

RENFREWSHIRE COUNCIL

Application No: 16/0139/PP

DEVELOPMENT AND HOUSING SERVICES
RECOMMENDATION ON PLANNING APPLICATION

Regd: 08/03/2016

Applicant

Agent

Miller Developments Ltd
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Edinburgh
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GVA James Barr
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Nature of proposals:

Erection of residential development with associated remediation/enabling works and formation of vehicular access

Site:

144 Hawkhead Road, Paisley, PA2 7BG

Application for:

Planning Permission in Principle

Introduction

This application was the subject of a Pre-Determination Hearing in line with the requirements set out in Section 38A of the Planning etc. (Scotland) Act 2006 and the related Development Management Regulations.

Section 14(2) of the Planning etc (Scotland) Act 2006 requires that where an application has been subject of a Pre Determination Hearing under Section 38A, then the application must thereafter be referred to the Full Council for determination.

The Pre Determination Hearing took place at the Planning and Property Policy Board on 23rd August 2016.

The issues raised at the Pre Determination Hearing and through objection have been summarised in this report under the section 'Objections/Representations' and have been fully considered in the assessment of the application.

Description

Planning permission is sought, in principle, for the erection of a residential development (of approximately 500 units), with associated remediation and enabling works, including the formation of an internal road layout and accesses, SuDS ponds and landscaping at the former BASF chemical works site on Hawkhead Road, Paisley. The proposal would involve the redevelopment of the former industrial site (following its closure in 2015), for residential purposes. The application site extends to approximately 23 hectares in total. The site has been largely cleared of redundant industrial buildings. Existing residential areas surround the site to the north, north west and south. To the north east, lies the Scott's Road industrial area, to the east lies Hawkhead Cemetery and to the immediate west a Site of Importance for Nature Conservation (SINC), with Hawkhead Railway Station to the immediate north.

Since cessation of the industrial operation, the site was sold to the applicant who has commenced demolition work on the buildings associated with the former use. As such the site is largely cleared with a limited degree of planting remaining along the site boundaries.

The current proposal would see the formation of three new access junctions onto Hawkhead Road, where possible utilising those already in place to serve the factory use. In addition, SuDS ponds are proposed along the boundary with the SINC, which is to be interspersed with planting. Existing mature planting shall be retained adjacent to the railway line and along the north eastern boundary with additional planting proposed to the south and north west of the site. Three play areas are also proposed, two within the landscape buffer to the west (one north west and one south west) and one centrally within the overall residential development. It is estimated that the site could be capable of accommodating in the region of 500 units but this would be entirely dependent on satisfactory layouts being demonstrated. The application proposes improvements to the surrounding road network through the provision of signalised pedestrian crossings as well as the provision of a new footbridge across the White Cart Water and additional footpath connections linking the site to the surrounding area in the interests of pedestrian safety and convenience.

History

15/0797/NO - Erection of residential development with associated remediation/enabling works and access. Accepted November 2015.

15/0090/HZ - Revocation of Hazardous Substances Consent 12/0509/HZ. Granted subject to conditions September 2015.

12/0587/HZ- Revocation of hazardous substances consents 01/0007/HZ, 02/0902/HZ and 06/0355/HZ. Granted September 2013.

12/0509/HZ - Storage of 40 Tonnes (T) (max) 2:5 dichloroaniline; 10T (max) 1-phenyl 3-methyl 5-pyrazolone; 45T (max) sodium nitrite solution 40%; 60T (max) 2,4,5 trichloroaniline; 25T (max) strontium nitrite; 5T (max) neodol 45-7E; 100T (max) 3,3 dichlorobenzidine di-hydrochloride; 10T (max) arquad HC; 50T (max) ortho-anisidine; 10T(max) sodium hydrosulphite and 5T (max) ammonia. Granted subject to conditions September 2013

06/0355/HZ - Installation of storage facility for diesel oil. Granted November 2006.

02/0902/HZ - Storage of 2.5 Dichloroaniline (5 tonnes). Granted November 2002.

01/0007/HZ - Claim for deemed hazardous substances consent in respect of the manufacturing, drying, grinding and dispersion of Classical organic Azo and Phthalocyanine pigments. Granted deemed consent January 2001.

