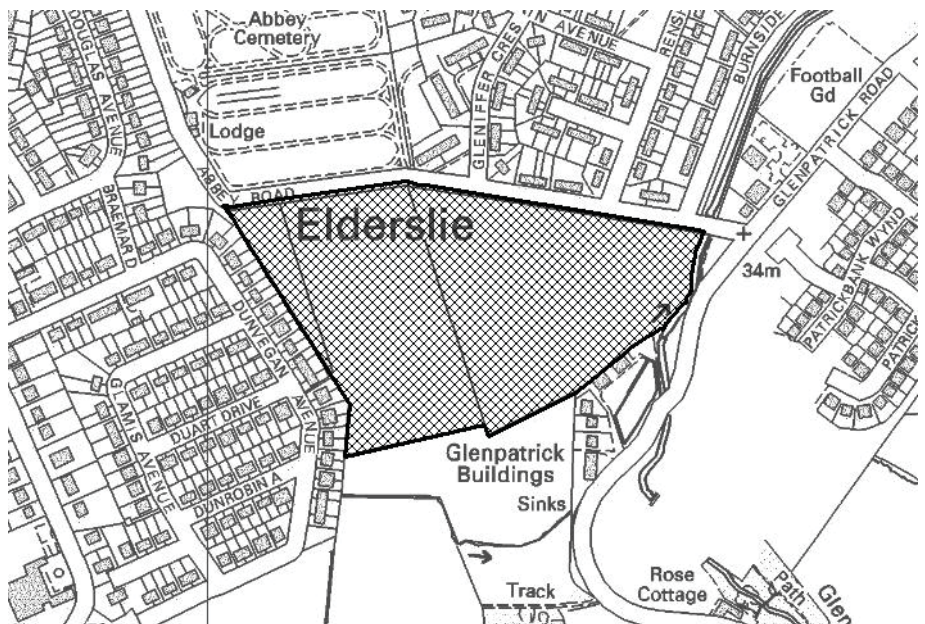
Registered: 30/06/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS, INFRASTRUCTURE AND LANDSCAPING (IN PRINCIPLE)

LOCATION: SITE 30 METRES SOUTH OF NOS. 2-28 ABBEY ROAD, ELDESLIE, JOHNSTONE

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site falls within the Policy P1 'Places' land use designation in the adopted Renfrewshire Local Development Plan where there will be a general presumption in favour of a continuance of the built form. The site is also identified under Policy P3 as an 'Additional Housing Site'. These sites are allocated to meet the identified housing requirements and are therefore included in Renfrewshire's Housing Land Supply.
- There have been nine letters of objection relating to traffic volumes, drainage and flooding; impact on green belt, wildlife and habitats, air quality, lack of amenities, and ground conditions.
- The principle of residential development is considered to be acceptable in respect of all major infrastructure requirements.
- Although the application is in principle at this stage, details are available in terms of siting, design, layout, form, finishing materials and density all of which are acceptable and demonstrate general conformity with the criteria set out in the New Development Supplementary Guidance.

Description

Planning consent is sought in principle for the erection of a residential development on a site bounded by Abbey Road, Glenpatrick Road and Dunvegan Avenue on the southern edge of Elderslie. As part of the application a detailed layout for the site has been submitted which comprises a mix of 151 two storey detached and semi-detached houses. Access will be taken from two points on Abbey Road. The site extends to approximately 6.5 hectares and is currently in agricultural use. The site generally slopes downwards from south west to north east with a drop of approximately 19 metres across the site.

The site is bounded to the north by Abbey Road with Abbey Cemetery and existing housing beyond; to the east by Glenpatrick Road and an enclave of existing housing of varied age, size and style and Old Patrick Water and the housing development of Patrickbank beyond; to the south by open agricultural fields; and, to the west, partially by a woodland area and houses on Dunvegan Avenue.

History

14/0843/NO - Proposal of application notice for erection of residential development in principle. Accepted 27/11/2014.

Policy and Material Considerations

Development Plan - Adopted Renfrewshire Local Development Plan 2014

Policy P1 – Renfrewshire’s Places
Policy P3 - Additional Housing Sites
Policy I5 - Flooding and Drainage

New Development Supplementary Guidance 2014

Places Development Criteria
Infrastructure Development Criteria
Trees, Woodland and Forestry
Contaminated Land

Flooding and Drainage

Material considerations - At the national level SPP highlights the need for good design and achieving high quality residential development and Designing Streets gives guidance on and promotes better quality street design. Renfrewshire’s Places Residential Design Guide is non statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 22/07/2015.

Objections/ Representations

There have been 9 objections to this application and the substance of the issues raised can be summarised as follows.

1. Any access points to the site from Abbey Road would be dangerous due to the width and heavy usage of the road.
2. The Traffic Assessment does not fully address travel to schools and Glenpatrick Road is not suitable to accommodate those walking, cycling or being bussed.

3. The areas roads are ill equipped to accommodate traffic generated by the development.
4. Schools and nurseries will not be able to accommodate the requirements from further development.
5. The development and associated traffic could adversely affect air quality.
6. The loss of green belt in favour of housing when there are unused brownfield sites within Johnstone and the surrounding area.
7. The pre application meeting was held when most surrounding residents were unavailable and better publicity would have encouraged more feedback.
8. The development will adversely impact on the natural environment, natural habitats and wildlife and fauna.
9. The flood risk assessment is not sufficiently comprehensive.
10. There are mine shafts in the general area.

Consultations

Head of Roads (Roads/Traffic) - No objection.

Head of Roads (Design Services) - No objection subject to compliance with the FRA and Drainage information submitted.

Director of Community Resources - No objection subject to conditions including the submission of a Site Investigation Report, Remediation Strategy, if required, and Verification Reports.

Scottish Water - No response.

West of Scotland Archaeological Service - No objection subject to the implementation of a programme of archaeological works in accordance with a written scheme of investigation.

The Coal Authority- No objection subject to the implementation of the mitigation works outlined within the Coal Mining Risk Assessment.

Elderslie Community Council - Concerned that the site is subject to past mining operations which may affect its stability and that there is an underground spring on the site, which could lead to flooding.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment)(Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Appropriate Assessment - N/A

Design Statement - States that the development will provide for a variety of housing needs. As a result of the layout proposed, a clear transition will be provided between the traditional road layout of Abbey Road and the domestic scale of the road pattern within the development. states that the boundaries and relationship between the new and proposed residential areas and the settlement edge will be carefully designed and landscape proposals will be informed by and connected to the existing landform and vegetation surrounding the site, including the native tree cover, hedgerows and open pasture.

Access Statement - States that access to the site will be taken via two all user priority T-junctions from Abbey Road, with pedestrian footways also extended along Abbey Road and into the site to ensure a continuous barrier free, safe route to the

existing network for residents and visitors of all abilities.

Other Assessments

Flood Risk Assessment - States that as the site is bounded to the east by the Old Patrick Water it will potentially be at fluvial risk. Estimates indicate that there is no out of bank flooding from the Old Patrick Water within the proposed development site for the 1 in 200 year or 1 in 200 year plus climate change events. A sensitivity analysis showed that blockage of the Abbey Road Bridge would increase water levels in the Old Patrick Water adjacent to the site, although these would still be contained in the channel and would not flood the proposed development site. There is a limited risk of surface water flooding as the land bounding the site is either at lower elevations or sloping away from the site. The site is greenfield and development will increase runoff rates. It suggests that surface runoff is attenuated to greenfield rates and appropriate SUDS measures provided to attenuate flows and to control surface runoff quality.

Planning Statement - States that the site is located within a residential area within the settlement boundary where there is a presumption in favour of development which is in keeping with the surrounding area. The design and layout of the proposed development has been guided by the design principles set out in national and local planning policy and guidance.

Pre Application Consultation Report - Confirms that the level of pre application consultation set out by statute, including a public exhibition, was satisfied. It is stated that overall, the main areas of concern were existing traffic problems on roads surrounding the site as well as the belief that the ground is not suitable for development. Common concerns related to the introduction of more housing and increased traffic. As a result of the issues raised a traffic assessment for the site was undertaken and its conclusions built into

the design. Concerns were raised that there may be an existing mineshaft and old mine workings on the site and that flooding occurs most of the year. In response a coal mine risk assessment was undertaken and a sustainable urban drainage scheme formulated to alleviate any flooding/drainage issues. There was also a common belief that the local primary school is currently running at capacity. The report noted that the Council's Local Plan report for the site - Policy 3 - Additional Housing Sites, Schedule 2 - stated that capacity exists within both existing primary and secondary schools.

Site Investigation Report - States that no chemical contamination was identified, although leaching of some contaminants was recorded in the areas of made ground soils. Testing of surface and groundwater indicated that there was no impact on receptors and consequently, risk is considered to be low; and that gas monitoring has identified no significant ground gas concentrations.

Coal Mining Risk Assessment - States that the site is affected by shallow mining and will require consolidation to remove the potential for surface instability.

Traffic Assessment - States that the report has assessed the issues surrounding the residential development of the site including access, parking, existing road network, traffic generation and distribution and junction analysis. The site is located in close proximity to well established pedestrian and cycle routes and existing bus routes are located within walking distance providing access to a range of services. The development can be satisfactorily accessed via Abbey Road and surrounding junctions are predicted to continue to operate within capacity post development.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprise the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P3 'Additional Housing Sites'. Policy P3 states that the Council will support and encourage residential development on these sites, as identified in Schedule 1 and 2, as additional allocated housing sites to meet identified housing requirements. Schedule 2 identifies the application site as having an indicative capacity of 140 units. The development of these sites requires to comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking provision and open space. Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all

commensurate with the surrounding area which is mixed in terms of age, design, materials and size. In line with Renfrewshire's Places Design Guide, the layout has outward facing properties along Abbey Road and thereafter the orientation of individual properties is mixed respecting the site constraints. House types are varied in their layout, roof form, orientation and finishing materials. The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its location. The internal layout of the site should reduce traffic speeds and enhance road safety. Although there is a change in levels between the application site and existing houses on Glenpatrick Road, with the application site at a higher level, it is considered that the separation distances between the dwellings and their orientation should ensure that the dwellings proposed do not impact unacceptably on privacy or appear over bearing to the extent where an unfavourable recommendation would be warranted. Appropriate separation distances have been achieved and adequate standards of play provision are proposed.

There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the village. The site benefits from a degree of enclosure provided by wooded boundaries to the sides (east and west) which can be consolidated through landscaping. A SUDs pond is proposed on the eastern side which will be viewed on the approaches to the site along Glenpatrick Road. Further landscaping is proposed along the northern and southern boundaries.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully

considered in the assessment of new development proposals. The applicants have through the submission of a Drainage Scheme and Flood Risk Assessment (FRA) demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Head of Roads (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained prior to the commencement of development.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Head of Roads is satisfied that the proposal meets the relevant parking, access and traffic requirements and that no junction improvements are required.

In terms of the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by conditions.

Referring to the points of objection not already addressed I would comment as follows.

