

Planning Application: Report of Handling

Reference No. 19/0184/PP



Renfrewshire
Council

KEY INFORMATION

Ward (12) :
Erskine and Inchinnan

Applicant:
Persimmon Homes Ltd
180 Findochty Street
Gathamlock
Glasgow
G33 5EP

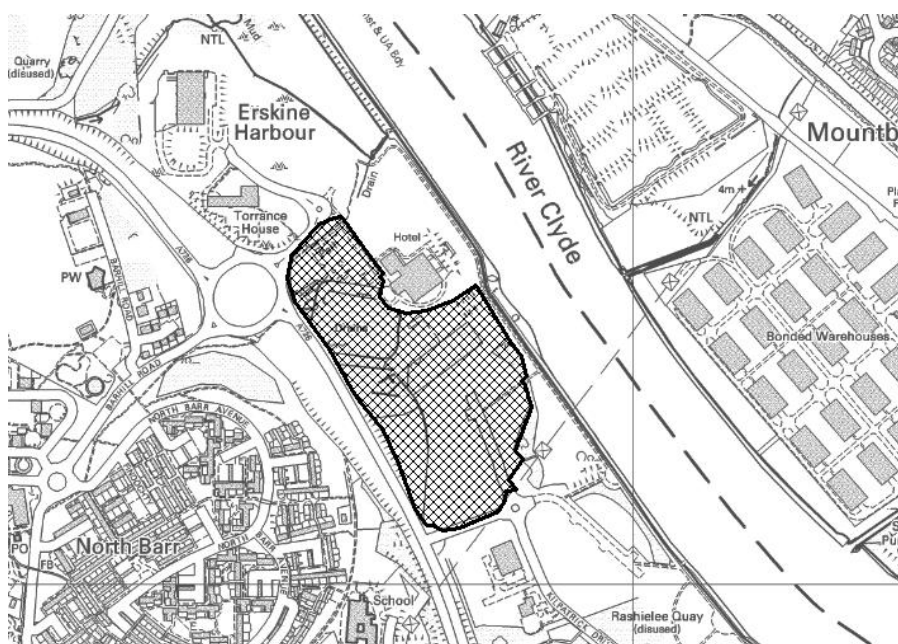
Registered:
22 March 2019

Report by Director of Communities, Housing and Planning Services

PROPOSAL: Erection of residential development comprising 246 houses and flats, with associated infrastructure, open space and landscaping

LOCATION: Erskine Bridge Hotel, Erskine Harbour, Erskine

APPLICATION FOR: Full Planning Permission



RECOMMENDATION

Dispose to Grant

Fraser Carlin
Head of Planning and
Housing

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IDENTIFIED KEY ISSUES

- The proposals accord with Policy E3 – Transition Area of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- The proposal is also in line with Policy P2 – Housing Land Supply in the Proposed Renfrewshire Local Development Plan (2019).
- There have been 28 representation, 25 against and 3 in favour of the proposals.
- There were no objections from statutory consultees.
- The layout of the proposed development is acceptable and would provide range of house sizes and types. Connectivity and good access to open space, services and facilities, including schools, has been set out. On balance the impact on flora, fauna and biodiversity is acceptable
- A financial contribution is required to ensure education requirements associated with the development are delivered.

RENFREWSHIRE COUNCIL

COMMUNITIES, HOUSING AND PLANNING SERVICES
REPORT OF HANDLING FOR APPLICATION 19/0184/PP

APPLICANT:	Persimmon Homes Limited
SITE ADDRESS:	Erskine Bridge Hotel, Erskine Harbour, Erskine
PROPOSAL:	Erection of residential development comprising 146 dwellinghouses and flats, with associated infrastructure, open space and landscaping
APPLICATION FOR:	Full Planning Permission

