



Report by Chief Planning Officer
Planning and Climate Change Policy Board: 27 August 2024

Reference No	24/0183/PP
Application Type	Planning Permission
Proposal	Application under section 42 to vary condition 3 (type of materials to be processed) of planning permission 21/1523/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.
Location	6 Newmains Avenue, Inchinnan, Renfrew
Ward	12 - Erskine and Inchinnan
Community Council	Inchinnan Community Council
Applicant	WRC Recycling Ltd
Recommendation	Grant subject to conditions
All plans, reports, documents and representations relating to this application can be viewed in full online at https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S9X28YMWFY000	

The report is presented to the Planning and Climate Change Policy Board in line with the Council's Scheme of Delegation. While the application would normally fall within the scheme of delegation to be determined by officers, the scheme of delegation allows for officers to refer applications to the board, subject to agreement with the Convenor. The application has been referred in this instance to allow the application to be fully considered given the site history and the potential environmental matters associated with waste management facilities.

Proposal

This application seeks permission under Section 42 of The Town and Country Planning (Scotland) Act 1997 (as amended) to vary condition 3 of planning permission 21/1523/PP which relates to waste management operations at the WRC facility on Newmains Avenue, Inchinnan.

Planning permission 21/1523/PP granted consent for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.

Condition 3 of this permission sets out the types of materials that can be processed at the site, and is worded as follows.

That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

The applicants have advised that they are proposing to process Waste Upholstered Domestic Seating (WUDS) at the facility. WUDS are essentially bulky household items such as sofas and armchairs. While the materials associated with these items e.g. textiles, timber, metals etc are referred to in condition 3 as being permitted at the site, condition 3 specifically precludes household waste. WUDS would be considered as a bulky household waste.

On this basis it is proposed to vary the wording of condition 3 to introduce reference to WUDS as per the proposed wording below.

That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household (except for Waste Upholstered Domestic Seating (WUDS)) or putrescible waste shall be received, handled, or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

It is not proposed to change the maximum tonnage allowance of 75,000 tonnes (this allowance was originally approved under application 20/0631/PP), and the applicants advise that the handling of WUDS at the site would not breach this limitation. The applicants state that the additional vehicle movements associated with the WUDS would be approx. one extra roll-on roll-off vehicle per day.

Site Description

The WRC building is located in the north west corner of the Inchinnan Business Park. It is bound by Newmains Avenue to the south with industrial buildings beyond, Barnsford Road to the west with agricultural land beyond, The Bible Centre and an industrial building to the north, and an industrial building to the east with a vacant plot beyond.

The facility comprises of a large warehouse positioned centrally within the site, with the recycling shed granted permission under application 20/0631/PP positioned along the northern boundary, and a two storey office block and associated parking located along the western boundary.

Pre-Application Consultation with Officers

The Scottish Government strongly encourages constructive pre-application discussions between prospective applicants and the planning authority. Pre-application discussions seek to identify key planning considerations at an early stage and help inform what supporting information is required to support a subsequent application.

No pre-application discussions have taken place.

Negotiated Improvements

Following submission, the following changes have been negotiated between officers and the applicant:

No changes have been negotiated.

Site History (if applicable, site history will be listed here)

Application No: 21/1523/PP
Description: Section 42 application to delete Condition 12 and vary Condition 2 of planning permission 20/0631/PP for the erection of a recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.
Decision: Grant subject to conditions

Application No: 22/0434/PP

Description: Installation of solar panels on roof of building
Decision: Grant

Application No: 20/0365/NO
Description: Erection of recycling shed, and increase in facility volume to 75,000 tonnes per annum
Decision: Accepted;

Application No: 20/0631/PP
Description: Erection of recycling shed and increase in throughput of recycling material from 22,575 tonnes to a maximum of 75,000 tonnes.
Decision: Grant subject to conditions

Application No: 18/0117/PP
Description: Variation to condition 4 (enclosure and operation of storage bays) of planning permission 16/0832/PP.
Decision: Grant subject to conditions

Application No: 16/0728/PP
Description: Formation of vehicle wash area, external yard, erection of covered storage area, storage bays, concrete walling and pump house
Decision: Withdrawn