Policy & Material Considerations

Scottish Planning Policy (SPP)

Scottish Planning Policy highlights the primacy of the Development Plan and relevant additional considerations. The extant Development Plan is the Glasgow and Clyde Valley Strategic Development Plan 2012 and the Adopted Renfrewshire Local Development Plan 2014, as detailed below with relevant policies identified.

Glasgow and the Clyde Valley Strategic Development Plan 2012

Strategy Support Measure 10: Housing Development and Local Flexibility

Diagram 4: Sustainable location assessment

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP is a material consideration as it is the settled view of the Clydeplan Authority

Adopted Renfrewshire Local Plan Development Plan 2014

Policy E1: Renfrewshire's Economic Investment Locations

Policy P1: Renfrewshire's Places

Policy P2: Housing Land Supply
 Policy I1: Connecting Places
 Policy I5: Flooding and Drainage
 Policy ENV2: Natural Heritage

New Development Supplementary Guidance

Delivering the Economic Strategy
 Delivering the Infrastructure Strategy: Infrastructure Development Criteria; Connecting Places and; Flooding and Drainage
 Delivering the Places Strategy: Places Development Criteria
 Delivering the Environment Strategy: Natural Heritage; Local Designations - Local Nature Reserves; Noise; Contaminated Land; Air Quality and; Pipelines and Controls of Major Accident Hazards

Material considerations

Renfrewshire Council's Residential Design Supplementary Guidance
 Renfrewshire Council's Housing Land Supply Supplementary Guidance

Planning legislation requires that planning decisions are made in accordance with the Development Plan unless material considerations indicate otherwise. In this case the proposals shall require to be considered against the policies and guidance set out above, the comments of the consultees, any objections received, the approved use of the site and the potential benefits of developing this vacant brownfield site and any other relevant material considerations.

Publicity

Neighbour notification has been carried out in accordance with statute. The application was also advertised in the Paisley Daily Express on 16 March 2016, with a deadline for representations to be received of 31 March 2016. Following submission of a masterplan layout for the site, the application was re-notified on 26 July 2016, with a deadline for representations to be received of 18 August 2016.

Objections/Representations -

Three letters of objection have been received, the substance of which, can be summarised as follows:-

1. Concerns in relation to noise levels from building works and unwanted new neighbours.
2. Concerns that the development could lead to crime and litter levels increasing.
3. That the development could bring vermin and disturb other animals.
4. Concerns that overlooking of existing properties would result, that planting should be re-instated and that details of proposed residential units should be provided.
5. That the development would exacerbate traffic congestion.
6. That insufficient details of the proposed development have been provided.

Consultations

Director of Community Resources - Has requested that, through an Approval of Matters Specified in Conditions (AMSC) application the applicant should be required to submit a site investigation report, verification strategy/method statement and a verification report. Additional information in accordance with the applicant's noise assessment and air quality impact assessment has also been identified as being required to be submitted through an AMSC application.

Director of Community Resources (Design Services) - No objections, subject to the imposition of appropriate conditions, to ensure that the recommendations contained within the applicant's Flood Risk Assessment and Drainage Strategy are satisfactorily implemented.

Director of Community Resources (Roads) - No objections subject to the imposition of appropriate conditions to secure satisfactory implementation of roads improvements as contained within the applicant's Transport Assessments and the provision of further details to satisfactorily secure pedestrian crossing of the White Cart Water and to surrounding areas.

Network Rail - No objections in principle. Should the Council grant this application, additional servitude rights of access/bridge agreements will have to be secured from Network Rail for the creation of any proposed pedestrian link through the under-bridge area. All surface water or foul arising from the development must be collected and diverted away from Network Rail Property and suitable barriers must be put in place by the applicant to prevent unauthorised and unsafe access to the railway. In addition where trees/shrubs are to be planted adjacent to the railway boundary these should be positioned at a minimum distance from the boundary which is greater than their predicted mature height. Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the rail line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. The applicant has been advised of the requirements of Network Rail.

Glasgow Airport Safeguarding - No objections, subject to conditions relating to landscaping and layout of development.

West of Scotland Archaeology Service - No objections.

The Coal Authority - No objections.

Scottish Natural Heritage - No comments offered.

The Health and Safety Executive - As confirmation of the Revocation of Consent for the BASF site has been obtained, and that no other Sites/Pipelines are located within the vicinity, HSE does not advise against the proposed development.