NUMBER OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED:	<p>28 representations have been received, 25 raised objection while 3 expressed support for the development.</p> <p>The substance of the objections can be summarised as follows:-</p> <p>1.Loss of local green space, green network and space for play and dog walking.</p> <p>Response: It is agreed that open green space will be lost should the development proceed. However, the site has been zoned for development for many years through different iterations of Development Plans.</p> <p>The proposed layout for the residential development includes a range of green/open space elements which will weave through site as well as the surrounding area, these include the creation of a riverside park, three areas of equipped play, a new kick pitch, green buffers around all sides of the site and green fingers which go through the site which will have footpaths connecting to existing paths and open space.</p> <p>All of these green/open space elements will be safe routes/areas which would be passively overlooked as part of the integral design and layout of the site.</p> <p>2. Impact on climate change, loss of floodplain, impact from rising flood level in the Clyde, air quality issues due to development.</p> <p>Response: The impact on climate change is integral to decision making on every development.</p> <p>This site was included in the Renfrewshire Local Development Plan as an area that supports sustainable growth, fitting into the existing built up area rather than building on Green Belt in</p>
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	<p>Renfrewshire.</p> <p>Scottish Planning Policy and the Policies and Guidance set out in the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) state that a layout that supports low carbon design is key to assisting in climate change mitigation.</p> <p>The applicant has submitted an Energy Statement outlining how the layout, orientation of the homes, the construction and materials used in the build as well as the use of low carbon technology in the residential units have been incorporated into the proposed development and together will contribute towards reducing carbon emissions.</p> <p>In relation to flooding and impact on the flood plain, the development layout has evolved over a period of time since the first submission of the application. The layout now has been designed to be outwith the flood plain. Both SEPA and Environment and Infrastructure Services (Flooding/Drainage) have no objections to the proposals. A comprehensive Flood Risk Assessment and Drainage Assessment accompanied the application. This information was subsequently updated following the release of up to date National climate change flooding data and was also subject to a comprehensive analysis by SEPA. The development will not have an adverse impact on flooding and drainage at the site.</p> <p>The Environmental Protection Section has not expressed any concern in relation air quality as a result of the proposed development.</p> <p>3. There appear to be no plans to increase local infrastructure requirements (medical, schooling, public transport, leisure facilities) to take account of this development. It is not certain that local infrastructure could cope.</p> <p>Response: The applicant has undertaken a comprehensive assessment of the educational requirements in relation to the proposed development.</p> <p>The developer will make a financial contribution if there is confirmation that there are educational impacts as a result of the development.</p> <p>The site is in close proximity to service and facilities in Erskine.</p> <p>Provision has also been made in the layout to allow buses to go</p>
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	<p>through the site which will allow the site to be connected to facilities and services.</p> <p>Connectivity via foot/cycle and public transport from the site will ensure adequate access to services and facilities.</p> <p>4. There would be a vast increase in traffic using the local road network, junction capacity issues which is already a cause for concern in relation to congestion and pollution.</p> <p>Response: The site has been designed to ensure that walking, cycling and public transport are integral to the overall layout.</p> <p>The applicant proposes crossings and upgrades to footways connecting to the site to ensure that the site is well connected by pedestrian links to school, community, commercial and recreational facilities.</p> <p>The applicant has aimed to ensure that the connections and linkages are in line with the Getting It Right For Every Child approach which accords with the Proposed Renfrewshire Local Development Plan (2019).</p> <p>The Transport Assessment submitted by the applicant demonstrates that there will be no significant impact on the safe and efficient operation of the local or Trunk Road Network.</p> <p>Environment and Infrastructure Services (Traffic & Transportation) has no objections to the proposals. The site is in both the current Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as a development site. Transport Scotland have never raised any concerns regarding the development of the site.</p> <p>As part of the preparation of the Proposed Renfrewshire Local Development Plan (2019) a Renfrewshire wide transport appraisal was undertaken looking at all developments in the Renfrewshire area. It was concluded that adding the current proposal would not have an significant impact and the development could be accommodated within the existing road network.</p> <p>5. The development will make the junction at Pandamonium worse.</p> <p>Response: The external works proposed by the applicant to the carriageway of the A726 will allow for the reduction in speed of vehicles travelling up and down the distributor road.</p> <p>There is to be a reduction in the speed limit on this road as well</p>
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	<p>as interventions such as the formation of a footway and cycleway alongside the road as well as pedestrian crossings.</p> <p>The layout of the site has also been designed to provide frontage and passive surveillance over this road.</p> <p>The inclusion of crossings across the road will also slow the traffic speeds along this section of the A726.</p> <p>All of these interventions will allow the junction and road layout to work better and safer.</p> <p>6. The proposed density of the housing represents over development of the site.</p> <p>Response: The development density is considered appropriate and fits well with surrounding dwellings and the wider area.</p> <p>The proposed form, layout, design and scale are all commensurate with the character of the surrounding area which is mixed in terms of age, design, materials and size.</p> <p>There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the commercial centre, public transport, public amenities, schools and recreational facilities.</p> <p>7. House should not face onto such a busy main road which would be out of character with the area and pose a safety issue.</p> <p>Response: The development has been planned to incorporate outward facing dwellings especially along the A726 to afford a residential presence on this road in an attempt to slow traffic.</p> <p>Such orientation of dwellings also helps to connect the development with the surrounding area and townscape.</p> <p>8. The homes proposed do not fall within the category of social or low-cost housing both of which are essential for any new build.</p> <p>Response: The applicant has provided information alongside the application which sets out how this development would achieve the requirements of the policy in the Proposed Renfrewshire Local Development Plan (2019) relative to housing mix and house types including bungalows, terraced and flatted properties which will be available at affordable prices.</p>
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9. The proposal would extend development into the existing hotel car park with no alternative provision.

Response: An alternative car park to service the parking requirements for the hotel has been granted planning consent.

10. If the proposed development is granted permission there is potential to adversely affect European Protected Species (EPS) bats, both in the hotel buildings and the wood. There is a badger set present which the Ecological Assessment has failed to identify.

Response: Scottish Natural Heritage (SNH) were consulted on this application regarding potential impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI).

SNH have no objection with regard to impacts. They considered that the effects on these interests would be temporary and would be acceptable subject to precautionary conditions being imposed.

11. There are two Sites of Importance for Nature Conservation (SINCS) within the proposed development which should be considered carefully, due to the potential loss of significant habitats, uncommon species, wide and varied plants, birds, mammals and invertebrates and a significant loss of biodiversity. The site is enjoyed by many local residents for its wildlife value and development here would contravene the Renfrewshire's own Biodiversity Plan and green network proposals.

Response: The development of the site would result in the loss of Erskine Bridge Hotel Old Wood SINC. A detailed consideration in relation to the two SINCS on this site is contained later in this report.

12. Black whiskey mould from bonded warehouses in West Dunbartonshire may compromise aesthetics of the houses built, as well as turn cars and trees black.

Response: This issue was not raised by any of the statutory consultees. The impact is not a material consideration that can be controlled under Planning Legislation.

In relation to the representations in support of the proposals, the following points were raised:

1. Great boost to the local economy, community and businesses.

Response: It is agreed that a range and choice of new homes

	<p>into this area will boost the local area.</p> <p>2.The development will provide much needed homes for Erskine at a good, affordable price.</p> <p>Response: It is agreed that a range and choice of homes across Renfrewshire is required to meet the required need and demand for homes in line with the Clydeplan Housing Need and Demand Assessment as well as the housing targets set out in the Renfrewshire Local Housing Strategy and Renfrewshire Local Development Plan.</p>
CONSULTATIONS:	<p>Erskine Community Council - Object to the proposals. An Ecology Assessment of the site was also submitted as part of the information with Erskine Community Council's consultation reply.</p> <p>Issues raised include lack of social and low-cost housing within the development.</p> <p>Inadequate local infrastructure including medical, schooling, public transport, leisure and shopping facilities.</p> <p>Consider there to be a risk to health and safety with housing so close to the river.</p> <p>Concerned is raised that the application site is an important area of community interest known as a wildlife haven containing flora and fauna of special scientific interest, including badgers and the flower known as Eye Bright.</p> <p>The proposal will result in the loss of significant habitats, uncommon species, wide and varied plants, birds, mammals and invertebrates would be a significant loss of biodiversity.</p> <p>They highlight that the site is designated under Policy ENV2 'Natural Heritage, as an SSSI site, within the Proposed Renfrewshire Local Development Plan and that the site is also designated as a SINC.</p> <p>The Community Council are concerned that there would be risk of whisky black fungus to more properties in proximity to the whisky bonds across the river.</p> <p>Response: Most of the issues raised by Erskine Community Council have been addressed above apart from the concern raised regarding the safety of future residents given the close proximity of the development to the riverside.</p> <p>It is considered, although the proposed residential homes are closer to the River Clyde than other homes in Erskine, it is not uncommon for homes to be located beside the river given developments at Renfrew and others along the stretch of the</p>