At the consultation stage of the Renfrewshire Local Development Plan Main Issues Report (MIR) in 2011 the housing preferred strategy indicated that additional land would require to be identified to provide an effective housing land supply. Brownfield and green belt sites were identified to meet the overall housing land requirement set at that time. It was not considered necessary at this stage to include Abbey Road to meet the overall housing land requirements. However in preparing the Proposed Renfrewshire Local Development Plan in 2012, various changes, alterations and updates to the housing land supply required to be taken into account and this

resulted in the need to identify more sites to meet Renfrewshire's housing needs and demand. The application site was therefore included in the Renfrewshire Local Development Plan as subsequently adopted.

In relation to concerns regarding traffic generation and the existing road network, the Head of Roads is satisfied that the proposal can be acceptably accommodated. In this regard through the Transport Assessment it was demonstrated that the additional traffic movements generated by the development are unlikely to have a detrimental impact on the operation of local junctions or require any physical improvement.

With regard to past mining activity and the stability of the site, the Coal Authority concurs with the recommendations of the Mining Stability Investigation Report submitted in support of the application. It concluded that coal mining legacy poses a risk to the proposed development and that remedial works to treat the areas of shallow mine workings to ensure safety and stability of the proposed development should be conditioned to be undertaken prior to the commencement of development. On that basis the Coal Authority did not object to the proposal. An appropriate condition will be attached to the grant of planning permission.

The availability of services including adequate provision within schools was considered when the site was identified for release through the LDP process.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

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.

2. That before development starts a written application and plans in respect of the following matters, shall be submitted to, and approved in writing by, the Planning Authority;

- (a) the provision of equipped play areas and amenity open space;
- (b) the details of, and timetable for, the hard and soft landscaping of the site;
- (c) the design and location of all boundary walls and fences;
- (d) the phasing of the development;

Reason: The approval is in principle only.

3. Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports; Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

4. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

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

5. That the application submitted for matters specified in condition 2(b) shall comprise a scheme of landscaping which shall include:-

- (a) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; and
- (c) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

6. That prior to the completion of the last dwelling house, all planting seeding, turfing and earth moulding included in the schemes of landscaping and planting, approved under the terms of condition 2 and 5 above, 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.

7. That the drainage arrangements including SUDS shall be implemented in accordance with the details contained within the Flood Risk Assessment by Kaya Consulting Limited dated 16 June 2015 and as illustrated in the following drawings; 2282-030-0 'Proposed Levels Layout'; 2282-029-0 'Proposed Overland Flow Layout'; 2282-028-0 'Proposed Swale Details'; 2282-02701 Rev A 'Detention Basin Construction Details'; 2282-020-2 Rev B 'Proposed Drainage Layout', and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and fully operational prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

8. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

9. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved by, the Planning Authority;

Reason: These details have not been submitted.

10. 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.

11. That prior to the commencement of development and in line with the Mining Risk Assessment dated July 2015 by Mason Evans, a scheme of mining remedial works shall be submitted for the written approval of the Planning Authority.

Reason: To ensure that the site is or can be made safe and stable for the development proposed.

12. That prior to occupation of any unit within the development, a Verification Report confirming completion of the works for that unit specified within the Mining Risk Assessment, as approved through condition 11 above, shall be submitted to the Planning Authority.

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

13. 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.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0641/PP



Renfrewshire
Council

KEY INFORMATION

Ward

4 Paisley North West

Applicant

Clowes Developments
(Cart Corridor) Ltd
9 Coates Crescent
Edinburgh
EH3 7AL

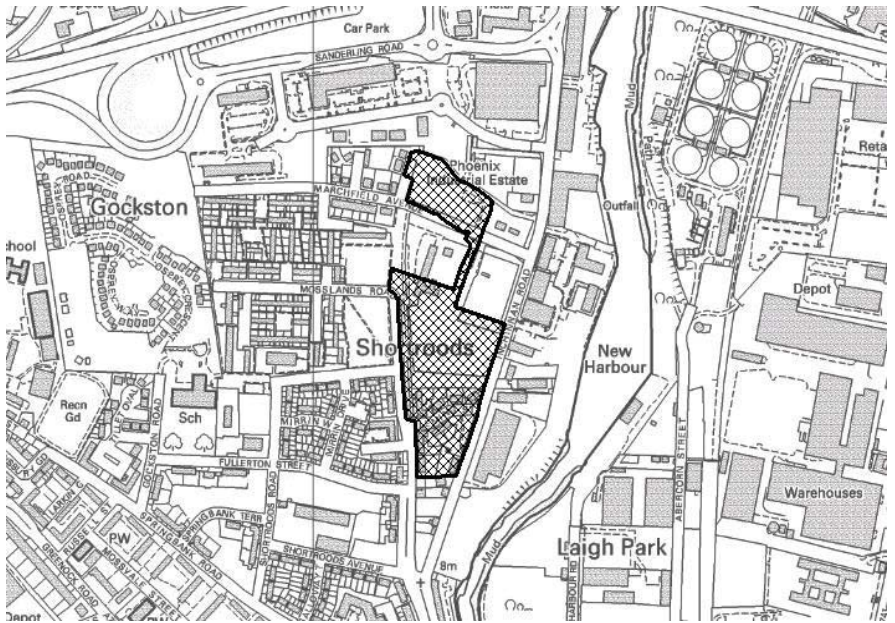
Registered: 08/09/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF MIXED USE DEVELOPMENT COMPRISING BUSINESS, INDUSTRY/STORAGE OR DISTRIBUTION, HOTEL, FOOD & DRINK, RETAIL AND RESIDENTIAL DEVELOPMENT (RENEWAL OF PLANNING PERMISSION IN PRINCIPLE 12/0487/PP)

LOCATION: LAND ADJACENT TO INCHINNAN ROAD, FLEMING ROAD AND MARCHFIELD AVENUE, PAISLEY

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE



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RECOMMENDATION

Grant subject to conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals do not strictly accord with the Renfrewshire Local Development Plan, within which the site is included as a Local Industrial Area. The proposals however include a range of uses, some of which are fully compatible with the development plan zoning; but also other uses which could co-exist with the current adjacent and surrounding uses.
- There have been two letters of objections relating to traffic, access and parking arrangements; privacy; vermin; noise; and the loss of previously undeveloped land.
- Consent has previously been granted on this site for a mixed use development comprising the same uses and activities.
- The form, design, density and layout of the development can all be considered at the approval of matters specified in conditions stage; and there are no major infrastructure requirements which prevent the approval of the proposals in principle.

Description

This application seeks to renew planning permission 12/0487/PP for the erection of a mixed use development comprising business, general industry, storage and distribution, hotel, food and drink, retail and residential uses in principle. The application site comprises part of the 'Cart Corridor' which links Paisley Town Centre and Glasgow Airport. It is bound by Inchinnan Road to the east with commercial uses beyond, New Inchinnan Road to the west with residential properties beyond, a residential property to the south and Glasgow Airport Business Park to the north. The site is relatively flat.

For the purposes of the application, the irregular shaped site is divided into three separate development zones.

- Zone A, located in the north of the site between Marchfield Avenue to the south and the Glasgow Airport Business Park to the north, is proposed to incorporate a mix of Class 4 (Business), Class 8 (Residential Institutions), Class 9 (Residential including flatted properties) uses;
- Zone B is positioned centrally within the site, and is bound by Inchinnan Road to the east, New Inchinnan Road to the west and Fleming Street to the south. Zones A and B are linked by Marchfield Drive which forms part of the Westway Business park. Zone B is proposed to incorporate Class 1 (Retail), Class 3 (Food and Drink), Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), and Class 7 (Hotel) uses;
- Zone C, located in the south of the site, is bound by Fleming Street to the north, Inchinnan Road to the east and New Inchinnan Road to the west. It is proposed to incorporate Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution), Class 8 (Residential Institutions), and Class 9 (Residential

including flatted properties) uses within this area.

History

15/0422/NO - Erection of mixed use development, comprising business, general industry, storage or distribution, hotel, food and drink, shops and residential development (in principle). Proposal of Application Notice Accepted 09/06/2015.

12/0487/PP - Erection of a mixed use business, general industry/storage or distribution, hotel, food and drink, retail and residential development. Granted subject to conditions 28/08/2012.

12/0211/EO - Mixed use business, general industrial/storage or distribution, hotel/food and drink, retail and residential development. Environmental Assessment not required 12/04/2012

12/0205/NO - Erection of mixed use business, general industry/storage or distribution, hotel, food and drink, retail and residential development. Proposal of Application Notice Accepted 12/04/2012.

04/0562/PP - Outline application for mixed use development containing class 4 business units, class 5 industrial units, office/restaurant and residential development with associated roads, parking and landscaping. Granted subject to conditions 20/10/2004.

Policy and Material Considerations

Glasgow and Clyde Valley Strategic Development Plan May 2012

Diagram 4: Sustainable Location Assessment

Strategy Support Measure 3: Strategic Economic Investment Locations

Strategy Support Measure 11: Network of Strategic Centres

Adopted Renfrewshire Local Development Plan August 2014

Policy E1 - Local Industrial Areas

Policy E2 - Glasgow Airport Investment Zone

Policy E4 - Tourism

Policy C2 - Development Outwith the Network of Centres

Policy I1 - Connecting Places

Policy P8 - Open Space

New Development Supplementary Guidance

Economic Development Criteria

Local Industrial Areas

Airport

Meeting Local Neighbourhood Demand

Hot Food; Public Houses; Licensed Clubs

Connecting Places

Places Development Criteria

Open Space

Material considerations

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposal requires to be considered against the policies and guidance set out above, the history of the site, the comments of the consultees and any objections received.

Publicity

Neighbour notification has been carried out in accordance with the legislation. In addition, the application was advertised in the Paisley Daily Express, with a deadline for representations of the 30th September, 2015.

Objections/ Representations

Two letters of representation have been received, the substance of which can be summarised as follows:

1 - The land to the north of Fleming Street should be utilised as this is previously developed land;

2 - The land to the south of Fleming Street is used for recreation by local residents, and this previously undeveloped area of land should not be developed;

3 - Areas of open space within the area are already being diminished;

4 - Development in Zone A would overlook neighbouring properties;

5 - The development will generate noise issues;

6 - The development will generate access, parking and traffic issues;

7 - The development will generate issues with vermin;

8 - A home for the elderly would be best suited to Zone A;

9 - Proposed office and business units should reflect the design and scale of the existing units on Marchfield Avenue;

10 - The development should incorporate a suitable scheme of landscaping.

Consultations

Head of Roads (Traffic) - No objection subject to condition regarding the creation of a link from Marchfield Avenue to either Inchinnan Road or New Inchinnan Road. Each new development proposal will require to be considered in its own right in terms of road geometry and parking standards.

Director of Community Resources - No objection subject to conditions in respect of air quality, noise, contaminated land and submission of flue details for proposed hot food uses.

Glasgow Airport Safeguarding - No objection subject to conditions in respect of building height, landscaping, and a bird hazard management plan.

Health and Safety Executive - Do not advise against.

Scottish Water - No response at time of writing.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design and Access Statement - Provides a site analysis with respect to history, topography, ground conditions, boundary conditions, vegetation, access

points and archaeology, and an overview of the development proposal.