Application No: 16/0914/PP
Description: Erection of water storage tank, pump house and valve housing.
Decision: Grant subject to conditions

Application No: 16/0832/PP
Description: Formation of vehicle wash area, formation of yard, erection of covered external storage areas and erection of concrete walling.
Decision: Grant subject to conditions

Application No: 15/0294/PP
Description: Re-cladding of building
Decision: Grant

Application No: 15/0339/PP
Description: Temporary siting of weighbridge and portable office building
Decision: Grant subject to conditions

Application No: 15/0703/PP
Description: Installation of solar panels on roof of building.
Decision: Grant subject to conditions

Application No: 15/0534/PP
Description: Erection of boundary wall and fencing, and formation of hardstanding
Decision: Refused

Application No: 15/0537/PP
Description: Engineering operations comprising the reinstatement of land to former ground level
Decision: Grant subject to conditions

Application No: 15/0753/PP
Description: External alterations to front elevation and formation of ramped loading bay.
Decision: Grant

Application No: 14/0328/PP
Description: Use of premises as waste reprocessing and recycling facility.
Decision: Grant subject to conditions

Consultations

S.E.P.A - Falls below threshold for which to provide specific advice.

Environment, Housing & Infrastructure (Env. Protection) - Confirmed that they have no comment in relation to the proposal.

Chief Executive's Service (Roads Development) - No detrimental impact on local road network. Confirmation sought over active travel links and targets set out within the Travel Plan for the facility.

Glasgow Airport Safeguarding - No objection.

NATS - No objection.

Scottish Water – No objection.

Policy Context

In making any determination under the Planning Acts, regard is to be had to the development plan unless material considerations indicate otherwise. In this instance the Development Plan consists of National Planning Framework 4 (NPF4) and the Renfrewshire Local Development Plan (2021) (LDP).

The following provisions of the Development Plan are considered relevant to the determination of this application:

National Planning Framework 4

Policy 1 – Tackling the climate and nature crisis
Policy 2 - Climate mitigation and adaptation
Policy 12 - Zero waste
Policy 13 - Sustainable transport
Policy 26 - Business and industry

Full details relating to the policies of the NPF4 can be found [online](#).

Renfrewshire Local Development Plan

Policy E1 - Renfrewshire's Economic Investment Locations
Policy ENV2 - Natural Heritage
Policy ENV4 - The Water Environment
Policy ENV5 - Air Quality
Policy I1 - Connecting Places
Policy I5 - Waste Management

Full details relating to the policies of the LDP can be found [online](#).

Other relevant policies and guidance

Scotland's Zero Waste Plan

Submitted Reports and Assessments

No reports or assessments were submitted in support of the application.

Scottish Ministers Direction

In determining a planning application, the Council is required to provide details of any Direction made by Scottish Ministers under Regulation 30 (Directions requiring consultation), Regulation 31 (Directions requiring information), Regulation 32 (Directions restricting the grant of planning permission) and Regulation 33 (Directions requiring consideration of condition) of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, or under Regulation 50 (that development is EIA development) of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

None.

Planning Assessment

This application has been submitted under Section 42 of the Town and Country Planning (Scotland) Act 1997. In this respect, the Council may only take into consideration the acceptability of any existing and proposed conditions. However, in some cases this does not preclude the consideration of the overall effect of granting a new planning permission primarily where the previous permission has lapsed or is incapable of being implemented.

In this instance it should also be noted that the proposal must also be assessed against National Planning Framework 4 (NPF4) which is now adopted but did not form part of the development plan at the time the previous application 21/1523/PP was assessed.

WRC is an established recycling facility that processes a range of materials in accordance with the relevant planning conditions. In land use terms its location is consistent in principle with policies 26 of NPF4 and E1 of the LDP which provide support for a wide range of employment generating uses.

Policy 15 of the LDP and 12 of NPF4 seek to promote and facilitate development that is consistent with the waste hierarchy and would support delivery of the zero waste plan.

WRC is licensed for waste management processes by SEPA. The proposal to process WUDS would further diversify the waste streams that are recycled at the facility in accordance with the waste hierarchy and the zero waste plan.