	<p>Clyde.</p> <p>It should also be noted that the Ecological Report provided by the Community Council was a valuable and helpful resource used in considering this application.</p> <p>Inchinnan Community Council – Object to the application as any further housing in and around the Erskine area would be detrimental to the community and surrounding communities.</p> <p>In particular the Community Council has concerns with the impact on roads, flooding, environment, school, wildlife, shops and parking.</p> <p>Until existing infrastructure is improved it would be careless to approve any application for housing in this area.</p> <p>Response: The issues raised by Inchinnan Community Council have been addressed above.</p> <p>It shows that both Community Councils are reflecting the concerns raised by others in the communities in and around the Erskine and Inchinnan area.</p> <p>SEPA - No objection subject to no development within the flood plain and a minimum Finished Floor Level (FFL) of 0.5% Annual Exceedance Probability (AEP), plus climate change and freeboard allowance.</p> <p>Response: Noted. The layout has been altered by the applicant through detailed discussion with SEPA to take account of the flood plain restrictions.</p> <p>Scottish Water - No objection.</p> <p>Response: Noted</p> <p>Scottish Natural Heritage - No objection and are satisfied that the Inner Clyde European Special Protection Area (SPA) classified to protect its internationally important over wintering population of redshank would not be adversely affected by the proposal.</p> <p>There is no objection with regard to impacts on the Inner Clyde Site of Special Scientific Interest (SSSI) designated to protect a range of nationally important wintering bird populations and some of the habitat that they use. It is considered that the effects on these interests would be temporary and could be acceptable.</p> <p>Response: Appropriate safeguarding conditions would be applied to any planning permission granted.</p>
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	<p>Glasgow Airport Authority – No objections subject to a condition regarding the type of landscaping. Response: Noted. A condition would be applied.</p> <p>NATS Safeguarding - No objection. Response: Noted.</p> <p>West of Scotland Archaeological Service - No objection subject to a condition requiring the submission of an archaeological watching brief. Response: Noted. An appropriate condition would be applied to any planning permission granted.</p> <p>RSPB Scotland - Object to the proposal primarily on the basis that it is likely to result in significant effect on the Inner Clyde Special Protection Area (SPA). Renfrewshire Council is required to carry out an Appropriate Assessment of the effects of the development on the integrity of the SPA. RSPB state that the information submitted does not enable the Council to conclude beyond reasonable scientific doubt that there will not be an adverse effect on the integrity of the SPA. It has not been demonstrated that the proposed development will not compromise the integrity of the Inner Clyde SSSI and have serious concerns at the loss of Erskine Hotel Wood Old Wood SINC, which is a mature, broad leaved woodland of local biodiversity value. RSPB are concerned that the proposed layout represents a missed opportunity to retain open space along the river front and deliver benefits for wildlife and that further consideration to the layout and access arrangements could also reduce disturbance issues. Response: Scottish Natural Heritage (SNH) were consulted on this application as well as throughout the Development Plan process in the preparation of the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan(2019). SNH were also notified and asked for input into the Erskine Transition Zone Development Brief, the Erskine Town Centre Action Plan, where this site was also included as a development site adjacent to the Town Centre, as well as being asked to comment on the proposals from the Erskine Charrette. This site has been identified in various iterations of the Development Plan as a development site. The main</p>
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	<p>consideration when identifying this site as a development site has been to have significant regard to potential impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI).</p> <p>In the preparation of both the Adopted Renfrewshire Local Development Plan, the Proposed Renfrewshire Local Development Plan, Erskine Transition Zone Development Brief and the Erskine Town Centre Action Plan, each plan was subject to a Strategic Environmental Assessment (SEA) and a Habitats Regulations Appraisal (HRA). All documents and assessment of the site for potential development has had the necessary Appropriate Assessments undertaken and assessed by SNH and in the case of the Adopted Renfrewshire Local Development Plan, this has been independently assessed by the Reporter through the Examination of the Adopted Renfrewshire Local Development Plan.</p> <p>SNH have no objection with regard to impacts on the Inner Clyde Special Protection Area (SPA) and Sites of Special Scientific Interest (SSSI).</p> <p>With regard to the loss of the Erskine Bridge Hotel Old Wood SINC it is considered that the retention of the Old Lane SINC combined with other woodland to the north and managed grassland to the east would ensure that there is a range of alternative habitats for potentially displaced breeding birds.</p> <p>Additionally, the parkland along the frontage to the River Clyde would ensure that there is a green link between the retained SINC and Boden Boo to the north.</p> <p>The Director of Children's Services – It is considered that the development will generate around 20 new pupils St John Bosco. As a minimum an extra classroom would be required. A fuller detailed survey of the school will require to be undertaken to look at the need to provide associated ancillary space.</p> <p>A financial contribution will require to be agreed once this full detailed assessment at the school has been undertaken.</p> <p>Response: If accepted, a Section 75 Agreement would be considered to secure the provision of a financial contribution to mitigate for educational impacts directly arising from the development.</p> <p>Environment and Infrastructure Services (Traffic & Transport) – No objections subject to conditions regarding the connections and off-site works required to ensure the site is enhanced with good connections and linkages to the surrounding areas as well as ensuring that enhancement to the A726 is put in place to provide an attractive and safe environment for existing and new residents.</p>
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	<p>Response: Noted. Conditions will be attached.</p> <p>Environment and Infrastructure Services - (Design Services) - No objection in relation to flooding. Satisfied that the assessments provided by the applicant adequately demonstrate that the proposals will not have an impact on drainage or flooding in and around the site.</p> <p>Sustainable Urban Drainage System require to be integrated in the overall layout and design of the site.</p> <p>Response: Noted. The Sustainable Urban Drainage System requirements would be subject to a condition of any planning consent granted.</p> <p>Environmental Protection Section - Consider that the proposal would result in the introduction of a noise sensitive development to an area effected by noise from a nearby road and nearby hotel.</p> <p>Concern was raised in relation to some of the mitigation measures proposed, essentially in relation to the introduction of non-opening windows in some properties nearest to the hotel.</p> <p>The light from the adjacent hotel may impact on residential properties and therefore it is recommended that the development is not brought into use until the applicant submits a survey to determine the impact of external lighting/flood lighting and any mitigation which may be required.</p> <p>Response: Mitigation measures to ensure that the proposed new residents will not be impacted by the hotel functions, has been confirmed by the developer, which would ensure appropriate noise levels within the new homes.</p> <p>A finalised Noise Impact Assessment demonstrates that the majority of new residential homes would have no impact from the existing hotel. There would be noise exceedance within 4 flats and one dwellinghouse which, although minimal, can still be fully mitigated against by a windows closed scenario with alternative ventilation. Such a mitigation measures are considered acceptable through PAN 11/2011 'Planning and Noise'.</p> <p>With regard to garden noise from, amongst others, road traffic, the exceedances are slightly greater but could be further mitigated with the use of acoustic barriers. In locations adjacent to roadsides a fence on top of a wall combination and increased planting is required.</p> <p>Mitigatory measures are proposed and they would be conditioned as part of any consent.</p>
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	A condition regarding a survey of the impact from external lighting would also be attached.
PRE-APPLICATION COMMENTS:	<p>Extensive pre-application meetings have taken place over a period of 4 years with various parties representing both the applicant and the owner of the Erskine Bridge Hotel regarding potential development of this site.</p> <p>The main issues discussed was the impact of the development in relation to:</p> <ul style="list-style-type: none"> • The impact on the hotel and car parking; • Flooding/Drainage; • Walking/cycling/public transport; • Internal and external road network; • SINC and other natural environment designations as well as biodiversity; • Educational requirements; • Layout/design/play and open space provision; • Range and types of housing.
DESIGN/PLANNING STATEMENT:	<p>It is stated that the design for the site has been developed from a desire to create a development which connects the site and existing residential developments in the local area to the waterfront whilst embracing the design principles of Designing Places and Designing Streets.</p> <p>The statement considers that the existing and proposed landscaping will enhance the development's setting which is in keeping with the environment.</p> <p>Response: The detail of the document is adequate for the purpose of assessing the application. It covers all the relevant policy considerations. Provides a site analysis which outlines how this has influenced the layout and design of this site in line with the opportunities and constraints.</p> <p>It should be noted that the layout has went through several iterations since submission to ensure that all of the design and layout considerations, as outlined by comments received on the application as well as consultation replies, has shaped the final layout.</p>
ACCESS STATEMENT:	<p>The Access Statement outlines that the layout submitted with the application aims to ensure the principles of accessibility and sustainability are integrated into the form and design of the proposals, which caters for differing circumstances and physical abilities and disabilities.</p> <p>Response: The access to and from the site is to be greatly enhanced through detailed discussions throughout the period of consideration of this application.</p>