Pre-Application Consultation Report -

Provides an overview of the consultation undertaken, including the public event held on the 21st August 2015 at the Beechwood Community Centre, Shortroods. The report states that those in attendance at the event were supportive of the development proposal, with most attendees voicing a desire to see the area further regenerated. General comments include the need for further local facilities; job creation and local economic benefits; that the redundant land would no longer be a blight; that the development should not have a negative impact on the local area; and, that the quality of buildings at the Westpoint Business Park should be maintained.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Environmental Impact Assessment

The proposed development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 (application ref: 12/0211/EO) in order to establish whether the development would require an Environmental Impact Assessment. It was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required. For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again considered that an Environmental Impact Assessment is not required.

Planning Assessment

This application relates to the renewal of a permission in principle for development which has previously been approved under application 12/0487/PP. The matters to be considered are whether there has been any change in the physical characteristics or circumstances of the site and surrounding area, or in terms of existing and emerging planning policy, which would have a material bearing on the continued acceptability of the proposals.

Regarding the physical characteristics/circumstances, there are not considered to have been any material changes to the site or surrounding area relevant to the original assessment of the proposals.

In terms of planning policy, the provisions of the Glasgow and Clyde Valley Strategic Development Plan have not changed since the approval of application 12/0487/PP. However the Renfrewshire Local Development Plan was adopted in August 2014. As such, an assessment of the proposals against the relevant policies within the Adopted Local Development Plan and associated New Development Supplementary Guidance is required.

In this instance, the land use policy designation for the application site has changed. Under the former Renfrewshire Local Plan the site had a specific 'Cart Corridor' policy designation which considered the land to be suitable for a mix of uses. The adopted Local Development Plan designates this site as a Local Industrial Area which is suitable for Business, Industrial and Storage and Distribution uses. The Adopted Local Development Plan also designates the site as part of the Glasgow Airport Investment Zone and the Airport to Town Centre Corridor which are both considered to be key locations for airport related businesses and activities. The proposed business, industrial, storage and distribution and hotel uses are considered

to be acceptable uses in principle with respect to these policies.

In relation to the proposed retail and food and drink uses, the policies within the adopted Local Development Plan are reflective of those within the Renfrewshire Local Plan in that these types of uses should primarily be directed to the network of town centres. However these uses have previously been accepted in this location subject to conditions which restrict floorspace and types of goods sold. The relevant Local Development Plan guidance on hot food uses also reiterates the criteria outlined within the Renfrewshire Local Plan. The food and drink proposals therefore also remain acceptable in principle.

The development of residential institutions, residential and flatted uses has previously been considered acceptable in principle as significant residential development already exists to the west of the site. These uses would be considered contrary to the policy designation within the adopted Local Development Plan. However while the land use designation has changed under the provisions of the adopted Local Development Plan, it is not considered to render these uses unacceptable in principle as the physical characteristics of the site have not changed.

Overall it is considered that the policies within the Local Development Plan are reflective of those within the previous Local Plan as they seek to encourage investment, regeneration and job creation within the 'Cart Corridor' area. The proposed uses could be compatible subject to appropriate conditions, and will bring vacant land back into use. Approval of a mix of uses in principle is also considered to be desirable as it will provide flexibility to adapt to changing market conditions. Issues relating to layout, design, finish and density will be assessed as part of any future approval of matters specified in conditions application.

No additional material considerations have been identified through the consultation responses from statutory bodies, or from any representations received. There was no requirement to re-consult the Head of Roads (Design) on this application as conditions relating to the submission of a full Drainage Impact Assessment attached to the previous consent can be re-applied. It is therefore considered acceptable for the original consent in respect of the proposals to be renewed, subject to the same conditions being re-applied.

In response to the points raised in the two letters of objection:

- 1, 2, 3, 8 - These points have been addressed in the above assessment;
- 4, 5, 6, 7, 9, 10, - These points will be considered at the application for approval of matters specified in conditions stage.

Recommendation and Reasons for Decision

It is recommended that planning permission in principle be approved, subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

- 1. The proposal does not fully accord with the provisions of the Development Plan but other material considerations were considered to carry sufficient weight to justify the grant of planning permission.

Conditions

- 2. That before development commences in any zone (i.e A, B or C), a written application and plans, in respect of the following matters, shall be submitted to, and approved by the Planning Authority;

- (a) the siting, design and external appearance (including details of materials to be used) of all buildings and other structures within the site;
- (b) the details of; and timetable for, the hard and soft landscaping of the site;
- (c) the design and location of all boundary walls and fences;
- (d) the provision of drainage works;
- (e) the disposal of sewage;
- (f) the submission of a detailed survey showing the location and nature of all trees and hedges within the site;
- (g) access and parking arrangements, including the provision of any new roads and junctions; and
- (h) the layout of the site.

Reason: The approval is in principle only.

3. The consent hereby approved shall comprise a maximum development area for Class 8 'Residential Institutions', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, of 0.25 hectares within Zone A and 0.25 hectares within Zone C.

Reason: In the interests of public Health and Safety.

4. The consent hereby approved shall comprise a maximum floor area for Class 1 'Retail', as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B, of 2000 square metres, gross 'comparison' floorspace and 1000 square metres of 'convenience' floorspace.

Reason: In the interests of amenity and to protect the vitality and viability of Renfrewshire's Strategic Town Centres.

5. The consent hereby approved shall comprise a maximum of 100 beds within the Class 7 'Hotel' Use as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B.

Reason: In the interests of amenity and health and safety.

6. The consent hereby approved shall comprise a maximum floor area of 1200 square metres for Class 3 'Food and Drink' Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, within Zone B.

Reason: In the interests of amenity and health and safety.

7. Prior to the commencement of any development on site, a Transport Statement that sets out proposals for reducing dependency on the private car and the provision of pedestrian links within the development site, shall be submitted to and approved in writing by the Planning Authority. The Transport Statement shall identify measures to be implemented prior to the commencement of any use hereby approved in principle.

Reason: In the interests of traffic and pedestrian safety and to ensure sustainable transport measures are employed.

8. That any detailed submission required by Condition 2 above, shall include a scheme for improvements to roads, junctions and footpaths within and including links into the site, which shall be submitted for the written approval of the Planning Authority. The scheme submitted shall be accompanied by a phasing programme for the improvement works and the development shall proceed solely in accordance with this programme. The scheme thereafter approved shall also inform the subsequent submission of applications for approval of matters specified in conditions.

Reason: In the interests of traffic and pedestrian safety.

9. That the detailed submission required by the terms of Condition 2 above shall include a full Drainage Impact Assessment in accordance with the Council's Drainage Impact Assessment guidance notes, to a greenfield release of 5l/s/ha, to the satisfaction of the Planning Authority. The details contained within the Drainage Impact Assessment finally approved, shall thereafter be implemented in accordance with the details approved.

Reason: In order to meet the requirements of the Council as flood prevention authority.

10. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone A for Class 4 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not

exceed the maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

11. That any detailed submission required by Condition 2 above shall include a parking provision within Zone A for Class 8 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed the maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

12. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone A for Class 9 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads, 1986.

Reason: In the interests of traffic and pedestrian safety and amenity.

13. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone B for Classes 1, 3, 4, 5, 6, and 7 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed any maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

14. That any detailed submission required by Condition 2 above shall include a minimum parking provision within Zone C for Classes 4, 5, 6, and 8 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986, and shall not exceed any maximum standards set out within Scottish Planning Policy.

Reason: In the interests of traffic and pedestrian safety and amenity.

15. That any detailed submission required by Condition 2 above shall include a parking

provision within Zone C for Class 9 Uses, as defined in The Town and Country Planning (Use Classes) (Scotland) Order 1997, in accordance with The Guidelines for Development Roads 1986.

Reason: In the interests of traffic and pedestrian safety and amenity.

16. That any detailed submission required by Condition 2 above shall ensure that no development within any zone or use class, exceeds 50m in height AOD.

Reason: In the interests of amenity and Glasgow Airport safeguarding.

17. That any renewable energy scheme submitted under the terms of Condition 2 above shall be agreed in writing with the Planning Authority, and shall demonstrate that the development shall not endanger the safe movement of aircraft or the operation of Glasgow Airport through interference with navigational aids, communication or surveillance equipment. Thereafter the scheme finally approved shall be implemented prior to the commencement of development works and maintained to the satisfaction of the Planning Authority.

Reason: In the interests of protection of Glasgow Airport's functionality.

18. That any detailed submission required by the terms of Condition 2 above, shall include for each zone, an Air Quality Survey Report which confirms 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. The survey report shall use a method based on the principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance LAQM.TG(09)" or a method that has been agreed with the Planning Authority. Thereafter local air quality management objectives shall be implemented as approved for each zone in the development of the site.

Reason: In the interests of amenity and health and safety.

19. That any detailed submission required by the terms of Condition 2 above shall include a Noise Survey for each zone, to determine the impact of road traffic noise on the development using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988) or by a method to be agreed by the Planning Authority. The survey shall take cognisance of projected increases in road traffic noise over the fifteen year period following the date of application. The survey shall be submitted to and approved by the Planning Authority and shall identify the Noise Exposure Category within which the development will fall. If it falls within category B or C then a scheme for protecting the proposed dwellings from road traffic noise shall be included as part of the noise survey and the scheme shall ensure that the internal levels with windows closed do not exceed 40 dB daytime and 35 dB night-time and the external levels do not exceed 55 dB daytime in any rear garden areas, when measured as LAeq,T. In addition, the Noise Survey shall determine the impact of noise from adjacent commercial units on the development using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall identify 1) the maximum Rating Level, and 2) the minimum Background Noise Level to which any part of the development will be exposed. If the maximum Rating Level exceeds those set out below* then a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Level cannot be met.

*Site Standard: Rating Level (LAr,Tr) dB Day - 55 Open site/external

*Site Standard: Rating Level (LAr,Tr) dB Night - 45 Open site/external

Reason: In the interests of amenity.

20. That any detailed submission required by the terms of Condition 2 above shall include a Noise Survey, for each zone, which determines the impact of noise from the proposed development on nearby dwellings and any noise sensitive premises using the principles set out in British Standard BS 4142:1997 - Method for Rating Industrial Noise

affecting Mixed Residential and Industrial Areas, or by a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall identify the predicted Rating Level* and measured Background Noise Level* at nearby dwellings and noise sensitive premises. If the Rating Level of noise resulting from 1) the use of plant, machinery or equipment installed or operated in connection with the development, or 2) within the completed development, exceeds the existing Background Noise Level* then a scheme for mitigating noise from the proposed development shall be included as part of the noise survey. Such a scheme should ensure that the Rating Level* of noise resulting from 1) & 2) above does not exceed the existing Background Noise Level*. The Background Noise Level for the most sensitive period that the source could operate should be used for this assessment. Any survey submitted should consider the noise effects of commercial vehicle deliveries on adjacent dwellings and noise-sensitive premises. Thereafter the mitigation measures finally approved shall be implemented in accordance with the approved detail prior to any new buildings being brought into use.