SEPA - No objections, subject to a condition requiring that SUDS basin 1 is constructed entirely outwith the floodplain, or if sited within the floodplain, that the required volume of compensatory storage is to be provided to offset the loss of floodplain storage.

Director of Education and Leisure - No objections, subject to the provision of financial contributions from the applicant, by means of legal agreement, to satisfactorily mitigate impacts on education capacity on schools within the catchment area of the site, required as the direct result of the development.

Historic Scotland - No objections.

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 was not considered likely that the proposed development would have a significant environmental impact which would require an Environmental Assessment to be undertaken. It was concluded that no significant long term impacts on the

environment were anticipated having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

Proposal of Application Consultation Report - The applicant submitted a proposal of application notice (15/0797/NO) to the Council on 23 October 2015. This required a Pre-application Consultation (PAC) process prior to the submission of a planning application. The PAC report provides an overview of all pre-application consultations which have been undertaken, including details of a pre-application consultation event held on 10 November 2015 and individual presentations to the local and surrounding community councils between September 2015 and January 2016. The main public consultation event was held at the Accord Hospice, with the local Community Council and local Members invited and the event open to all interested parties. The summary states that attendees were generally supportive of the development, although key areas of concern related to vehicle movement during any construction phase, potential issues with the existing road network, particularly at peak times and education capacity within surrounding schools.

Planning Policy Statement - In support of the current application, the applicant's agent has provided a Planning Policy Statement which details the site history and surrounding land uses in the context of the current proposal. The statement identifies the relevant policy and material considerations to be taken into account in the assessment of the proposal. The statement asserts that delivery of the development would see the re-use of a significant brownfield site, which would assist in the delivery of Renfrewshire Council's housing land supply shortfall, whilst recognising that the proposal does not accord with the land use designation identified within the Adopted Renfrewshire Local Development Plan.

Air Quality Impact Assessment - The Air Quality Impact Assessment provided by the applicant considers the potential air quality impacts associated with the proposed re-development of the application site for residential use and concludes that any resulting impact would be classified as negligible at all receptor locations. For surrounding local circumstances, air quality impact is considered to be 'not significant', assuming proposed mitigation measures are implemented during the construction phases of development.

Flood Risk Assessment - The applicant's Flood Risk Assessment considers risk from the White Cart Water to the west of the site, surface water run-off from adjacent land, existing drainage systems, proposed site drainage systems, groundwater and the site access and concludes that a degree of land raising within the floodplain would be required for the development with compensatory flood storage also proposed in accordance with SEPA's requirements.

Design & Access Statement - The applicant's Design and Access Statement submitted provides a history to the site and its location. The document also considers the proposals against the relevant planning policies and guidance, with regard to local amenities and access arrangements/provision. In terms of design, the applicant has considered built form in conjunction with environmental integration and enhancement.

Construction Method Statement and Surface and Ground Water Protection Plan - These documents consider the scope of works contained within the redevelopment of the former BASF site, namely site clearance works, demolition works, drainage and SUDS works, and earthworks and remediation, how they are to be managed, progressed and reported.

Transport Assessment - A Transport Assessment has been provided which examines the existing, surrounding road networks and available methods of public transport, with impact from the proposed development on this network analysed. In order to accommodate the proposed development the applicant identifies that a number of mitigation proposals would require to be put in place to reduce impact from the proposed development on the road network. The assessment is supported by a Travel Plan Framework for residents advising them of surrounding sustainable modes of transport.

Noise and Vibration Impact Assessment - The Noise and Vibration Impact Assessment provided by the applicant primarily considers the impact of road traffic from Hawkhead Road affecting the site and vibration from the railway line to the north of the site. The report also considers the impact from commercial premises to the east of the site on Hawkhead Road. In summary, the report concludes that in order to meet the relevant target criteria for residential developments, mitigation measures will be required, including the use of enhanced glazing panels and acoustic fencing.

Drainage Strategy Plan - The applicant's Drainage Strategy Plan, through investigation, concludes that the current development proposals can be drained in accordance with the recommendations of current planning guidance in conjunction with key stakeholder design criteria.

Education Impact Report - In response to discussions with the Council's Education Department, the applicant has submitted an Education Impact Report pertaining to denominational educational capacity. The document bases calculations relating to capacity on the number of proposed housing units. The applicant has formally confirmed agreement to the provision of financial contributions to mitigate impact on education capacity within the catchment of the site directly resulting from the proposed development. The level of financial contribution required has been agreed, following consultation with the Director of Education and Leisure and will be secured by means of an appropriate legal agreement (Section 75 Obligation).