	<p>The applicant was requested to demonstrate how the submission would be in line with Getting It Right for Every Child approach. It is considered that the access to this site has been enhanced through the layout.</p>
OTHER ASSESSMENTS:-	<p>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.</p> <p>It states that 62 people attended the event and 31 comment cards completed and submitted.</p> <p>The majority of responses received were objecting to the principle and other effects of the proposal including suitability of the road network, capacity in local schools or doctors surgeries, existing wildlife, the proposal will prevent residents from using the riverside path, known flooding problems at the site, no footpath access, lack of housing choice for older residents, more affordable housing and that the development should include community facilities.</p> <p>Response: The content of the report meets the requirements set out in statute for a major development.</p> <p>Energy Statement: This statement outlines that Persimmon Homes support the principle of reducing carbon emissions by reducing energy demand through first approach to the provision of energy efficient housing.</p> <p>This approach will result in a minimum 17% reduction in carbon emissions for the site as a whole when compared to the 15% reduction sought in Policy 17 of the Local Development Plan.</p> <p>Response – Content of the report considered to be acceptable and to demonstrate compliance with appropriate policies.</p> <p>Habitat Regulations Appraisal Screening Report: It is stated that the Inner Clyde Special Protection Area (SPA) qualifies under Article 4.2 of the EC Directive 79/409 on the Conservation of Wild Birds by regularly supporting an internationally important wintering population of redshank.</p> <p>The Inner Clyde Ramsar Site is recognised as a single ecological unit. Almost the entire Inner Clyde Ramsar Site consists of tidal mudflat with a shoreline of unmanaged semi-natural coastal vegetation.</p> <p>The qualifying species identified are wintering species populations as for the Special Protection Area (SPA).</p> <p>The report states that the conservation objectives listed for the qualifying species of the Inner Clyde SPA are to avoid</p>