* Note :- Rating Level (LAr,Tr) and Background Noise Level (LA90,T) are calculated in accordance with BS 4142:1997 - Method for Rating Industrial Noise affecting Mixed Residential and Industrial Areas.

Reason: To protect the amenity of neighbouring properties.

21. That all plant and machinery associated with any part of the development shall be operated such that any associated noise does not exceed NR25 between the hours of 2300 and 0700, and NR35 at all other times; when measured within any nearby living apartment.

Reason: In the interests of residential amenity.

22. Prior to any construction works commencing within any zone within the site the following shall be submitted for the written approval of the Planning Authority: 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/method statement identifying the proposed methods for implementing all remedial recommendations

contained with the site investigation report prepared in accordance with authoritative technical guidance (including BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice; Planning Advice Note 33 (PAN33) and the Council's publication "An Introduction to Land Contamination and Development Management").

Thereafter, the remediation measures identified and agreed with the Planning Authority shall be implemented in accordance with the details finally approved for each zone

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

23. Prior to occupation of each zone within the site, for any use hereby approved, the developer shall provide for the written approval of the Planning Authority, a Verification Report confirming that completion of the works required to make the site suitable for use have been achieved.

Reason: In the interests of health and safety and to demonstrate that works required to make the site suitable for use have been complete.

24. That any detailed submission required by the terms of Condition 2 above shall include details of any equipment required for the control of cooking odours, vapours or fumes. The uses of premises for Class 3 or 11 development will require the following:-

- a) A suitable mechanical extract system shall be provided which includes an adequately sized stainless steel extraction canopy incorporating suitable grease filters located above cooking equipment; and
- b) The canopy shall be ventilated direct to the external air via suitable ducting incorporating an adequately sized extract fan; and
- c) The ventilation system shall terminate via a flue with protective cowl at a minimum height of 1 metre above eaves level of the property; and
- d) The system shall be attached using anti-vibration mountings to prevent the transmission of noise or vibration to dwellings forming part of the building; **OR**
- e) No development shall commence until a scheme detailing the proposed ventilation and filtration systems to be used to disperse cooking fumes emanating from the premises have been submitted to and approved in writing by the planning authority. Any such

scheme shall take cognisance of the Defra Publication "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust – 2005." The premises shall not be occupied unless the ventilation and filtration scheme has been implemented and is fully operational.

Reason: In the interests of amenity.

25. That any detailed submission required by the terms of Condition 2 above, shall include a Bird Hazard Management Plan for each zone. The submitted plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

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

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.

26. That any detailed submission required by the terms of Condition 2 above, shall include full details of a soft and water landscaping scheme which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design' and Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS).

The scheme shall be implemented as approved within each respective development zone. No subsequent alterations to the approved landscaping or SUDS scheme are to take place unless submitted to and approved in writing by the Planning Authority.

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

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0643/PP



Renfrewshire
Council

KEY INFORMATION

Ward

7 Johnstone South,
Elderslie and Howwood

Applicant

Persimmon Homes Ltd
180 Findochty Street
Glasgow
G33 5EP

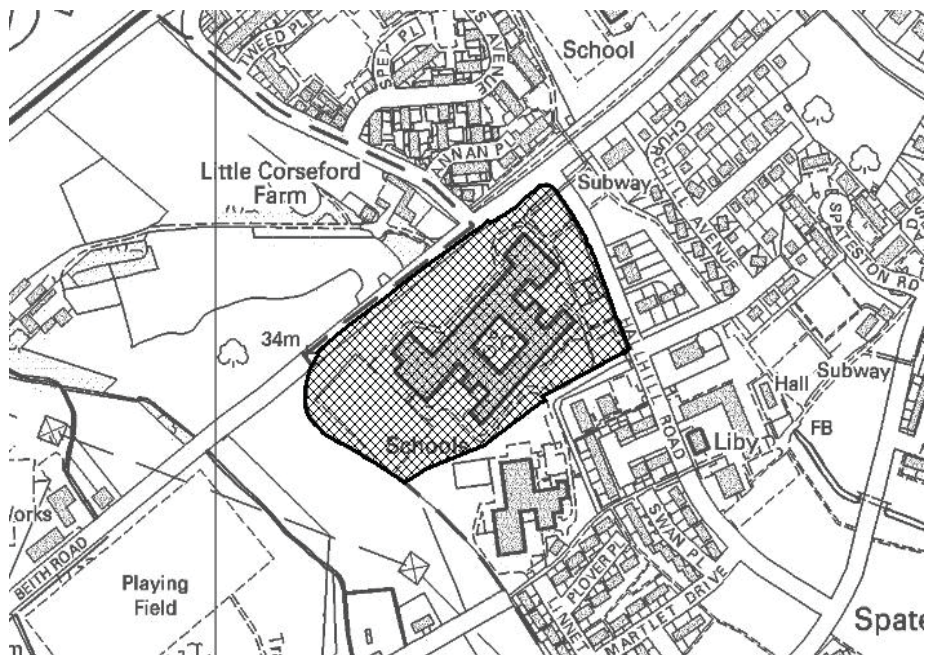
Registered: 31/08/2015

Report by Director of Development and Housing Services

PROPOSAL: ERECTION OF RESIDENTIAL DEVELOPMENT
AND ASSOCIATED ROADS, INFRASTRUCTURE AND
LANDSCAPING

LOCATION: FORMER ST CUTHBERT'S SCHOOL, HALLHILL
ROAD, JOHNSTONE

APPLICATION FOR: FULL PLANNING PERMISSION



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RECOMMENDATION

Grant subject to
conditions.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposal site falls within the Policy P1 'Places' land use designation in the adopted Renfrewshire Local Development Plan where there will be a general presumption in favour of a continuance of the built form. The site is also contained within the Johnstone South West Community Growth Area (CGA) masterplan area.
- There have been two letters of objection relating to the inclusion of flats; lack of play provision and communal open space; and inadequate walking/cycling routes.
- The form, design, density and layout of the development are considered to be acceptable; and all major infrastructure requirements have been appropriately considered.

Description

Panning consent is sought for the erection of a residential development on a site bounded by Beith Road and Hallhill Road located on the south western edge of Johnstone. The development will comprise one 3 storey block, containing 9 flats and 117, two storey terraced, semi-detached and detached houses. Access to the site will be taken from both Beith Road and Hallhill Road. The development faces outwards onto Beith Road and Hallhill Road and has landscaped boundaries to the north south and west. The western edge of the development accommodates a pumping station and SUDs pond set within a landscaped open space. The site formerly accommodated St Cuthbert's School and is currently vacant land. It extends to approximately 3.8 hectares and has a small change in level from the south towards the north east.

The site is bounded to the north by Beith Road, to the south by St Anthony's Primary School and flatted dwellings, to the east by Hallhill Road and existing dwellings beyond and to the west by open agricultural land.

History

14/0940/NO - Proposal of application notice for erection of residential development with associated access roads, open space and landscaping. Accepted.

Policy and Material Considerations

Development Plan - Adopted
Renfrewshire Local Plan
P1 - Renfrewshire's Places
I1 - Connection Places
I5 - Flooding and Drainage
P8 - Open Space

New Development Supplementary Guidance
Places Development criteria

Open Space provision Within New developments
Flooding and Drainage
Noise
Contaminated Land

Material considerations - At the national level SPP highlights the need for good design and achieving high quality residential development and Designing Streets gives guidance on and promotes better quality street design. Renfrewshires Places Residential Design Guide is non statutory guidance and sets out the objectives of sustainable placemaking, design considerations and the process through which high quality designs can be achieved. Johnstone South West Community Growth Area Masterplan covers the application site and sets out a series of design principles for development of the site.

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the application requires to be assessed taking account of the guidance and policies outlined above, the supporting information submitted, the views of the consultees, the representations received and the physical attributes of the site.

Publicity

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 07/10/2015.

Objections/ Representations

There have been 2 objections to this application and the issues raised can be summarised as follows:-

1. The flatted units will impact unacceptably on adjacent dwellings which currently have an open aspect and form a

gateway to Johnstone. It would be more in keeping with the surrounding area if all dwellings were 2 storey.

2. There is no play area included despite the family housing proposed.

3. There is no direct walking or cycling route to the school or bus stop on Beith Road from the proposed development.

4. There is a lack of communal open space within the development.

Consultations

Coal Authority - No objection. The site is considered to be safe and stable for the proposed development.

Director of Community Resources (Environmental Services) - No response.

Director of Community Resources (Contaminated Land) - No objection subject to conditions including the submission of a Site Investigation report, Remediation Strategy, if required, and Verification Reports.

Head of Roads (Roads/Traffic) - No objection subject to the provision of appropriate visibility splays.

Head of Roads (Design Services) - No objection subject to compliance with the FRA submitted and that a DIA is submitted.

Scottish Water - No response.

Summary of Main Issues

Environmental Statement - The application proposal was screened under the terms of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, to determine the requirement for an Environmental Statement to be submitted with any future planning application. It was concluded that although the proposal falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011, it is not likely that the proposed works would have a significant environmental impact which would require an Environmental Assessment to be carried out.

Appropriate Assessment - N/A

Design Statement - States that the site design has developed from a desire to create a development which acknowledges the history of Johnstone and embraces the design principles of Designing Streets. It is claimed that the landscaping will enhance the setting of the development and strong sustainable transport links will ensure that the development is in keeping with environment of the surrounding area.

Access Statement - States that the proposal will adopt the principles of accessibility to promote a sustainable and stable community which caters for differing circumstances and physical abilities and disabilities. In line with the aims of inclusive design all public areas will be accessible to people with learning disabilities, physical disabilities and sensory impairments, as well as older people and people with small children.

Other Assessments

Coal Mining Report - The property is not within the zone of likely physical influence on the surface from past underground workings. However it is stated that the site is in an area where the Coal Authority believe there is coal at or close to the surface. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.

Pre-Application Consultation Report - Outlines the process which has been undertaken and confirms that pre application consultation set out by statute, including a public exhibition, was satisfied. Only two comment cards were returned and issues raised included impact from the access on Hallhill Road and that children's play facilities should be included. As a result of these comments the layout was amended to provide an additional access point from Beith Road and that an area of open space for play is included within the layout.

Flood Risk Assessment - Considers risk from: Black Cart Water; Swinetrees Burn and tributaries; Spateston Burn; surface water runoff from adjacent land; site drainage systems and groundwater. The assessment also considers risk to the site access. The site is not considered to be at risk of flooding from the Black Cart Water. Only a narrow strip of land along the western boundary of the site is within the 200 year floodplain and therefore areas lying outside the floodplain should be suitable for development. The site is not considered as lying within the 200 year floodplain of Spateston Burn. There is risk of surface water runoff onto the southern edge of the site from a reasonably large catchment from the south of the site and a limited risk of surface water runoff entering the site east from Hallhill Road. A flow pathway will need to be maintained along the southern edge of the site to route any flood waters along the edge of the site towards the Swinetrees Burn. A SUDS pond is proposed towards the north-west corner of the site.