WUDS are classed as absolute non-hazardous bulky waste (EWC Code: 20 03 07). It is noted that some of the materials associated with WUDS such as timber, textiles and metals are already permitted to be processed at the facility. WUDS that arrive at the site would be dismantled and separated into these individual components for further processing either at WRC or an alternative location. Previous conditions which require all sorting and processing of materials to be undertaken within a building envelope shall be retained.

The Environmental Protection Team have confirmed that they have no comment in relation to the proposal. SEPA have advised that the application falls below their threshold for providing specific advice. It is noted that environmental matters at the site are regulated by SEPA via the waste management licence.

On the basis that the WUDS waste stream is non hazardous, most of the component items are already permitted to be recycled at the premises within a building envelope, handling and processing of the waste will be undertaken within a building, and there have been no objections from the Environmental Protection Team or SEPA, it is considered that the

processing of WUDS at the site will not have a detrimental impact on the amenity of surrounding land uses or the environment.

There are no significant built heritage or natural environment impacts associated with the development, and there will be no adverse effect on the integrity of any European sites.

In view of the above, it is considered that the development complies with Policies ENV2, ENV4 and ENV5 of the LDP as there are no significant impacts anticipated with regard to the natural environment, water environment, and air quality.

It is also considered that the facility will be able to co-exist with existing neighbouring uses and is compatible with the core role and function of Inchinnan Business Park. The development is therefore also compliant with policies 26 of NPF4 and E1 of the LDP.

The Roads Development Officer has advised that the additional trips associated with processing the WUDS will not have a significant detrimental impact on the local road network.

The applicant advises that the processing of the WUDS will also fall within the 75,000 tonnage allowance for the site as specified in the relevant planning condition.

Accessibility to the site would be enhanced through two conditions attached to the previous planning permission, namely through provision of an additional active travel link and production of a Travel Plan. These conditions will be retained.

In view of the above, it is considered that the development complies with policies 13 of NPF4 and I1 of the LDP.

NPF4 requires emissions associated with transportation and processing to be minimised. It is noted that WRC have installed solar panels on the roof of the building in accordance with planning permissions 15/0703/PP and 22/0434/PP. These will contribute to reducing emissions associated with the processing of waste through the generation of electricity at the site through solar power.

Adequate buffer zones between the site and neighbouring premises are provided. A previous condition requiring the installation and maintenance of an acoustic barrier will be retained with a timescale for its delivery.

Additional landscaping along the frontage of the site was sought through a condition attached to the previous planning permission. This comprised of hedge, tree, and shrub planting. It is noted that hedge planting has been undertaken along the front boundary fence, and that Glasgow Airport Safeguarding have not raised any concern with the hedge. It is considered that the landscape scheme comprising of the hedge, tree and shrub planting should be completed in full and an appropriate condition is attached to control this matter.

There is a requirement within Policy 12 of NPF4 to provide a restoration and aftercare scheme (including appropriate financial mechanisms) to ensure the site is restored to a standard that is acceptable to the Council. This could include removal of all waste materials, plant, machinery, and vehicles from the site for example. Conditions can be applied which require such a scheme to be agreed with the Council.

It is noted that waste operators have similar restoration and aftercare agreements in place with SEPA as part of the waste management licence. However, SEPA's remit in respect of restoration and aftercare would be to remedy any damage to the environment and to ensure sites are not actively polluting the environment. While this remit is acknowledged, it does not

extend as far as the Council's remit which would also include site restoration to safeguard visual amenity. It is therefore considered that an appropriate condition should be imposed to control this matter.

The proposed variation to condition 3 will bring environmental benefits by allowing an established recycling facility to process additional waste in a manner that does not have a detrimental impact on the environment or amenity of neighbouring properties subject to the imposition of conditions on the operation of the facility. It is considered that the variation complies with policies 15 of the LDP and 12 of NPF4.

Finally, the development is consistent with policies 1 and 2 of NPF4 as it contributes to provision of a circular economy whereby WUDS are recycled as opposed to being disposed of.

The conditions attached to the previous planning permission 21/1523/PP should also be reviewed and reapplied to the grant of any new planning permission where required.

Condition 1 will be retained.