	<p>deterioration of the habitats of the qualifying species or significant disturbance to the qualifying species, thus ensuring that the integrity of the site is maintained.</p> <p>The Screening Report concludes that the proposed development is located approximately 50m from the Inner Clyde SPA at its nearest point.</p> <p>This development will not result in significant habitat loss off-site or result in significant increases in potential disturbance of redshank compared with the existing baseline for the area.</p> <p>It states that the wintering bird surveys carried out in winter 2017/18 did not record usage of any qualifying species (redshank) of the SPA or adjacent habitats within 150m of the proposed development boundary.</p> <p>The report concludes that the proposed development is unlikely to result in a significant effect upon any Natura 2000 site either alone or in combination.</p> <p>Response: The conclusion of this report is in line with the extensive work already undertaken by Renfrewshire Council in consultation with SNH through the preparation of Local Development Plans wherein this site is identified as being acceptable in principle for development.</p> <p>Preliminary Ecological Appraisal: The report states that the Inner River Clyde Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest is located adjacent to the site and is in the main designated for its winter bird interest.</p> <p>It is stated that the site is not considered to provide habitats typically associated with the species and there is a general lack of significant mudflats in the area around the site that would form core areas for wintering wildfowl, and as such the development is unlikely that there would be significant impact upon the qualifying features of the SPA.</p> <p>The report outlines that overall, the habitats identified within the site boundary are of low ecological value and their loss would not have a significant impact on local nature conservation. The exception being the area of woodland, particularly semi-natural woodland which is included within a local Site of Importance for Nature conservation (SINC).</p> <p>It is stated that no evidence of protected species was recorded during the survey, though the occasional presence of badger and otter cannot be totally discounted, and no potential bat roosts were identified within the site of more than negligible potential.</p> <p>The report accepts that the local bat population may utilise the</p>
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	<p>site as part of a wider foraging resource, and the River Clyde adjacent to the site is likely a commuting and potential foraging corridor.</p> <p>The report recommends that a suitable lighting scheme should be designed for the site that should minimise light spill on to areas that are likely to be important for bats and other wildlife, particularly the River Clyde and woodland edges and that any de-vegetation works should be undertaken outwith the nesting bird season.</p> <p>Response: The detail provided in this assessment was considered through the determination of this application. The statement had been prepared by Cosmopolitan Hotel Ltd following significant discussion with Renfrewshire Council regarding flora, fauna and biodiversity associated with this site.</p> <p>Officers involved in the detailed and lengthy discussions refute the claims on page 1 of this statement that 'It had been agreed with Renfrewshire Council that the Erskine Bridge Hotel Old Wood SINC will be removed as part of the development proposals.' This is not correct, and it has been acknowledged by all parties that this was not the case.</p> <p>The applicant subsequently revisited the SINC evaluation and submitted their own updated assessment on both SINC's taking into account the updated SINC assessment that had been undertaken by Renfrewshire Council in 2016.</p> <p>SINC Assessment (September 2019):– The report states that through the re-assessment of the Hotel Old Wood SINC using updated and historical information it has been shown that even given the presence of additional positive features and better connectivity to other sites, the SINC still does not meet minimum threshold for SINC status under recognised criteria.</p> <p>The report acknowledges that Renfrewshire Council has recorded the presence of common twayblade within the site, and although a common and widespread species within the UK, the species in the context of Renfrewshire is only known at five or less sites and hence the site is considered to have local significance in terms of species rarity.</p> <p>By way of mitigation, it is stated that the applicant is willing to transplant the common twayblade to the Old Lane SINC or another location proposed by the Council.</p> <p>Also noted through recent visits for revaluations of the SINC's was the increased in invasive species in particular in the Hotel Old Wood SINC which had increase to 50% of the shrub layer of the woodland in this SINC, an increase in just three years. The impact of this invasive species is said to be significantly detrimental on the biodiversity of the woodland.</p>
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	<p>Also noted in the report is that there was no confirmed breeding bird species at the time of the recent site visit.</p> <p>The report considers that the retention of the Old Lane SINC combined with the other woodland around the site, the provision of a managed grassland and native planting associated with development along with the riverside parkland will ensure that there is a range of alternative habitats for biodiversity.</p> <p>Response: Although the report has used a particular method for scoring the importance of the site as a SINC, it can only provide an indication of what the author of the report has found on the site and an interpretation of the authors particular conclusions.</p> <p>The report is adequate to provide information on the SINC, the species which are present and an indication as to how these species could be catered for elsewhere.</p> <p>All documents have been considered and assessed by both Statutory Consultee, other consultees, local experts and Renfrewshire Council and this analysis is outlined in detail later in the report.</p> <p>Flood Risk Assessment: The River Clyde at the site is tidally dominated and tidal waters are shown to encroach on the southern section of the site.</p> <p>The layout has been altered to ensure that the site is outwith the flood plain and outwith any potential impact from flooding.</p> <p>Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.</p> <p>Drainage Strategy: The development will be limited to and outwith the 1 in 200-year flood extent and the extent of the development dictated by the flood contours established as part of the Flood Risk Assessment, in line with SEPA guidance and Scottish Planning Policy.</p> <p>Response: The proposals put forward are to the satisfaction of SEPA and Renfrewshire Council's Environment and Infrastructure Services (Design Services) through consultation.</p> <p>Transportation Assessment: The assessment highlights how the development is integrated into existing and planned networks for pedestrians, cyclists and public transport in accordance with Government policy and that there is appropriate access to sustainable transport networks within the vicinity of the site in accordance with local transport strategy aims.</p>
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	<p>The development layout is designed in accordance with the Designing Streets Policy which is intended to enhance the environment for pedestrians and cyclists and mitigate against the private car dominating the development.</p> <p>Response: The provisions proposed, and conclusions submitted are to the satisfaction of Environment and Infrastructure Services (Roads/Traffic) through consultation.</p> <p>Supporting Statement – Affordable Homes: In line with the Proposed Renfrewshire Local Development Plan, the developer considers that the proposal satisfies Policy P3 – Housing Mix and Affordable Housing through the mix of housing types proposed which include meeting the needs of housing for older people and less able residents along with starter homes and smaller units.</p> <p>The development will include bungalows and terraced properties which will be £130,000 or less with assisted schemes such as Help to Buy. 33% of the new homes would be less than the average house prices in North Renfrewshire.</p> <p>Response: The statement provides justification in relation to compliance with Policy P3 - Housing Mix and Affordable Housing of the Proposed Renfrewshire Local Development Plan (2019).</p>
LOCAL DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Development Plan - Adopted Renfrewshire Local Development Plan 2014</u> Policy E3: Transition Areas Policy ENV 2: Natural Heritage Policy P8: Open Spaces Policy I1: Connecting Places Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance 2014</u> Places Development Criteria Infrastructure Development Criteria Trees, Woodland and Forestry Contaminated Land Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy E3: Transition Areas Policy P3: Housing Mix and Affordable Housing Policy P5: Green/Blue Network Policy P6: Open Space Policy ENV 2: Natural Heritage Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments</p> <p><u>Proposed New Development Supplementary Guidance</u></p>

	<p>Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015.</p>
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PLANNING HISTORY	<p>18/0176/NO – Erection of residential development, associated infrastructure and landscaping. Accepted July 2018.</p> <p>18/0270/EO – Request for screening opinion on need for Environmental Impact Assessment for erection of residential development. EIA not required April 2018.</p>
DESCRIPTION	<p>The site is located on the southern side of the River Clyde on the northern edge of Erskine within the grounds and adjacent to the Erskine Bridge Hotel and spa.</p> <p>The existing hotel car park would form part of the application site and an alternative car parking area which has been used previously by the hotel, which is within the grounds of the hotel would be commissioned to accommodate sufficient parking needs for the hotel.</p> <p>The site extends to approximately 7.8 hectares and generally slopes downwards from the western boundary to the east towards the River Clyde.</p> <p>The majority of the site comprises of grassland, trees, some hardstanding and part of the existing hotel car park. There is an overhead electricity pylon that traverses the south eastern corner of the site.</p> <p>Planning permission is sought for a residential development of 246 dwellings and flats incorporating pedestrian and cycling links, amenity space, play facilities and a riverside park as well as vehicular access capable of accommodating buses.</p> <p>Vehicular access to the development would be via the north western arm of the Barholm roundabout and from Kilpatrick Drive to the south. Whilst both roads link to the A726, which borders the site to the west, Kilpatrick Drive provides a direct route to Erskine Town Centre.</p> <p>Although most of the site comprises scrub land, grassland and wooded areas designated within the Adopted Renfrewshire</p>