Archaeological Data Structure Report - Following initial comments from West of Scotland Archaeology Services, the applicant has submitted an Archaeological Data Structure Report. The report provides a summary of the results of an archaeological walkover of the site and a history of the site and concludes that no visible archaeological remains were observed. Demolition works across the site have resulted in any visible archaeological remains being severely compromised. However the line of the former canal will be preserved by the concrete wall forming the boundary of the proposed development site in the north western corner and by the site boundary along the northern extent.

Geotechnical Report - This report confirms the results of various investigations into ground conditions, quantitative risk assessments, in situ soils and ground gassing characteristics, and ground and surface water and contamination status. A remediation strategy has also been provided to demonstrate the site's suitability for low rise residential development.

Scottish Ministers Direction - N/A

Assessment

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Approved Glasgow and Clyde Valley Strategic Development Plan (GCVSDP) 2012 and the Adopted Renfrewshire Local Development Plan 2014 and associated New Development Supplementary Guidance, including the Housing Land Supply Supplementary Guidance. The proposal also requires to be assessed taking account of Scottish Planning Policy and Clydeplan's Strategic Development Proposed Plan 2016. In addition, the comments of the consultees and the issues raised through representations are material considerations in the assessment of the application.

Scottish Planning Policy (SPP)

Scottish Planning Policy (SPP) sets out national planning policies which reflect Scottish Ministers' priorities for the operation of the planning system and for the development and use of land. SPP aims to support sustainable development and the creation of high quality places. It sets out two overarching policy principles namely a presumption in favour of

development that contributes to sustainable development; and, placemaking which seeks the creation of high quality places. It considers that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place.

For proposals that do not accord with development plans, the primacy of the plan is maintained. The presumption in favour of development that contributes to sustainable development is a material consideration. The proposal subject of this application comprises a significant housing development on a brownfield site where services are available and a supporting infrastructure network exists. The proposal is therefore considered in principle to be sustainable in terms of location.

In relation to placemaking, the applicant has submitted an indicative masterplan layout which demonstrates that residential development could be accommodated sensitively, as a complementary use of the site consistent with the wider surrounding area. SPP also indicates that planning the right development in the right place requires the promotion of sustainable patterns of development appropriate to the area. The location chosen for this development is considered to accord with the aims of SPP.

SPP further states that Development Plans should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times and enabling the provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places.

In this regard the LDP identified land across the Renfrewshire area to meet the housing land requirements with the focus on brownfield land to meet the majority of the housing land requirements. Following examination of Renfrewshire's Local Development Plan, the Reporter concluded that there was a shortfall in housing land in Renfrewshire, with insufficient land identified to meet the housing need and demand. In addressing the Housing Land Supply deficit, the SPP states that land requirement can be met from a number of sources, including windfall development. The current application demonstrates such a site, as brownfield land is considered to be in accordance with the Council's Housing Land Supply Supplementary Guidance 2015 (HLSSG).

Glasgow and the Clyde Valley Strategic Development Plan (GCVSDP)

The Approved Glasgow and the Clyde Valley Strategic Development Plan 2012 provides the framework for local authority development management decisions and outlines a Spatial Vision for the city-region to 2035 along with a Spatial Development Strategy (SDS) to deliver that vision. The Approved SDP establishes the principle of development where development proposals conform to its policy direction and provisions. Strategy Support Measure 1 'Delivering the Spatial Development Priorities states that the Spatial Development Strategy is clear and consistent in its intent, to support sustainable economic growth and development.

The Strategic Development Plan (SDP) requires local authorities to continue to audit their housing land supply, with a view to maintaining a five year effective housing land supply across all tenures throughout the period to 2020. If further sites are needed, their identification for release should be guided by the use of the Criteria set out in Diagram 4, to find the most suitable locations; the absence of insurmountable infrastructure constraints and availability of the necessary funding for any new infrastructure needed; the site being of a scale which is capable of delivering its house completions in the next five years and; the vision and planning principles of both the Strategic Development Plan and Local Development Plan.