Outline Drainage Impact Assessment - States that the site drainage system should be designed so that flows up to and including the 1 in 200 year event should be taken within the site drainage system and directed to the SuDS pond. Excess surface water runoff from the site, in the case of blockage of the drainage system, or rainfall in excess of design conditions, should be routed through the site to the SuDS pond.

Noise Impact Assessment - Considers the impact of noise from traffic on Beith Road and from the playground associated with St Anthony's Primary School located immediately to the south of the site. In relation to road traffic noise, the internal noise levels were found to be well within the limits usually imposed by the Council, however, to achieve the applicable limits in the gardens, some of the houses will need acoustic barriers. To achieve these standards in relation to playground noise, it will be necessary to construct an

acoustic barrier along the south eastern boundary of the development.

Site Investigation Report - States that investigations have indicated that the site is generally favourable for development from a geo-environmental perspective, although foundation and contamination issues require to be addressed.

Transport Assessment - Considers the impact of the proposed development on the local road network and assesses the potential for minimising private car usage in favour of sustainable transport. The impact of development traffic generation has been established through detailed analysis of the local road network which indicates that the predicted traffic impact would be accommodated by the existing layout of the junctions. The development has a good level of access to non car travel modes. Bus services pass the development site whilst regular train services are available within walking distance.

Planning Obligation Summary - N/A

Scottish Ministers Direction - N/A

Assessment

The proposal requires to be assessed against the policies contained within the Development Plan and any other material considerations. In this case the relevant documents of the Development Plan comprises the Adopted Renfrewshire Local Development Plan 2014 (LDP) and the New Development Supplementary Guidance (SG).

The application site is identified in the LDP proposals map under Policy P1 'Renfrewshire's Places'. Policy P1 states that there will be a presumption in favour of the continuance of development within these areas which is compatible and complementary to existing uses. The development of these sites requires to

comply with the criteria set out in the New Development SG.

The New Development Supplementary Guidance, Places Development Criteria, sets out a number of criteria which new residential developments are required to meet. It considers that development proposals require to ensure that the layout, built form, design and materials of all new developments will be of a high quality; density will require to be in keeping with the density of surrounding areas; surrounding land uses should not have an adverse effect on the proposed residential development and that development proposals should create attractive and well connected street networks which will facilitate movement. In addition, Renfrewshire Places Design Guide sets out standards in relation to separation distances, layouts, parking and the provision of open space.

In addition to these policies, the site lies within the Johnstone South West Community Growth Area (CGA). A masterplan for the area was produced in 2012, as part of the Scottish Government's Scottish Sustainable Communities Initiative (SSCI). The developer was therefore required to take cognisance of the CGA masterplan in preparing the development proposals. The masterplan anticipated that buildings would be generally low in height and no more than 2 storeys, although it was recognised that opportunities may exist to exceed this height in defining corner elevations and site gateways. It also considered that any proposal required a strong frontage to both Beith Road and Hallhill Road with associated pedestrian, cycle and vehicular accesses. A new footpath link along the length of the site frontage was also considered to be necessary.

Assessing the development in terms of these criteria, the following conclusions can be made.

Development density is considered appropriate to this location and fits with the surrounding area. The form, layout, design and scale of the proposal are all commensurate with the surrounding area which is mixed in terms of age, design, materials and size. There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the surrounding area.

In line with Renfrewshire's Places Design Guide and the CGA masterplan, the layout has outward facing properties along Beith Road and Hallhill Road and thereafter the orientation of individual properties is mixed respecting the site constraints. House types are varied in their layout, roof form, orientation and finishing materials.

The palette of materials to be used reflects those found in the immediate area which will assist in assimilating the development into its location. The internal layout of the site should reduce traffic speeds and enhance road safety. Appropriate separation distances have been achieved and there are adequate areas of open space within the development as a whole.

Although not indicated at this time, play provision will be located within the area of open space on the western boundary of the site and an acceptable level of provision will be ensured by means of a condition. This is also in line with the requirements of Policy P8 and the SG which seek to ensure appropriate provision to meet the needs of the development.

In line with the masterplan, properties fronting Beith Road will be set back behind a landscaped strip and footpath which is reflective of the newly constructed residential development on the opposite side of Beith Road. A 3-storey block is proposed on the western edge of the site on this frontage which creates a gateway feature to the site and a landscape buffer

around the south and western boundaries will assist in assimilating the development into its location on the edge of the built up area.

Policy I5, and the Flooding and Drainage SG, set out a series of criteria which require to be considered. These generally require minimum standards to reduce the risk of flooding in new developments and to ensure that the risk of flooding is fully considered in the assessment of new development proposals. The applicants have through the submission of a Flood Risk Assessment (FRA) demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Head of Roads (Design Services) is satisfied that an appropriate condition can be imposed to ensure that the site can be appropriately drained.

In terms of the SG on infrastructure design the proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements. The Head of Roads is satisfied that the proposal meets the relevant parking, access and traffic requirements and that no junction improvements are required.

In terms of the SG relative to contamination, the Director of Community Resources has no objection to the proposals and is satisfied that any potential contamination of the site can be addressed by conditions.

The SG on noise sets out the criteria against which noise sensitive developments will be assessed. The site is subject to a number of sources which could adversely impact on the residential amenity of occupants of the site including road noise and noise from the adjacent primary school. The submitted supporting information adequately demonstrates that this can be mitigated to an acceptable degree through an acoustic barrier, to achieve an adequate standard of

residential environment. The Director of Community Resources has not commented on this aspect of the proposal, however, the mitigation of noise can be dealt with by means of a condition.

The points of objection have been addressed above.

Recommendation and Reasons for Decision

In light of the foregoing, it is considered that the proposals are acceptable having regard to the relevant development plan policies and associated guidance. It is therefore recommended that planning permission be granted subject to conditions.

Recommendation

GRANT SUBJECT TO CONDITIONS

Conditions & Reasons

Reason for Decision

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.

2. Prior to the commencement of development, the developer shall provide for the written approval of the Planning Authority:-

- a) a site investigation report, characterising the nature and extent of any land, water and gas contamination within that development, and
 - b) a remediation strategy / method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports;
- Reports shall be prepared in accordance with BS10175: 2011- Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development

Management” and be submitted to, and approved in writing by, the Planning Authority.

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

3. Prior to the occupation of any residential unit within the development, a Verification Report confirming completion of the works specified within the approved Remediation Strategy, submitted under the terms of Condition 3 above, shall be submitted to the Planning Authority for written approval.

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

4. That before any development of the site commences a scheme of landscaping shall be submitted to and approved by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works;

Reason: In the interests of the visual amenity of the area.

5. That prior to occupation of the last five dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 4 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within five 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.

6. That before development starts, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

7. 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.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. That the development shall be implemented in accordance with the mitigation measures outlined in the Charlie Fleming Associates report titled "Road Traffic and School Playground Noise", dated 24th March 2015, prior to the occupation of any of the houses hereby approved where an acoustic fence is required as illustrated on Drawing No. PI-01 Rev G.

Reason: In the interests of residential amenity and to mitigate internal noise levels in garden ground from external sources.

10. That before development starts, full details of the design and location of the acoustic fences required under condition 9 above to be erected on the site shall be submitted to, and approved by, the planning Authority. The details thereafter agreed shall be implemented on site in the approved manner prior to the occupation of the houses on plots 1, 16, 17, 35, 43, 51, 126 and 62 to 78 inclusive, as illustrated on Drawing No. PL-01 Rev G

Reason: In the interests of residential amenity and to mitigate noise levels in garden areas.

11. That within 2 months of the date of this consent a Drainage Impact Assessment prepared in line with Renfrewshire Council's Drainage Assessment Notes for Guidance , shall be submitted for the approval of the Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason : In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

12. That a visibility splay of 4.5 metres by 60 metres, measured from the road channel, shall be provided on both sides of the vehicular accesses onto Beith Road and Hallhill Road and before the development hereby permitted is completed, or brought into use, everything exceeding 1.05 metres in height above the road channel level shall be removed from the sight line areas and, thereafter, nothing exceeding 1.05 metres shall be planted, placed, erected, or allowed to grow, within these sight line areas;

Reason: In the interests of public safety.

13. That prior to the commencement of development, details of the location and design of a children's play area, formulated in line with Renfrewshire's Places Residential Design Guide, shall be submitted for the written approval of the Planning Authority and the play area as approved shall be provided and be operational prior to the occupation of the last 10 dwellinghouses.

Reason: To ensure the provision of appropriate play facilities commensurate with the development hereby approved.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0673/LB



Renfrewshire
Council

KEY INFORMATION

Ward

10 Bishopton, Bridge of Weir and Langbank

Applicant

Mr & Mrs Serafin
Barnbeth House
Clevans Road
Bridge of Weir
PA11 3RS

Registered: 11/09/2015

Report by Director of Development and Housing Services

PROPOSAL: DEMOLITION OF STABLES BUILDING

LOCATION: BARNBETH HOUSE, CLEVANS ROAD, BRIDGE OF WEIR, PA11 3RS

APPLICATION FOR: LISTED BUILDING CONSENT



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RECOMMENDATION

Grant.

Fraser Carlin
Head of Planning and
Housing

SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan Policy ENV3 'Built Heritage' and Scottish Historic Environment Policy. Historic Environment Scotland does not consider that the building has any architectural or historic merit.
- There have been two letters of representation relating to the realignment of the boundary wall and visibility.
- Consent has previously been granted on this site for conversion to residential use, including significant re-building and extension.

Description

The proposal involves the demolition of a former stable building, the site of which will then be used to construct a 3 bedroom dwellinghouse. The site forms part of a group of buildings which are located in the grounds of Barnbeth House which is a "B" Listed Building. The larger site also contains a second residential property called Barnbeth Cottage which is located to the north of the application site.

The stable building is not a listed building but because it was built before July 1948 and lies within the curtilage of a listed building, it has the same degree of protection as a listed building.

The extensive grounds of Barnbeth House and extent of mature planting ensure that the stable block has its own setting. The site is bounded to the west by a stone wall and this forms the western boundary of the site separating the existing stable building from the single track road beyond. The footprint of the building measures 5.9m in width by 16.4m in length and the apex of the pitched roof measures 4.6m in height.

This application seeks listed building consent to demolish the stables building, which is within the curtilage of Barnbeth House and Barnbeth Cottage, which are both Category B listed buildings. There is an extensive site history with recent applications having been granted to convert and extend the stables into a dwellinghouse.

Consent is now sought to remove the building and if approved, to construct the dwelling in a similar manner to that previously approved (albeit in new build form) and with some minor alterations to the original design.

History

95/588/PP - Change of use of garage and stables to form 5 dwellings (approved)
95/637/LB - Change of use of garage and stables to form 5 dwellings (approved)

03/120/PP - Conversion of stables associated works (approved 22/04/03)

03/121/LB - Conversion of stables associated works (approved 20/05/03)

08/0320/PP - Renewal of existing planning consent reference 03/0120/PP (approved 04/06/08)

12/0004/PP - Conversion and extension of disused stable buildings to form one single storey dwelling & garage (approved 8/5/12)

12/0005/LB - Conversion and extension of disused stables to form a single dwelling and detached garage (approved 19/6/12).