Condition 2 requires the applicant to submit a monitoring statement, that measures are put in place to ensure that waste is stored safely and that if complaints are received in relation to non-compliance that these are dealt with appropriately. The applicant is required to submit quarterly returns on the waste processed at the site to SEPA and these are publicly available for the Council to inspect. Furthermore, it is recognised that arrangements can be made for the Council to undertake a site inspection should it be required.

On balance it is therefore considered that the condition should be updated as some of the requirements previously stipulated can be removed given that they are already regulated by SEPA. However, it is considered that a monitoring regime will still be required to be maintained by the applicant to ensure that waste storage is effectively managed and that a procedure is in place in the event of a complaint. This should continue to be controlled.

Condition 3 will be varied as per the above assessment.

Condition 4 will be retained.

The applicant has advised that the acoustic barrier required under condition 5 has not been installed as the noise associated with the facility does not exceed the limitations set out in condition 4. The Environmental Protection Team have advised that condition 4 specifically relates to steady state noise from fixed plant and machinery. The acoustic barrier required under condition 5 however would relate to all sources of noise including variable sources such as vehicle manoeuvring, loading, and unloading etc.

The applicant submitted a noise report which sought to demonstrate that noise from the facility was at an acceptable level. However, the Environmental Protection Team have advised that the report relates to exposure to noise for the workforce at the facility and not sensitive receptors outwith the facility. The requirement for the acoustic barrier under condition 5 is therefore retained with a defined time period for its delivery.

Condition 6 will be updated to reflect the Bird Hazard Management Plan (BHMP) which has been approved by Glasgow Airport Safeguarding. The BHMP shall remain in force for the life of the development and shall not be altered without the prior written consent of the Planning Authority in consultation with Glasgow Airport Safeguarding.

Condition 7 shall be amended to provide a timescale for the delivery of the footpath link and crossing point to ensure the site's connectivity is improved and its delivery can be controlled.

Condition 8 relates to the requirement for a landscape scheme to be implemented along the front boundary of the site. It is noted that the landscape scheme outlined in drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' has been partially completed. While this drawing specified tree, hedge and shrub planting, only hedge planting has been completed to date. Condition 8 shall be amended to seek a timetable for the completion of the landscaping scheme in full.

The applicant has advised that the Travel Plan has been implemented and that more employees are travelling to work by cycling or car sharing. Condition 9 will be retained.

Condition 10 will be retained.

The applicant has advised that no additional lighting has been installed as part of the project. However, it is considered that condition 11 should be retained to ensure that if any floodlighting were to be installed there would be a requirement to agree the specification with the Council.

NPF4 policy 12 requires a restoration and aftercare scheme (including appropriate financial mechanisms) to be provided and agreed to ensure the site is restored. Conditions 12, 13 and 14 have been attached to ensure this requirement is met.

Section 75 Obligations

The Council is required to provide a summary of the terms of any planning obligation which is required to be entered into under Section 75 of the Town and Country Planning (Scotland) Act in relation to the grant of permission for the proposed development:

None.

Conclusion

In view of the above, it is considered that the proposal would accord with the relevant provisions of the Development Plan. There are no other material considerations. Planning permission should therefore be granted subject to conditions.

Recommendation

Grant subject to conditions

Reason(s) for Recommendation

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

Condition(s)

1. That all activities associated with the sorting and processing of waste materials shall be undertaken entirely within a building envelope. Processed materials awaiting uplift shall also be stored within a building envelope. Waste materials awaiting processing shall be stored entirely within a building envelope or in areas of the external yard that are behind the rear elevation of the main building fronting Newmains Avenue.

Reason: To ensure that materials are stored appropriately in the interests of visual amenity.

2. That within 3 months of the date of this consent, the developer shall submit a monitoring statement for the written approval of the Planning Authority. The monitoring statement shall set out the measures to be undertaken on site in the interests of safeguarding the visual amenity of the area, and shall include details of the following elements:
 - Daily inspection regime of the site to ensure waste materials are being stored in an appropriate manner. Monitoring should be logged and exceptions and solutions detailed.
 - Protocol for addressing individual complaints regarding storage of waste materials not in compliance with the approved monitoring statement, and to take all necessary steps to remedy any noncompliance.

