

# Prospective Planning Application

Reference No. 20/0424/NO



Renfrewshire  
Council

## KEY INFORMATION

### Ward (7)

Paisley South West

### Prospective Applicant

WP Grid Services Ltd

Report by Director of Communities, Housing and Planning Services

### PROSPECTIVE PROPOSAL:

Erection of a Grid Stability Facility with associated landscaping, parking, access and grid connection

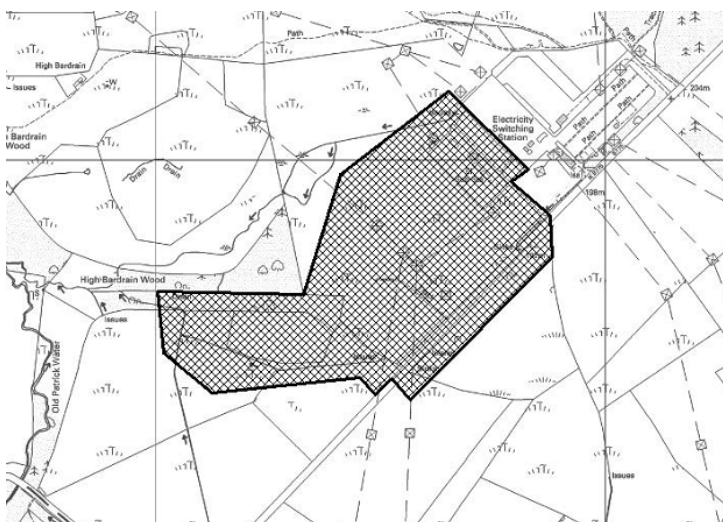
### LOCATION:

Neilston Grid Electricity Sub-Station Complex, Gleniffer Road, Paisley

**APPLICATION FOR:** WP Grid Services Ltd

## RECOMMENDATION

That the Board note the key issues identified to date and advise of any other issues.



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Fraser Carlin  
Head of Planning and  
Housing

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy ENV1 – Green Belt.
- Part of the application site falls within the Bardrain Glen, Sergeantlaw Moss & Gleniffer Braes West Site of Importance for Nature Conservation and the Gleniffer Braes Country Park boundary therefore Policy ENV 2 – Natural Heritage is also an important consideration.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.

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## Site Description and Proposal

The application site extends to approx. 30.6 hectares in area, and comprises of open grassland and scrub.

It is bound by Glenniffer Road to the south east from which access is proposed. The Neilston Grid Electricity Sub-Station Complex bounds the site to the north east.

To the north west and south west the site is bound by open grassland, scrub and pockets of woodland.

The north eastern half of the site falls within the Gleniffer Braes Country Park boundary. This part of the site is also designated as a Site of Importance for Nature Conservation (SINC).

The proposed development is for a grid stability facility which will comprises an electricity transmission compound within plant buildings with associated cooling equipment, backup generator, parking and screen planting.

The proposed new infrastructure is to allow multiple sources of renewable and low-carbon energy to feed into the grid in an efficient flow.

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## Relevant Site History

None.

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## Community Consultation

The proposal of application notice has been issued to Elderslie Community Council and Foxbar and Brediland Community Council, as well as Local Ward Councillors.

A report, prepared by the applicant, on the results of the community consultation will require to accompany any forthcoming application for planning permission.

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## Key Issues

The principle matters which would require to be assessed should the prospective application be submitted are:-

- (1) Whether the development would be acceptable in principle, having regard to

the Development Plan and any other material considerations;

- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there are any other environmental considerations that require to be addressed,

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## Recommendation

That the Board note the key issues identified to date and advise of any other issues that it considers should be brought to the attention of the prospective applicant.

Members are reminded of the advice contained in 'Guidance on the Councillors' Code of Conduct' (Standards Commission Scotland, 2011); 'Guidance on the Role of Councillors in Pre-Application Procedures' (Commissioner for Ethical Standards in Public Life in Scotland/CoSLA 2014); and 'The Planning System in Scotland: An Introduction for Elected Members' (The Improvement Service, 2011). Members must be mindful that any opinions or views expressed at this stage are done so having regard to the overarching requirements of fairness and impartiality and of keeping an open mind.

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