14/0424/LB - Internal alterations to dwellinghouse (approved 6/8/14)

14/0892/PP - Erection of single storey building and walls to side of dwellinghouse (approved 12/3/15)

14/0874/LB - Alteration and extension of disused stable block (including erection of gable chimneys) and conversion to dwellinghouse (approved 14/04/15)

14/0875/PP - Alteration and extension of disused stable block. (including erection of gable chimneys) and conversion to dwellinghouse (approved 23/03/15)

14/0922/PP- Erection of single storey boathouse and jetty (approved 20/05/15)

15/0178/LB - Erection of single storey building, walls and hardstanding to side of dwellinghouse (approved 02/06/15)

15/0289/PP - Reinstatement of external access stair and creation of hardstanding to side of property (approved 29/06/15)

15/0290/LB - Internal alterations to basement, reinstatement of external access stair, installation of new window on east elevation and associated works (approved 05/08/15)

15/0639/PP - Erection of dwellinghouse (decision pending)

Policy and Material

Considerations

Development	Plan	-	Adopted
<u>Renfrewshire Local Development Plan</u>			
Policy ENV3 - Built Heritage			

Built Heritage Supplementary Guidance

Listed Buildings - Demolition of Listed Buildings

Material considerations

Planning legislation requires that planning decisions, in relation to listed buildings, are made in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1997 and the Development Plan, unless material considerations indicate otherwise. In this case, the proposed demolition requires to be assessed in terms of the above policies, an assessment of its structural condition and viability for re-use, and any other material considerations including the Scottish Historic Environment Policy (SHEP) and the accompanying guidance note Managing Change in the Historic Environment – Demolition.

Publicity

The application was advertised in the Edinburgh Gazette on 25/09/15, with a deadline for representations of 16/10/15 and the Paisley Daily Express on 23/09/15 with a deadline for representations of 14/10/15.

Objections/ Representations

Two letters of representation have been received in connection with the proposal, the issues raised relate to realignment of the stone boundary wall, to improve visibility at the vehicular access to the site.

Consultations

Historic Environment Scotland - Consider that the building does not have any architectural or historic merit and does not contribute to the listing as a whole. Therefore there are no objections to its demolition.

Summary of Main Issues

Environmental Statement - N/A

Appropriate Assessment - N/A

Design & Access Statement - A design statement has been submitted, which seeks to justify the removal of the existing stables building, in terms of the cost and practicality of redeveloping the existing building, against its demolition and a new building being constructed on the site.

Planning Obligation Summary - N/A **Scottish Ministers Direction - N/A**

Assessment

The proposed demolition requires to be considered in terms of the applicable policies which indicate that the Council should not grant listed building consent for demolition unless it has been demonstrated that all practical ways of retaining the building have been examined.

Both the Scottish Historic Environment Policy (SHEP) and Managing Change in the Historic Environment - Demolition, requires that applications for the demolition of listed buildings be justified against one or more of four tests. These four tests are re-stated in the New Development SG (Built Heritage: Demolition). The SHEP and the New Development SG requires that only one of the four tests be satisfied.

Each of the SHEP tests are considered as follows:

The buildings are not of special interest

- The stables building was not constructed at the time the main house and the adjacent cottage were built. However, as it was constructed before July 1948 and is within the curtilage of listed buildings, it is afforded the same level of protection. Historic Environment Scotland were consulted on the proposals and commented that the building is of no architectural or historic value to the site, or setting of the listed buildings and have no objections to its demolition. Given the poor condition of the building and the significant alterations to convert it to a dwelling the demolition is not considered to be harmful to the setting or character of the site.

The condition of the buildings are beyond repair

- The applicants have submitted a supporting statement which details the costs involved with using the existing structure of the building for

conversion into a dwelling. These are significant, given works which would be required to the existing and proposed foundations, digging through bedrock, and also to strengthen/upgrade the existing walls and roof, which are in poor condition and not built to a standard which would comply with modern building regulations for a habitable dwelling. Therefore, it is accepted that the condition of the building is beyond repair.

Economic Viability - Historic Environment Scotland's 'Managing Change Guidance Note' acknowledges that consent may also be granted for demolition of a listed building that is capable of repair but where the costs of doing so mean that its repair would not be viable. The applicants have demonstrated that the costs involved in the works required to renovate the existing structure would render the proposals as unviable.

Wider public benefits - The building is a former stables, on private land, which is not readily visible from any public vantage point. Given the poor condition of the building, its demolition would not give rise to any detrimental impact on public amenity and its retention does not have any measurable public benefit.

In terms of the issue raised by the objectors, this relates to safe vehicular access to and from the site, which will be considered in the application for planning permission to erect the new dwelling.

It is considered that the applicants have satisfied the relevant tests and have demonstrated that the building is beyond viable conversion, refurbishment or reuse.

Recommendation and Reasons for Decision

It is considered that the relevant test in the SHEP has been satisfied and it is therefore recommended that the Board be disposed to grant listed building consent for demolition.

Recommendation

GRANT

Conditions & Reasons

Reason for Decision

1. The proposal accords with the Scottish Historic Environment Policy and the provisions of the adopted Renfrewshire Local Development Plan and there were no material considerations which outweighed the presumption in favour of development according with the Development Plan.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.

Planning Application: Report of Handling

Application No. 15/0688/PP



Renfrewshire
Council

KEY INFORMATION

Ward

2 Renfrew South and
Gallowhill

Applicant

Westway LP
c/o Moorfield Group Ltd
65 Curzon Street
London
W1J 8PE

Registered: 16/09/2015

Report by Director of Development and Housing Services

PROPOSAL: VARIATION OF CONDITION 1 (TO EXTEND TIME PERIOD OF THE CONSENT FOR A FURTHER THREE YEARS); AND DELETION OF CONDITION 2 (RELATING TO COMMENCEMENT OF DEVELOPMENT) OF PERMISSION 10/0914/PP - DEVELOPMENT OF A MASTERPLAN TO INCLUDE REFURBISHMENT OF INDUSTRIAL/WAREHOUSE UNITS; ERECTION OF INDUSTRIAL/BUSINESS UNITS, INCLUDING EXTENSION OF BLOCK M (CLASSES 4, 5 AND 6); ERECTION OF BRIDGE; ERECTION OF HOTEL (CLASS 7); ERECTION OF MULTI-STOREY CAR PARK; ERECTION OF RESIDENTIAL DEVELOPMENT (CLASS 9); ERECTION OF RESTAURANT (CLASS 3); ALTERATIONS TO ROAD LAYOUT; AND FORMATION OF PARKING.

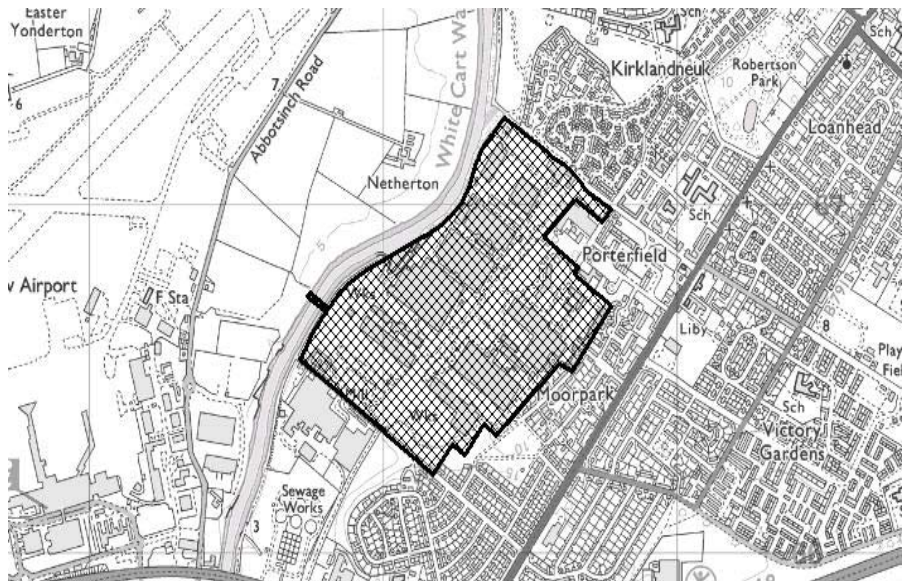
LOCATION: LAND AT WESTWAY DISTRIBUTION PARK, PORTERFIELD ROAD, RENFREW

APPLICATION FOR: PLANNING PERMISSION IN PRINCIPLE

RECOMMENDATION

Grant subject to
conditions/Section 75
Agreement/Direction.

Fraser Carlin
Head of Planning and
Housing



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SUMMARY OF REPORT

- The proposals accord with the adopted Renfrewshire Local Development Plan and relate to the 'renewal' of a suite of works previously granted permission in principle.
- There has been one letter of objection relating to impact on views, noise and lack of awareness of the previous permission when purchasing property.

Description

This is a Section 42 application which seeks to vary condition 1 and delete condition 2 attached to planning application 10/0914/PP for the development of a masterplan at the Westway Business Park in Renfrew. The masterplan divides the business park into eight development zones which are detailed as follows:

- Development Zone 1: Restaurant;
- Development Zone 2: Extension of Block M and associated parking and formation of lorry park;
- Development Zone 3: Residential;
- Development Zone 4: Block D refurbishment;
- Development Zone 5: Industrial / Distribution uses within Blocks P, Q and R;
- Development Zone 6: Industrial / Distribution use within Blocks S and T;
- Development Zone 7: Hotel, Multi-storey car park and bridge link;
- Development Zone 8: Business uses within Block W, X and Y.

Condition 1 of application 10/0914/PP requires applications for the approval of matters specified in Conditions 3 and 4 to be submitted within 3 years of the date of the permission, and for matters specified in conditions 6 - 14 to be submitted within 7 years of the date of the permission. It is proposed to vary this condition to provide a further 3 years to submit details in respect of conditions 3 and 4.

Condition 2 of application 10/0914/PP requires development to be started within 2 years of the date on which approval is given for the matters specified in condition 4.

This application seeks to vary condition 1 to provide a further 3 years for the submission of details in respect of conditions 3 and 4. Varying condition 1 in this way would effectively renew the planning permission. The deletion of condition 2 is sought on the grounds that it

would contradict condition 1 (as amended) and would therefore no longer be necessary.

Planning application 10/0914/PP was also subject to a Section 75 legal agreement requiring the developer to make a financial contribution to mitigation works required along the M8 corridor.

The application site is bound by the White Cart Water to the west with Glasgow Airport beyond, Porterfield Road to the north with residential development beyond, further residential development to the east, and Wright Street to the south with a mix of residential and commercial uses beyond. Westway is currently occupied by a range of industrial and business uses.

History

10/0914/PP - Development of a masterplan to include refurbishment of existing industrial/warehousing units; erection of new build industrial/warehousing/business units, including the extension of Block M (Classes 4, 5 and 6); erection of a road bridge over the White Cart water; erection of a hotel (Class 7); erection of a multi-storey car park; erection of residential development (Class 9); erection of restaurant facility (Class 3); alterations to internal road layout; and formation of car and lorry parking. Granted subject to conditions and a section 75 agreement 12/03/2015.