	<p>Local Development Plan as a Transition Area, there are two local Sites of Importance for Nature conservation (SINCs) the Hotel Old Wood SINC, located on the north west of the site and the Old Lane SINC to the south east of the site.</p> <p>The Erskine Old Lane SINC is located immediately to the east of the application site between the site and the River Clyde walkway and although outwith the application site is within the ownership of the applicant.</p> <p>Adjoining the site to the east is the Inner Clyde Special Protection Area (SPA), Ramsar Site and Site of Special Scientific Interest (SSSI).</p> <p>Barrhill Plantation and Boden Boo SINC are within 1km to the north and Rashielee Strip is about 450m to the south.</p> <p>The site is located 0.95km from Bargarran and St John Bosco Primary Schools and nursery facilities, 1.6km from Park Mains High School and 7.1 km from Trinity High School. Erskine Town Centre is located to the south of the site and connected to it by footways.</p> <p>The development comprises of 1.5 to 2.5 storey houses and 3-4 storey flats.</p> <p>The development would incorporate a Riverfront Amenity Parkland on its eastern edge adjacent to the River Clyde through the creation of paths, planting, maintenance and informal recreational facilities and there would be 3 equipped play areas throughout the site.</p>
ASSESSMENT	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2014) and of the Proposed Renfrewshire Local Development Plan (2019) under Policy E3 - Transition Area.</p> <p>Both policies state that this area can support a mix of uses and development proposals should be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area including adverse effect on the integrity of any Natura 2000 sites.</p> <p>Figure 9 of the Adopted Renfrewshire Local Development Plan and Figure 2 of the Proposed Renfrewshire Local Development Plan indicate appropriate uses to include residential development.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against</p>