With regard to the SDP, the site comprises a cleared industrial/business (brownfield)

location, in close proximity to Paisley town centre and public transport links. It lies adjacent to existing residential development and the applicant's accompanying Transport Assessment identifies the provision of further infrastructure proposals required to enhance sustainability. The applicant has also detailed in their supporting information that delivery of the development could be achieved within the next five years, through a phased scheme, following any grant of planning permission. The development of this brownfield site for residential purposes is therefore considered to accord with the Spatial Development Strategy of the SDP outlined in Diagram 4.

Taking the above into consideration, although the site has not been identified as a housing development site through the preparation of the Adopted Local Development Plan or as one of the additional housing sites identified by the Reporter following Examination of the Local Development Plan, the proposals are assessed as having no significant implications for the Spatial Development Strategy. The SDP requires that such applications are to be considered within the context of the local development plan and that the assessment is a matter for the Local Authority.

Clydeplan's - Strategic Development Plan Proposed Plan (2016)

The Proposed SDP 2016 was submitted to the Scottish Ministers for Examination on 26th May 2016 and represents the settled view of Clydeplan, the Strategic Development Planning Authority of which Renfrewshire is a constituent part and therefore it has to be considered in the assessment of this proposal.

The Proposed SDP 2016 sets out a Spatial Development Strategy which supports a presumption in favour of sustainable development that contributes to economic growth. It acknowledges the city region's legacy of development and infrastructure and recognises that maximising the benefit of those resources is fundamental to ensuring the long term success of the city region.

Adopted Local Development Plan and New Development Supplementary Guidance

The site is identified in the adopted plan as being a Local Industrial Area and Policy E1 applies. Since this designation however, economic factors have resulted in the closure of the industrial operation at this location, subsequent demolition of buildings and its resultant brownfield status. Although the factory closure was announced in October 2013, interest in the site for business or industrial use has not been forthcoming and alternative uses have therefore been proposed by the applicant in order to re-use the site for an alternative purpose. Renfrewshire Council's Industrial and Business Land Supply Update 2015, confirms that Renfrewshire has 130.1 hectares of marketable industrial land supply and an estimated 10 year demand of only 31 hectares to 2025, with supply significantly exceeding demand in the region. The removal of the application site from the industrial land supply would therefore have a low impact on supply, whilst allowing a brownfield site to be brought forward for redevelopment which would contribute to the identified housing land supply deficit in the area.

In terms of the New Development Supplementary Guidance, whilst the area covered by Policy E1 does extend across Hawkhead Road to the north, to Scott's Road, only the land to the west of Hawkhead Road is proposed for a change of use to residential, with the land to the east remaining as a local industrial area. Given the divide of the site, across Hawkhead Road, it is not considered that the current proposal would significantly impact upon the existing industrial/business use in the area.

Overall, the loss of the site from the Renfrewshire's industrial land supply is considered acceptable in principle, subject to consideration of the proposal against the relevant Places policies and guidance.

Policy P2 considers housing land supply and advises that planning permission will be granted, in accordance with detailed guidance, providing the site is shown to be effective and

can be delivered to address the identified shortfall. In addition, it should not undermine the spatial strategy of the plan and its design would comply with the criteria for implementing the spatial strategy. In this regard, it is not considered that the proposal would undermine the spatial strategy of the LDP. A detailed design has not yet been submitted, as the application is in principle. However, an appropriate design can be ensured through the submission of an approval of matters specified in condition (AMSC) application. The proposal also satisfies the framework set out within the Council's Housing Land Supply Supplementary Guidance.

Policy P1 and the New Development Supplementary Guidance, Places Development Criteria, set 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. In addition, 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 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.

As the proposal is in principle at this time, density, form, design and scale cannot be considered in detail. However, appropriateness can be determined through the assessment of an AMSC application. With regard to layout, the applicant has provided a masterplan for the site, which identifies the proposed road network, open space provision, SuDS arrangements and planting locations, all of which are considered appropriate for the location.

With regard to the applicant's Transport Assessment and proposed network enhancements, the Director of Community Resources (Roads) has raised no objections to the proposals subject to delivery of the required pedestrian crossings and additional linkages to be provided by the installation of the footbridge across the White Cart and the improvements to surrounding footpath links, commensurate with Policy I1.