10/0393/NO - Development as set out in a masterplan to include (i) refurbishment of industrial/warehousing units; erection of new build industrial/warehousing/business units including extension of Block M; (ii) erection of a road bridge over the White Cart Water; (iii) erection of a hotel; (iv) erection of multi-storey car park; (v) erection of residential development; (vi) erection of cafe; (vii) alterations to internal road layout and (viii) formation of car & lorry parking. Proposal of Application Notice Accepted 01/06/2010.

06/0043/PP - Development as set out within a masterplan to include: (i) Refurbishment of existing industrial/warehouse units; (ii) erection of new build industrial/business/warehouse units; (iii) erection of a road bridge over the White Cart Water; (iv) erection of class 4 business units; (v) erection of a hotel; (vi) erection of a multi-storey car park; (vii) erection of residential development; and (viii) alterations to road layout and formation of parking. Granted subject to conditions 24/07/2007.

Policy and Material Considerations

Glasgow and Clyde Valley Strategic Development Plan May 2012
Schedule 2 - Strategic Economic Investment Locations
Strategy Support Measure 3 - Strategic Economic Investment Locations

Adopted Renfrewshire Local Development Plan August 2014

Policy E1 - Strategic Economic Investment Location
Policy E2 - Glasgow Airport Investment Zone
Policy E4 - Tourism
Policy C2 - Development Outwith the Network of Centres
Policy I1 - Connecting Places
Policy ENV2 - Natural Heritage

New Development Supplementary Guidance

Economic Development Criteria
Strategic Economic Investment Locations
Airport
Tourism
Meeting Local Neighbourhood Demand
Hot Food; Public Houses; Licensed Clubs
Infrastructure Development Criteria
Connecting Places
Places Development Criteria
Environment Development Criteria
Local Designations: Sites of Importance for Nature Conservation (SINCs) / Local Nature Reserves (LNR)

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise.

Publicity

Neighbour notification has been carried out in accordance with the legislation. In addition, the application was advertised in the Paisley and Renfrewshire Gazette, with a deadline for representations of the 14th October, 2015.

Objections/ Representations

One letter of representation have been received, the substance of which can be summarised as follows:

1. The proposed development will block views;
2. The proposed development will raise noise issues
3. Those purchasing houses on land adjacent to Westway were not made aware of the previous planning permission.

Consultations

Head of Roads (Traffic) - No objection.

Director of Community Resources - No objection subject to conditions in respect of air quality, noise and contaminated land.

Glasgow Airport Safeguarding - No objection.

SEPA - No objection.

Transport Scotland - Do not propose to advise against the granting of permission on the basis that the infrastructure conditions and section 75 agreement attached to the previous application are retained.

West of Scotland Water - No response at time of writing.

SNH - No objection. Recommend that site is re-surveyed for protected species prior to works commencing.

Summary of Main Issues

Environmental Statement - N/A
Appropriate Assessment - N/A

Design and Access Statement - N/A
Pre-Application Consultation Report - N/A
Planning Obligation Summary - N/A
Scottish Ministers Direction - N/A

Environmental Impact Assessment

The development was previously screened against the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011 during the processing of application 10/0914/PP in order to establish whether the development would require an Environmental Impact Assessment. On assessment, it was determined that the proposed development would not have a significant environmental impact. An Environmental Impact Assessment was not therefore required.

For the purposes of this application, the proposed development has again been screened against the 2011 Regulations. However, as the characteristics of the site and the development proposal have not changed in the intervening period, and no new environmental issues have been identified, it is again not considered that an Environmental Impact Assessment is required.

Planning Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council can only take into consideration the acceptability of any existing and proposed conditions, and is not entitled to re-consider the merits of the development proposal and whether or not it is acceptable in principle.

In this instance, the proposed deletion of conditions 1 and 2 is a mechanism to renew the application as it will extend the period during which applications for the approval of matters specified in conditions require to be submitted. In this respect, a new permission would be issued should the application be approved. This will have

the effect of extending the lifespan of the original permission.

The proposed masterplan development is welcomed as it constitutes significant improvement works to what is a strategically important business park within the Renfrewshire area. The development will also assist in supporting the key objectives of sustainable economic growth and employment creation without resulting in any significant adverse impacts. The development is compliant with the relevant Strategic and Local Development Plan policies. Extending the time period will allow the applicant to take advantage of more favourable market conditions and increased occupier confidence which is driving further investment into Westway. In view of the above, the deletion of conditions 1 and 2 and the principle of renewing the application is considered to be acceptable. The main consideration thereafter is the time limit which should be attached to the new permission.

Circular 3/2012 'Development Management Procedures' states that Planning Authorities should give careful consideration as to the appropriate duration of a planning permission in principle where it relates to development intended to take place in phases. The Circular goes on to state that authorities will wish to allow reasonable flexibility for developers. Section 59 (2)(a)(i) of the Town and Country Planning (Scotland) Act 1997 provides that applications for approval of matters specified in condition(s) attached to planning permission in principle must be made within 3 years of the date of the grant of permission. However, section 59(5) enables the planning authority when granting permission, to substitute through direction, an alternative time period.

Conditions 1 and 2 related to the submission of matters specified in conditions 3 and 4 which refer to the phasing of the development and advanced

works including sustainable urban drainage and sewerage, ground investigations, on site and off site roads, footways and infrastructure, landscaping, riverside walkway, nature conservation measures and air quality which are required in advance of work commencing within each of the development zones. In this instance, it is considered that a direction should be issued to require the submission of these details within seven years of the date on which the application is approved. Seven years is considered to constitute a reasonable and realistic timetable for the submission of these details, and provides for further flexibility when measured against the shorter statutory period as set out in section 59 (2)(a)(i). Further approval of matters specified in conditions applications in respect of the eight development zones would then be submitted in accordance with the agreed upon phasing.

The remainder of the conditions (numbers 5-19) attached to application 10/0914/PP relate to the eight individual development zones. These conditions will be retained and updated accordingly in line with the consultation response from the Director of Community Resources.

The request from Transport Scotland to retain the section 75 agreement is also noted. As the agreement relates solely to the previous application, a new agreement will require to be concluded as the approval of the current application will result in the issue of an entirely new permission.

The response from SNH is also noted, and the submission of a habitat compensation/mitigation plan in respect of the SINC is now required via condition 3.

In response to the points raised in the letter of objection:

1, 3 - These are not material planning considerations;

2 - Issues relating to noise will be considered fully at the application for approval of matters specified in condition stage.

In conclusion, it is considered acceptable to delete conditions 1 and 2. The remainder of the conditions attached to the previous application 10/0914/PP will be re-applied to this consent, with the time period for the submission of details in respect of conditions 3 and 4 being subject to a direction. It is therefore recommended that the application is approved subject to the conclusion of a Section 75 agreement.

Recommendation and Reasons for Decision

It is recommended that the application is approved subject to conditions; that a direction is issued that the permission be extended to seven years; and subject to the conclusion of a Section 75 agreement.

Recommendation

GRANT SUBJECT TO
CONDITIONS/SECTION 75
AGREEMENT/DIRECTION

Other Action

1. A Section 75 Agreement requires to be concluded which requires the developer to provide an agreed financial contribution to fund identified network improvements to the M8 between Junctions 25 and 29.

2. That a direction be issued with the permission to the effect that the time period of consent for this planning permission in principle be extended in respect of the submission of applications for approval of matters specified in conditions.

Conditions & Reasons

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.

1. Within 3 years of the date of this permission, applications for approval of the matters specified in Conditions 2 and 3 shall be made to the Planning Authority. Thereafter, applications for all other matters specified in Conditions 6 -14 (identified as Development Zones) on the approved phasing plan G941-P 02 Rev F - Development Zones) shall be made within 7 years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997 and to allow the development to proceed in a phased manner.

2. Phasing and Advance Works

Prior to the submission of any of the matters specified below, the developer shall agree in writing with the Planning Authority the following:-

(a) proposals for the phased submission of Applications for Matters specified by Conditions for each of the proposed developments, hereafter referred to as Development Zones and;

(b) proposals for the phased development of the site.

Thereafter the development shall proceed solely in accordance with the approved phasing proposals unless first agreed in writing with the Planning Authority.

Reason: To enable a framework for the development of the site to be approved

3. Submission of 1st Phase of Matters Specified as Conditions

For the avoidance of doubt, the details submitted under the terms of Condition 2a shall provide that the first phase in the submission of specified matters shall include all of the following:-

3.1 Sustainable Urban Drainage and Sewerage System

Details of a site-wide drainage scheme and proposals for the phased implementation of the scheme. The scheme shall comprise of a

detailed drainage design developed in accordance with the principles set down in the approved Drainage Impact Assessment by Weetwood dated July 2011.

3.2 Ground Investigation Works

A site investigation report, characterising the nature and extent of any soil, water and gas contamination within the site; and where remedial works are recommended therein a remediation strategy/method statement identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report.

3.3 On Site Roads, Footways, and Cycle Infrastructure

Details of the phasing of on-site roads and infrastructure works, accompanied by proposals for the phased implementation of the approved works.

3.4 Off Site Roads and Infrastructure

Details of the phasing of off-site roads and infrastructure works, accompanied by proposals for the phased implementation of the approved works.

3.5 Landscaping

Details of a site-wide landscaping scheme including the number, size and species of all planting proposals.

3.6 Riverside Walkway

The submission of a report which examines the potential for a riverside walkway besides the eastern bank of the White Cart Water, including a phasing plan for the implementation of any proposals

3.7 Nature Conservation Measures

The submission of a habitat compensation/mitigation plan in respect of the SINC.

3.8 Air Quality

The submission of a survey and report which demonstrates 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. The survey and the report shall use a method based on the principles set out in the Scottish Government publication "Local Air Quality Management Technical Guidance

LAQM.TG(09) or a method that has been agreed with the Planning Authority.

Reasons: To enable that:-

- the development can be carried out in a phased manner;
- the site can be safely developed for the end use;
- the infrastructure is provided to serve the development prior to the construction of buildings;
- the landscaping schemes do not endanger the safe passage of aircraft;
- the site can be developed safely;
- the site can be developed in an environmentally sensitive manner; and
- the development accords with current Environmental Protection Legislation.

4. Phasing of Development Zones

For the avoidance of doubt, the details submitted under the terms of condition 2a shall provide that specified matters for each of the Development Zones defined by the approval of Condition 2a, shall be submitted and approved in writing by the Planning Authority prior to the commencement of development in respect of that Development Zone.

Reason: To enable the development to be carried out in phased manner.

5. Phasing of Development

For the avoidance of doubt, the details submitted under the terms of condition 2b above shall ensure that the first phase in the development of the application site comprises the following works.

5.1 All drainage infrastructure works as detailed and approved under condition 3.1 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.1.

5.2 All of the works for the treatment of ground contamination arising from site investigation works. The phased implementation of these works may be acceptable if agreed in writing with the Planning Authority under the terms of condition 3.2 above.