The measures specified within the approved monitoring statement shall thereafter be implemented on site for a period of five years at which point the monitoring statement will be reviewed.

Reason: To ensure waste materials are stored in an appropriate manner and that monitoring of the site is undertaken in the interests of visual amenity.

3. That the materials to be processed at the facility shall be restricted to plastics, paper, metal, textiles, and timber and that the total volume of materials handled at the facility shall not exceed 75,000 tonnes per annum irrespective of the combination of plastics, paper, metal, textiles and timber. For the avoidance of doubt no household (except for Waste Upholstered Domestic Seating (WUDS)) or putrescible waste shall be received, handled or processed on the site in any way.

Reason: In the interests of amenity and traffic safety, to define the consent, and to ensure that the operation of the facility remains consistent with the supporting information.

4. The design, installation and operation of any plant, machinery or equipment at the site shall be such that noise associated with the recycling facility shall not exceed Noise Rating Curve NR25 between the hours of 2300 and 0700 and NR35 at all other times when measured within any dwelling in the vicinity of the development.

Reason: To ensure noise from the site is restricted in the interests of residential amenity and to protect sensitive receptors.

5. That within 3 months of the date of this consent, a specification detailing the location, design and finish of the acoustic barrier as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' shall be submitted for the written approval of the Planning Authority. The specification shall also include measures to protect the existing hedgerow and trees within the vicinity of the acoustic barrier, and shall detail compensatory re-planting should any hedgerow or trees be removed to accommodate the acoustic barrier, a timetable for the installation of the acoustic barrier and a maintenance schedule for the acoustic barrier.

The acoustic barrier thereafter approved shall be implemented in accordance with the approved timetable, and shall be maintained thereafter in accordance with the maintenance schedule for the duration that the recycling shed is in use.

Reason: To ensure that noise impact from the recycling shed is mitigated in the interests of residential amenity and to protect sensitive receptors.

6. The approved Bird Hazard Management Plan for the Covered Storage Area and other Site Buildings at WRC Recycling version 3 dated October 2023 shall be implemented as approved on completion of the recycling shed and shall remain in force for the life of the development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport.

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

7. That within 3 months of the date of this consent, the developer shall submit a specification detailing the design, location, materials, and surface finish of the footpath link and crossing point as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works'. The specification shall also include a timetable for the installation of the footpath link and crossing point. The footpath link and crossing point shall thereafter be implemented in accordance with the approved timetable to the satisfaction of the Planning Authority.

Reason: To ensure the site is connected to the pedestrian, cycle and public transport network in the interests of accessibility and promoting journeys by sustainable means.

8. That within 3 months of the date of this consent, the developer shall submit for the written approval of the Planning Authority a timetable for the completion of the landscaping scheme as outlined in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works', and a maintenance plan for the landscaping scheme. The landscaping scheme shall thereafter be completed in accordance with the approved timetable and maintained thereafter for the life of the development in accordance with the maintenance plan. For the avoidance of doubt this shall include provision for the replacement of any tree, hedge or shrub plants that die, become diseased, damaged or uprooted within a period of five years following completion of the landscape scheme with tree, hedge or shrub plants of a similar species and of a height that is commensurate with the overall height of the landscape scheme at the time when the plant is replaced.

Reason: To ensure the landscape scheme is implemented in full in the interests of visual amenity.

9. That the approved Travel Plan by Systra (ref: GB01T17F74.SCTLSD56) shall be adhered to at the facility in accordance with the active travel plan actions detailed in section 6 of the plan. This includes annual monitoring and reporting as specified in the plan. Provision shall also be made for the delineation of the additional parking spaces as generally illustrated in approved drawing 1849-PL-02 f titled 'Proposed Block Plan / Future Works' should the Travel Plan indicate that additional parking spaces at the site are required.

Reason: To ensure the actions within the Travel Plan are implemented in the interests of promoting journeys by sustainable means.

10. That all dust control measures identified within the Dust Management Plan ref: R20.10871/1/AF shall be adhered to. All measures shall thereafter remain in place for the duration that the recycling facility is operational to the satisfaction of the Planning Authority.