	<p>the approved guidance set out and is considered as follows:</p> <p><i>Residential Amenity</i> – the proposal adopts the place qualities that are set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council’s own Residential Design Guidance.</p> <p>The proposal sets out a residential layout which respects privacy, provides a good outlook to all side of the site, with appropriate garden sizes.</p> <p>The layout is considered acceptable in achieving a good level of amenity for each dwelling, ensuring the creation of a safe and pleasing environment.</p> <p>There are extensive areas of open space around the development and linkages from the site create permeability through the development and connectivity to the commercial centre, public transport, public amenities, schools and recreational facilities.</p> <p>Although there is a change in levels between the application site and the adjacent A726 to the west, design, positioning and landscaping has enabled an attractive environment and a street scene to be created.</p> <p>The site benefits from a degree of enclosure provided by wooded boundary treatments to the sides (north, the east and the west) which would be augmented through additional landscaping to be implemented by the applicant.</p> <p>House types are varied in their layout, roof form, orientation and finishing materials.</p> <p><i>Street and Surface Finishes</i> – Traffic calming measures including varying road widths, and changes in road material have been utilised. These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>Road/Cycle/Pedestrians Network and access to Amenity Spaces</i> – Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>Active travel routes would be adequately overlooked in line with the requirement of the Places Development Criteria set out in the Proposed Renfrewshire Local Development Plan Supplementary Guidance.</p> <p>Access to the site for vehicles would be taken as per the existing road network from the A726 via roundabout access slip roads to both the north and south of the site with upgrading to be undertaken as necessary.</p>
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	<p>Sufficient visitor parking would also be provided and adequately distributed throughout the site.</p> <p><i>Design, Plot Configuration and Finishing Materials</i> - At the site entrances, and along the internal access roads, properties adequately address both the pedestrian and road network.</p> <p>In terms of density and form the units proposed vary from bungalows to four storey flats which is acceptable and respects the form of the general surrounding area.</p> <p><i>Boundaries and Open Space</i> - Within the application site itself, it is proposed to create a number of areas of open space and play space.</p> <p>Soft boundary treatments (hedging and shrubbery) are to feature within the development, with fencing locations to create plot definition to be confirmed as a condition of any consent granted.</p> <p><i>Flooding/Drainage</i> - Policy I5 (Adopted and Proposed Renfrewshire Local Development Plans), The applicant has submitted comprehensive Flood Risk Assessments and Drainage Assessments which have been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services).</p> <p>Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.</p> <p><i>Active Travel & Transportation</i> - The proposals are considered to demonstrate an acceptable layout with appropriate access, parking and pedestrian arrangements.</p> <p>Environmental and Infrastructure Services (Roads) is satisfied that the proposal meets the relevant parking, access and traffic requirements and has no objection to the proposal subject to a condition requiring the provision of footpath linkages.</p> <p><i>Environmental Considerations</i> - In terms of the Supplementary Guidance relative to contamination, the Environmental Protection Section has no objection to the proposals.</p> <p>With regard to potential noise associated with the Erskine Bridge Hotel and the A726, a Noise Impact Assessment submitted in support of the application has demonstrated that appropriate measures can be employed to mitigate noise impact to an acceptable level.</p> <p><i>Natural Heritage</i> - Policy ENV2 Natural Heritage of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) sets</p>
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	<p>out that sites require to be protected for their nature conservation and considers that development proposals should not affect their integrity.</p> <p>In this regard, the application site contains one Site of Interest for Nature Conservation, the Erskine Hotel Old Wood SINC located within the north western section of the site adjacent to Erskine Bridge Hotel and within the ownership of the applicant.</p> <p>The Erskine Hotel Old Wood SINC will form part of the developable land.</p> <p>The Old Lane SINC would be retained, protected and enhanced as part of the development through the recreational strategy for the site which includes the creation of a riverside park.</p> <p>In considering the potential loss of the Erskine Hotel Old Wood SINC as part of the proposals, it is considered that the entire Erskine Riverfront site has been zoned for development through a commercial designation through successive Development Plans.</p> <p>It also has to be recognised that the Erskine Bridge Hotel Old Wood SINC has retained its nature conservation designation throughout.</p> <p>Both SINC's were surveyed by Renfrewshire Council in 2016, given the potential for development on this site. Through analysis and review of the SINC's it was recommended that both SINC designations be retained as the sites remain locally important for biodiversity.</p> <p>This continuation of the SINC designation can be seen in the proposal maps for the Proposed Renfrewshire Local Development Plan (2019).</p> <p>This analysis is challenged by the applicant's consultants suggesting that the woodland is of a common type and although contributes to biodiversity in the local context, the effects of development on the wider area would be temporary.</p> <p>The SINC assessment of Renfrewshire Council has also been challenged in relation to the methodology used to undertake the assessment. In particular as the Council does not have a single system to measure and monitor conditions of sites as well as assess and score SINC's.</p> <p>The point raised about the methodology Renfrewshire Council's SINC assessment is considered to be correct, however the analysis by Renfrewshire Council has been undertaken through extensive local knowledge of the site which has been backed up by local expertise and knowledge.</p>
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	<p>It is accepted that through poor maintenance, this site has become overgrown, inaccessible and 50% of the site has a significant invasive species issue.</p> <p>The recent survey carried out on behalf of the applicant also seen a reduction in breeding birds.</p> <p>Should it be accepted that the Erskine Bridge Hotel Old Wood SINC be removed through the development of the site there requires to be significant compensatory measures put forward by the applicant to enhance the local biodiversity, flora and fauna in the surrounding area.</p> <p>In addition, public access to the remaining sites require to be improved through better and safer pedestrian linkages made possible through the application proposal, benefiting both the existing and future community.</p> <p>It is considered that the proposal does not fully comply with the aims of Policy ENV2 and associated Supplementary Guidance, however on balance, should the applicant significantly compensate for the loss of the Erskine Bridge Hotel Old Wood SINC through translocation of species and significant compensatory planting, then this is considered acceptable.</p> <p><i>Open Space</i> - Policy P8 Open Space of the Adopted Renfrewshire Local Development Plan and P6 Open Space of the Proposed Renfrewshire Local Development Plan states that the Council will support the protection of open space, recreational provision and amenity space from development unless it can be demonstrated that its loss, or replacement with alternative provision in a sustainable and accessible location is acceptable and in accordance with the criteria set out in the New Development Supplementary Guidance.</p> <p>The application proposal would incorporate a Riverfront Amenity Parkland on the eastern edge of the site adjacent to the River Clyde which together with improved planting and maintenance and a network of paths through the area would ensure improved accessibility and the relationship created by the proposed housing would introduce an element of surveillance which would improve the perception of safety on the River Walkway. The proposal also incorporates three equip play areas and green fingers of open space that spread throughout the site.</p> <p>The proposal complies with Policy P8 of the Adopted Renfrewshire Local Development Plan.</p> <p>The proposal would be in line with both the Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan.</p>
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	<p><u>Proposed Local Development Plan 2019</u></p> <p><i>Housing Requirements</i> - Policy P3 Housing Mix and Affordable Housing and the associated Supplementary Guidance states that development proposals which provide a mix of housing types and tenures to meet the current and future housing needs and support sustainable mixed communities will be supported.</p> <p>It considers that proposals should demonstrate how they meet local housing need and demand including housing for older people and less able residents, along with the delivery of starter homes and smaller units.</p> <p>This site forms part of the housing land supply for Renfrewshire and is required to meet housing need and demand in the short to medium term for Renfrewshire.</p> <p>In a detailed analysis and assessment of the type and tenure of homes required for the Renfrewshire Local Housing Strategy, North Renfrewshire (Erskine and Bishopton) was seen as an area where people needed starter homes for those trying to get onto the property ladder.</p> <p>What has been proposed by the applicant is starter homes, family homes and homes for an aging population, which is in line with both the Renfrewshire Local Housing Strategy outcomes and the required housing mix as set out in the Proposed Renfrewshire Local Development Plan.</p> <p>In line with Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan, affordable housing provision can be across a range of tenures including low cost housing without subsidy. 33% of the site is therefore considered to be within this definition. This is therefore more than the provision set out in the Development Plan which states up to 25% of the site should consist of an affordable product.</p> <p>Statements from the developer set out how this development would achieve the requirements of Policy P3 - Housing Mix and Affordable Housing with a mix of housing types including bungalows, terraced and flatted properties which will be available at affordable prices when compared to the average house price in North Renfrewshire (Erskine/Bishopton Area). The developer sets out figures and statistics to demonstrate the 33% affordable homes that would be delivered on the site.</p> <p>In assessing the applicant's approach to delivering affordable homes, this is an option that is supported by both Scottish Planning Policy and the Proposed Renfrewshire Local Development Plan Policy P3 – Housing Mix and Affordable Housing.</p> <p>It is noted that objections from the community including Erskine</p>
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	<p>Community Council have raised the point that the applicant has not included social rented homes.</p> <p>It is considered although there is waiting list for Bridgewater Housing Association homes both the Housing Association with assistance from Renfrewshire Council is considering alternative sites for a new supply of affordable homes that will be supported by Scottish Government Strategic Housing Investment Programme finances.</p> <p>In this case, the developer is financing all of the private and affordable provision on site.</p> <p>The proposal complies with Policy P3 of the Proposed Renfrewshire Local Development Plan (2019).</p> <p>Policy I4 'Renewable and Low Carbon Developments' and the associated Supplementary Guidance requires all major proposals to consider the feasibility of meeting the development's heat and demand through a district heating network or other low carbon alternatives.</p> <p>There are no district heating networks which could be utilised as part of the proposal or opportunities to provide for heat demand through the creation of such a facility. The applicant did investigate this as part of the development proposal.</p> <p>The statement submitted in support of the application has confirmed that all new dwellings would have solar panels resulting in an overall reduction of 128 tonnes of carbon dioxide annually through the proposed fabric first approach to construction.</p> <p>This equates to a 17% of reduction in carbon emissions for the site as a whole.</p> <p><i>Developer Contribution/Education Requirements</i> – Throughout the pre-application and planning application process there has been ongoing discussion between Renfrewshire Council and the developer regarding the education requirements linked to this development. Through the passage of time, these requirements have changed with changes to school rolls, consideration of the Early Years Programme, etc.</p> <p>The developer undertook a comprehensive analysis of the catchment area for schools associated with this development. This analysis has been considered by Renfrewshire Council's Children Services. There was a realisation that the Council also required to undertake some analysis, particular after the impact of the COVID19 Pandemic and school rolls for the new school year.</p> <p>The developer has confirmed that they are willing to pay a</p>
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	<p>contribution to ensure education requirements are in place and will continue to work with the Council to ensure that these adequately reflect the potential number of school children expected to be generated by this development.</p> <p><u>Conclusion</u></p> <p>In summary, it is considered that the proposal would be in a sustainable location within an area allocated for development in the Adopted and Proposed Renfrewshire Local Development Plan. It would deliver a well-designed housing site within an attractive setting close to recreational and other amenities.</p> <p>It is therefore recommended that members dispose to grant the application subject to the successful conclusion of a Section 75 Legal Obligation to secure the provision of a financial contribution to mitigate potential educational impact directly arising from the development.</p>
RECOMMENDATION	Dispose to Grant subject to a Section 75 Agreement.