Open space provision has been incorporated into the applicant's overall masterplan for the site and includes a riverside park and children's play areas with footpath linkages. These works would be augmented by means of access to the established SINC to the west of the site, by the applicant's proposed bridge link. This bridge would be a component of a package of sustainable measures proposed in the Transport Assessment, to integrate the proposed development with surrounding land uses. In terms of natural heritage and protection of the adjacent SINC (Policy ENV2), the applicant has demonstrated an enhancement of the site from the previous industrial use, with the proposed use seeing an increased area of landscaping and open space provided across the White Cart Water to serve the development. This is considered to enhance the designated site for nature conservation at Jennyswell.

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 applicant has, through the submission of a Drainage Strategy and Flood Risk Assessment (FRA), demonstrated that the buildings and persons occupying the developed site would not be put at risk from flooding. The Director of Community Resources (Design Services) is satisfied that an appropriate condition can be imposed to ensure the development is delivered in accordance with the applicant's supporting documentation.

In terms of contamination, the Director of Community Resources (Environmental Services) is satisfied that conditions could be imposed on any consent given requiring the submission of a site investigation, including remediation measures and a verification report (prior to the commencement of use of the site for residential development and subsequently occupation

of any dwelling) to ensure the site is suitable to accommodate development of the nature proposed.

With regards to potential noise impacts upon the residential development, the applicant has undertaken a noise assessment which has been considered by the Director of Community Resources (Environmental Services) and is considered to be acceptable subject to conditions relating to construction details.

In relation to air quality, an assessment has been undertaken, identifying a number of best practice measures to be implemented on site during earthworks and construction of the development, to the satisfaction of the Director of Community Resources (Environmental Services). A condition has also been requested in relation to the submission of a dust management plan, prior to the commencement of development works on site to protect the amenity of the surrounding area.

As the site was formally covered by a hazardous substances consent, it has been necessary to consult with the Health and Safety Executive on the current proposals, although the operations covered by this consent ceased with the operation of the previous use. As the hazardous substances consent was revoked in 2015, the Health and Safety Executive has confirmed that it does not advise against the current proposals.

In addressing the points raised by the objector above, which have not been assessed previously within the main body of the report, the Director of Community Resources (Environmental Services) has requested the imposition of conditions relating to noise and construction details associated with the AMSC application. Instances of criminal activity and littering are for the consideration of the Police and Community Resource respectively and are not material to the consideration of the current planning application. Having consulted with Scottish Natural Heritage, no objections have been raised in relation to the potential for impact on wildlife as a result of the current proposal. As stated above, the current application is in principle only at this time, as such the exact number of units to be provided on site cannot be confirmed, although supporting documentation confirms that around 500 units can be accommodated. Full details of units and their potential for overlooking shall be assessed upon submission of an application for the approval of matters specified in conditions should consent be granted.

Recommendation and reasons for decision

The proposal has been assessed against the relevant policies in the Development Plan and the relevant material considerations. The above assessment has concluded that while the development does not accord with Development Plan policy, it has been demonstrated that the proposed use can be accommodated at this location, subject to conditions, without significant detrimental impacts. It is also acknowledged that the proposed development will result in the re-use of a vacant site and an enhancement in the visual amenity of the site by creating an attractive landscaped development.

It is therefore recommended that the members be disposed to grant the application subject to the successful conclusion of a Section 75 legal obligation to secure the provision of a financial contribution in mitigation for education impacts directly arising from the development; the provision of pedestrian linkages from the site across the White Cart Water and surrounding areas; and the imposition of appropriate conditions following the conclusion of ongoing consultation with Community Resources and the appropriate additional conditions as detailed below.

Index of Photographs

Site has been visited and photographs archived.

RECOMMENDATION

GRANT subject to a Section 75 Agreement

Other Action

- 1 A Section 75 Agreement requires to be concluded to secure a financial contribution towards education impacts and pedestrian linkages.