5.3 All on site road infrastructure works, footpaths and cycle ways, as detailed and

approved as a reserved matter under condition 3.3 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.3.

5.4 All off site road infrastructure works, as detailed and approved under condition 3.4 above. The phased implementation of these works may be acceptable if agreed in writing under the terms of condition 3.4.

5.5 All works to provide the landscaping as detailed and approved under condition 3.5 above. The phased implementation of these works may be acceptable if approved in writing under the terms of condition 3.5.

5.6 Any proposals for the formation of the riverside walk as agreed under condition 3.6 above. The phased implementation of any such works may be acceptable if approved in writing under the terms of condition 3.6.

5.7 The implementation of compensatory nature conservation measures agreed in relation to condition 3.7. The phased implementation of these works be acceptable if approved in writing under the terms of condition 3.7.

Reason: To enable the development to be carried out in phased manner.

6. Development Zone 1: Restaurant

This area shall be developed as a restaurant of up to 450 sqm gross in one building principally serving the needs of Westway tenants and visitors. The use of the building is restricted to Class 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 1, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- | | |
|-----|--|
| 6.1 | Details of the design, height and external appearance of the building; |
| 6.2 | Details of all external finishing materials; |
| 6.3 | Details of all ventilation proposals including the means of dealing with cooking odours; |
| 6.4 | Details of means of access to the site and links to the internal road, |

- pedestrian and cycle network and to adjoining Development Zones;
- 6.5 The provision of parking and servicing;
- 6.6 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 6.7 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 6.8 Details of refuse collection, storage and serving arrangements;
- 6.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 6.10 Details of the design and location of all boundary walls and fences;
- 6.11 Details of any proposed renewable energy schemes;
- 6.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

7. Development Zone 2: Extension of Block M and associated parking and formation of Lorry Park

This area shall be developed to create an extension of Block M of up 3,600 sqm gross with associated car parking. The use of the building is restricted to Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 2, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 7.1 Details of the design, height and external appearance of the building;
- 7.2 Details of all external finishing materials;
- 7.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 7.4 The provision of parking and servicing;
- 7.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 7.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 7.7 Details of refuse collection, storage and serving arrangements;
- 7.8 Details of external lighting required during construction and following completion, such Details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 7.9 Details of the design and location of all boundary walls and fences;
- 7.10 Details of any proposed renewable energy schemes;
- 7.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phase.

8. Development Zone 3: Residential

This area shall be developed to create no more than 125 residential units with associated amenity space. Prior to the commencement of development within Development Zone 3, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 8.1 Details of the design, height and external appearance of the proposed dwellings;
- 8.2 Details of all external finishing materials;
- 8.3 Details of the glazing specification and ventilation details (in accordance with the recommendations in the approved Noise Impact Assessment produced by New Acoustics dated 21st April 2011).
- 8.3 Details of means of vehicular access to the site and links to the surrounding road, pedestrian and cycle network;
- 8.4 The provision of parking areas;
- 8.5 Details of all hard and soft landscaping to accord with Condition 3.5, including public open space and the introduction of a landscaping bund or close board fence to be located between the site and Block L;
- 8.6 Details of the provision of equipped play areas;
- 8.7 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above.
- 8.8 Details of refuse collection, storage and serving arrangements;
- 8.9 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 8.10 Details of the design and location of all boundary walls and fences;
- 8.11 Details of any proposed renewable energy schemes.
- 8.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

9. Development Zone 4: Block D Refurbishment

This area shall be developed to refurbish the existing Block D comprising up to no more than 9,754 sqm gross. The use of the building should be restricted to Classes 5 and 6 with ancillary Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 4, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:-

- 9.1 Details of the design, height and external appearance of the building;
- 9.2 Details of all external finishing materials;
- 9.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 9.4 The provision of parking and servicing;
- 9.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of Condition 3.5 above;
- 9.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 9.7 Details of refuse collection, storage and serving arrangements;
- 9.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 9.9 Details of the design and location of all boundary walls and fences;
- 9.10 Details of any proposed renewable energy schemes.
- 9.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

10. Development Zone 5: Industrial / Distribution uses within Blocks P, Q & R

The area shall be developed for no more than 7,342 sqm gross industrial / distribution uses within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 5, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 10.1 Details of the size, design, height and external appearance of the buildings;
- 10.2 Details of all external finishing materials;
- 10.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 10.4 The provision of parking and servicing;
- 10.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 10.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 10.7 Details of refuse collection, storage and serving arrangements;
- 10.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 10.9 Details of the design and location of all boundary walls and fences;
- 10.10 Details of a close boarded fence or suitable acoustic barrier to be located at an agreed location between Block P and Wright Street;
- 10.11 Details of any proposed renewable energy schemes;

- 10.12 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in phased manner.

11. Development Zone 6: Industrial / Distribution use within Blocks S & T

The area shall be developed for no more than 20,438 sqm gross industrial / distribution uses within Classes 5 and 6 and ancillary office floorspace within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 6, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 11.1 Details of the design, height and external appearance of the buildings;
- 11.2 Details of all external finishing materials;
- 11.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 11.4 The provision of parking and servicing;
- 11.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 11.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 11.7 Details of refuse collection, storage and serving arrangements;;
- 11.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';

- 11.9 Details of the design and location of all boundary walls and fences;
11.10 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

12. Development Zone 7: Hotel, Multi-Storey Car Park and Bridge Link

The area shall be developed for a Hotel of up to 150 beds within Class 7 of the Town and Country Planning (Use Classes)(Scotland) Order 1997; a multi-storey car park providing no more than 900 spaces; and the provision of a bridge link over the White Cart Water. Prior to the commencement of development within Development Zone 7, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 12.1 Details of the design, height and external appearance of the buildings;
12.2 Details of all external finishing materials;
12.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
12.4 The provision of parking and servicing;
12.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above. ;
12.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
12.7 Details of refuse collection, storage and serving arrangements;
12.8 Details of external lighting required during construction and following completion, such details

- to comply with Advice Note 2 'Lighting Near Aerodromes'
12.9 Details of the design and location of all boundary walls and fences;
12.10 Details of the design of the bridge and the means of controlling access to the application site. For the avoidance of doubt the bridge shall include provision for pedestrians and cyclists.
12.11 An Otter Survey, carried out in respect of the area of land on the west side of the White Cart Water where the proposed bridge will land;
12.12 A breeding bird survey of the area concerned, undertaken by a qualified ornithologist, shall be carried out which identifies whether the proposed works will affect nesting birds;
12.13 Details of any proposed renewable energy schemes.
12.14 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The Hotel and Multi-Storey car park hereby permitted shall not be occupied until vehicular, cycle and pedestrian access routes have been agreed with the Planning Authority in consultation with Transport Scotland, to include the provision of the bridge crossing of the White Cart Water.

The development of this area shall be implemented in accordance with the approved details and any mitigation measures identified in the otter survey and bird breeding survey.

Reason: To enable the development to be carried out in phased manner.

13. Development Zone 8: Business uses within Blocks W, X and Y

The area shall be developed for up to no more than 2,787 sqm gross for uses within Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Prior to the commencement of development within Development Zone 8, a written application and plans in respect of the following specified matters shall be submitted and approved in writing by the Planning Authority:

- 13.1 Details of the design, height and external appearance of the buildings;
- 13.2 Details of all external finishing materials;
- 13.3 Details of means of access to the site and links to the internal road, pedestrian and cycle network and to adjoining Development Zones;
- 13.4 The provision of parking and servicing;
- 13.5 Details of all hard and soft landscaping which shall accord with the terms of the landscape strategy approved under the terms of condition 3.5 above;
- 13.6 Details of all drainage proposals within the area which shall accord with the terms of the sustainable urban drainage system approved under terms of condition of 3.1 above;
- 13.7 Details of refuse collection, storage and serving arrangements;
- 13.8 Details of external lighting required during construction and following completion, such details to comply with Advice Note 2 'Lighting Near Aerodromes';
- 13.9 Details of the design and location of all boundary walls and fences;
- 13.10 Details of any proposed renewable energy schemes;
- 13.11 A Verification Report confirming completion of the works specified within the Remediation Strategy approved under the terms of condition 3.2.

The development of this area shall be implemented in accordance with the approved details.

Reason: To enable the development to be carried out in a phased manner.

14. The height of buildings, structures and cranes shall be restricted to the Obstacle Limitation Surfaces as detailed in Advice Note 1 Safeguarding an Overview.

Reason: In the interests of the safe navigation of aircraft.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as

amended) the permitted change of use from Class 5 or 6 to Class 4 is hereby removed in respect of the new build Class 5 and 6 buildings.

Reason: To define the consent and to prevent an unregulated potential increase in the level of traffic.

16. No part of the development shall be occupied until a Green Travel Plan (GTP), to encourage more sustainable means of travel, has been submitted to and approved in writing by the Planning Authority in consultation with Transport Scotland. The GTP will identify modal targets, the measures to be implemented, the system of management, monitoring, review, reporting and the duration of the Plan, and it shall incorporate measures designed to encourage, in particular, modes other than the private car.

Reason: To encourage the use of sustainable modes of transport.

17. No development, other than the following:-

-The erection of 125 residential units;

-The erection/extension of up to a combined total of 10,000 sqm of Class 5 and Class 6 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The erection/extension of 3600 sqm of Class 4 development as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997;

-The refurbishment of Block D (providing no additional floor space created or change of use takes place)

-The erection of Class 3 Restaurant as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1997 and

-Works associated with the above development

shall take place until the infrastructure modifications, generally in accordance with diagram 7.1 "Proposed Network Improvements" of the Dougall Baillie Associates Transport Assessment dated 19th November 2010 and with Dougall Baillie Associates drawing No. 10035-SK-05 dated

6th June 2011 which incorporates a Queue Detection Loop System on the M8 Junction 27 Westbound Off Slip, have been completed to the satisfaction of the Planning Authority in consultation with Transport Scotland.

Reason: In the interests of traffic safety and to minimise impact on the trunk road network.

18. Details of the following infrastructure improvements shall be submitted for the written approval of the Planning Authority simultaneous with the submission of the first of the matters specified in Condition 3:-

- The provision of two through lanes on the Paisley Road southbound approach to the roundabout junction with Arkleston Road.
- The reinstatement of 2 through lanes from Paisley Road onto the southbound M8 over-bridge and the replacement of the dedicated left turn exit lane with a merge left turn lane.
- The reinstatement of 2 lanes on the Paisley Road M8 overbridge with the dedicated left turn from the westbound off-ramp being removed.
- The signalisation of the Paisley Road / Junction 27 westbound off ramp with 2 lanes reinstated on the ramp and the re-opening of the central reserve on Paisley Road.

The above details shall generally accord with Dougall Baillie Associates Transport Assessment dated 19th November 2010 and as shown in Dougall Baillie Associates drawing No. 10035-SK-05 dated 6th June 2011 (Diagram 7.1). Thereafter the approved details shall be implemented in accordance with the development thresholds identified in Condition 21 above.

Reason: To accord with the assessed impact of the development and in the interests of traffic safety.

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 David Bryce on 0141 618 7892.

The site has been visited and the photographs archived.