Reason for Decision

A Section 75 Agreement requires to be concluded to secure financial contributions or delivery mechanisms in relation to education provision requirements.

Conditions

- 1 Prior to the commencement of any construction works on site, the developer shall submit 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 remediation works are recommended therein
 - b) a Remediation Strategy and Implementation Plan identifying the proposed methods for implementing all remedial recommendations contained within the site investigation report, all prepared in accordance with current authoritative guidance.

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

- 2 Prior to occupation of any unit, the developer shall submit for the written approval of the Planning Authority:-
 - a) a Verification Report confirming completion of the works specified within the approved Remediation Strategy and Implementation Plan; or
 - b) where remediation works are not required but soils are to be imported to site, a Verification Report confirming imported materials are suitable for use.

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

- 3 That prior to the commencement of any development works within 150m of the SSSI boundary and in consultation with a suitably qualified ornithologist, details of proposals to ensure that disturbance to the wintering bird population during construction can be discounted shall be submitted for the written approval of the Planning Authority in consultation with SNH. Such proposals should include as a minimum standard visual screening such that the site operatives are not visible to birds feeding within the SSSI and measures for acoustic screening adequate to ensure that noise levels experienced by birds utilising the SSSI during construction (e.g. from any piling etc.) do not exceed those to which they are currently habituated.

Reason: To protect the population of wintering birds and to prevent their displacement.

- 4 That prior to the occupation of any dwelling hereby approved, the developer shall ensure the installation of signage highlighting the national importance of the adjacent intertidal habitat to migratory birds and therefore requesting that dog walkers in the area keep their dogs on the lead during the wintering months of September to March inclusive, to the satisfaction of the Planning Authority.

Reason: To ensure the appropriate protection of 'over wintering' birds.

- 5 That the development shall be implemented in accordance with the mitigation measures outlined in the REC Noise Impact Assessment Erskine Bridge Hotel, dated 20th September 2019, Ref AC 107560IRZ, prior to the occupation of any of the houses hereby approved.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

- 6 That before development starts, full details of the design and location of the acoustic fences required under condition 6 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 14 to 18; 19,20 and 23; 60; and 122 to 125 inclusive.

Reason: In the interests of residential amenity and to mitigate internal noise levels at night from external sources.

- 7 That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing 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;

Details must comply with Advice Note 3 'Potential Bird hazards from Amenity Landscaping & Building Design' (available at

www.aoa.org.uk/publications/safeguarding.asp).

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

- 8 That prior to occupation of the last twenty 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 8 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.

- 9 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.

- 10 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.

- 11 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 10 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 12 That the drainage arrangements including SUDS shall be implemented in accordance with the details contained within the Flood Risk Assessment by AECOM dated March 2019 and the Drainage Strategy Report by AECOM dated February 2018 and illustrated in the following drawings; PWEB-PDL-01(A);PWEB-PDL-02(A);PWEB-PDL-03(A);PWEB-PDL-04(A);PWEB-PDL-05(A);PWEB-EW-01(A) & PWEB-EW-02(A) and shall comply with the Councils approved guidance on Drainage Impact Assessments. The drainage arrangements shall be formed and be fully operational prior to the occupation of the dwellinghouses hereby approved.

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

- 13 That prior to the commencement of development, full details of a soft and water landscaping scheme which must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:

- Any Earth Works

- Grassed Areas
- Details of any water features
- The species, number and spacing if trees and shrubs
- Drainage details including SUDs which shall comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDs).

No subsequent alterations to the approved landscaping or SUDS scheme shall take place unless submitted to and approved in writing by Renfrewshire Council as 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.

- 14 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.

- 15 That before development commences, the developer is required to undertake a survey to determine the impact of external lighting/floodlighting from the existing Erskine Bridge Hotel grounds and car parks. The survey should use the principles set out in British Standard BS EN 12193:2007 Light and Lighting – Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted to and approved by the Planning Authority and shall include details of:
- A description of the lighting units including height, type, shape and luminous flux;
 - The luminance levels, both horizontal and vertical, on the illuminated share of the site to demonstrate that obtrusive light and glare does not adversely affect residential properties;
 - The direction and aiming angle of each light/floodlight and the upward waste light ratio for each light;
 - The Environmental Zone, as defined in the Institution of Lighting Engineers Publication – Guidance Notes for the Reduction of Obtrusive Light, within which the site falls.

It is recommended that where mitigation is required to prevent loss of amenity for the proposed development arising from the lighting, this is fully implemented prior to any of the proposed residential properties being occupied, unless otherwise agreed by the Planning Authority.

Reason: In the interests of residential amenity.

- 16 That before development commences, the developer is required to submit a scheme which details the methodology and aftercare of the translocation of the common twayblade from the Old Hotel Wood SINC to the Old Lane SINC in

accordance with the SINC Assessment (September 2019, by IKM Consulting). In addition to the above, and prior to the commencement of development, the developer shall submit a statement, for the written approval of the Planning Authority, to detail the compensatory planting that is proposed and will be implemented at the Old Hotel Wood SINC. A timetable for the translocation of the common twayblade and the compensatory planting the Old Lane SINC will also require to be submitted by the developer and thereafter implemented in line with the approved details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage.

- 17 That prior to the commencement of development on site full details of the signalised pedestrian and cycle crossings on the A726 shall be submitted for the written approval of the Planning Authority. The details thereafter agreed shall be fully implemented on site in the approved manner prior to the occupation of any residential unit hereby approved.

Reason: In the interests of pedestrian and traffic safety.

Fraser Carlin
Head of Planning and Housing

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