Conditions and Reasons

- 1 **Reason for Decision**
The proposal does not 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
- 2 That before any residential or landscaping development commences, an Application for Approval of Matters Specified in Conditions shall be submitted for the written approval of the Planning Authority detailing the following matters;
 - (a) the siting, design and external appearance of all buildings and other structures;
 - (b) the means of vehicular and pedestrian access to the site;
 - (c) the layout of the site, including all roads, footways, and parking areas including surface treatments;
 - (d) the provision and means of pedestrian access to open space, amenity space and play provision (distinguishing where appropriate between private and public spaces);
 - (e) the details of, and timetable for water and soft landscaping of the site, in accordance with Glasgow Airports Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design;
 - (f) the design and location of all boundary walls and fences;
 - (g) the phasing of the development;
 - (h) the provision of drainage works;
 - (i) the disposal of sewage;
 - (j) the submission of a detailed survey showing the location and nature of all trees and hedges within the site, those which are proposed to be removed, and those which are to be retained and how they are to be protected during construction;
 - (k) details of existing and finished ground levels, and finished floor levels, in relation to a fixed datum, preferably ordnance datum;
 - (l) the provision of external space for the storage of three waste stream receptacles for general waste, dry recycling and food waste;
 - (m) details of the acoustic barriers to be provided along the boundary with Lambert Contracts Ltd yard to the north east of the site to ensure that road traffic noise levels do not exceed 55dB in gardens;
 - (n) details of the glazing specification for bedrooms facing onto the railway line to the north of the site; and
 - (o) a remediation method statement (RMS) identifying the proposed methods for implementing all deferred remediation works specified in 11.

Reason: The approval is in principle only and to enable these matters to be considered in detail.

- 3 That all drainage works to be implemented within the application site to accommodate the development, shall be in accordance with the approved Flood Risk Assessment, dated February 2016 and produced by Kaya Consulting Limited and the Drainage Strategy Plan, dated March 2016, produced by Goodson Associates.

Reason: To ensure that drainage for the site is provided in accordance with the approved plans.

- 4 An earthworks, site specific dust management plan (DMP) which incorporates the mitigation measures recommended within the Air Quality Impact Assessment (AQIA) by Ricardo Energy & Environment (ref ED 59078004, Issue No. 2, dated 04/03/2016) shall be submitted to, and approved by, the Planning Authority prior to commencement of any below platform earthworks associated with the development. Any additional site specific measures should be included within the DMP. There is the potential that the site may be developed in a phased manner by various parties, therefore all parties must adhere to the site DMP.

Reason: In the interests of amenity.

- 5 A construction site specific dust management plan (DMP) which incorporates the mitigation measures recommended within the Air Quality Impact Assessment (AQIA) by Ricardo Energy & Environment (ref ED 59078004, Issue No. 2, dated 04/03/2016) shall be submitted to, and approved by, the Planning Authority prior to commencement of any above platform construction of the development. Any additional site specific measures should be included within the DMP. There is the potential that the site may be developed in a phased manner by various parties, therefore all parties must adhere to the site DMP.

Reason: In the interests of amenity.

- 6 That SuDS Basin 1 hereby approved shall be constructed entirely outwith the floodplain, or if sited within the floodplain, the required volume of compensatory storage shall be provided to offset the loss of floodplain storage.

Reason: To ensure that the location for SuDS Basin 1 will not result in an overall loss of floodplain storage and increase the potential for flood risk.

- 7 That no development shall commence on site until written approval has been provided by the Planning Authority of a site investigation report (characterising the nature and extent of any soil, water and gas contamination at the site), prepared in accordance with current authoritative technical guidance.

Reason: To ensure that the site condition has been adequately established.

- 8 That no development shall commence on site until written approval has been provided by the Planning Authority of a remediation method statement (RMS) identifying the proposed methods for implementing all recommendations in relation to the Remediation & Enabling phase of works contained within the site investigation reports. The RMS shall be prepared in accordance with current authoritative technical guidance and shall clearly identify; those remedial works to be undertaken prior to construction as part of a Remediation / Enabling phase of works; and those remedial works to be deferred to other parties and to be completed during the construction phase.

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

- 9 Prior to construction of any unit hereby approved, a Verification Report confirming completion of remedial works specified in the approved remediation / enabling phase of works Remediation Method Statement (Condition 8 above) shall be submitted to the Planning Authority and approved in writing.

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

- 10 Prior to occupation of any residential unit within the relevant phase of development, a Verification Report confirming completion of all deferred remedial works specified in the approved Remediation Method Statement (RMS) (Condition 2 (o)) shall be submitted to the Planning Authority and approved in writing.

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

Fraser Carlin
Head of Planning and Housing

Local Government (Access to Information) Act 1985 - Background Papers
For further information or to inspect any letters of objection and other background papers, please contact David Bryce on extension 7892.