Reason: To ensure dust control measures are implemented in the interests of air quality.

11. That no floodlighting shall be installed on the recycling shed until the developer has undertaken a survey to determine the impact of floodlighting from the proposed development. The survey shall be based on the principles set out in British Standard BS EN 12193:2018 (incorporating corrigendum February 2019) Light and Lighting - Sports Lighting, or a method agreed by the Planning Authority. The survey shall be submitted for the written approval of the Planning Authority and shall include details of:
- A description of the proposed lighting units including height, type, shape and luminous flux of the floodlights.
 - The luminance levels, both horizontal and vertical, on the illuminated part of the site to demonstrate that obtrusive light and glare does not adversely affect neighbouring properties.
 - The direction and aiming angle of each 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.

Only the approved floodlighting scheme shall thereafter be implemented on site, and no changes to the scheme shall take place without the written agreement of the Planning Authority.

Reason: To ensure any floodlighting scheme installed at the site is appropriate in the interests of amenity.

12. That within 3 months of the date of this planning permission, the operator shall submit a Restoration and Aftercare Management Plan for the written approval of the Planning Authority. The plan shall detail all measures associated with the decommissioning, cleaning, and rendering safe the facility following cessation of the waste management operations at the site and shall provide a timetable within which these measures will be undertaken and an aftercare plan to monitor success of restoration measures with scope for interventions if required. The restoration measures shall include (but not be limited to) the removal of all raw materials, wastes and other potentially contaminating substances present on the site to ensure the site does not pose a risk to public health, safety, the environment, and amenity.

Reason: To ensure the decommissioning and removal of the waste materials is undertaken in an appropriate and environmentally acceptable manner and the restoration and aftercare of the site, in the interests of safety, amenity and environmental protection.

13. That within 6 months of the date of this planning permission, a financial guarantee to cover the costs of, site restoration and aftercare, as required by condition 12 of this consent, shall be submitted for the written approval of the Planning Authority. The acceptability of such financial guarantee shall be at the sole discretion of the Planning Authority. The financial guarantee must:

A) be granted in favour of the Planning Authority and shall be maintained in favour of the Planning Authority throughout the duration of this consent and until the completion of all decommissioning, site restoration and aftercare obligations as required by condition 12 of this consent.

B) must be provided by an independent financial body with at least an A - rating who will be capable of fulfilling the obligations set out within the financial guarantee.

- C) be for an amount which covers the value of all closure, site restoration and aftercare liabilities, such amount to be determined by the Planning Authority.
- D) be subject to a review every five years from the date of this consent, or other such intervals as agreed by the Planning Authority. Each review shall be undertaken by a suitably qualified independent professional who has relevant experience in such matters, the identity of whom has been agreed in writing by the Planning Authority prior to the review of the financial guarantee commencing. The review of the financial guarantee shall be submitted no later than three months prior to the expiry of the existing financial guarantee, for the written approval of the Planning Authority. Thereafter and at least 28 days prior to the expiry of the existing financial guarantee, the replacement financial guarantee in favour of and in terms acceptable to the Planning Authority and for the value advised by the review noted above, shall be submitted for the written approval of the Planning Authority.
- E) come into effect within 8 months of the date of this planning permission, and expire no earlier than 24 months after the end of the aftercare period.

Reason: In the interests of amenity and in order to retain effective planning control should the operator stop operating.

14. In the event that the financial guarantee, approved under the terms of condition 13 above becomes invalid, has expired, or is terminated for any reason, all operations at the site shall cease no later than three months from the date the financial guarantee became invalid, expired or terminated. If a replacement financial guarantee, which meets the requirements of condition 13, is approved by the Planning Authority and duly executed before the end of the three-month period, the operations may continue. If the operations have ceased due to this clause, they may recommence only upon the approval and execution of a replacement financial guarantee.

Reason: In the interests of amenity and in order to retain effective planning control.

Schedule of Plans Determined

Drawing Number	Revision	Drawing/Document Title
1849 EX 02		Existing Block Plan
October 2023	3	Bird Hazard Management Plan
R20.10871/1/AF		Dust Management Plan
GB01T17F74.SCTLSD56		Travel Plan
	a	Gantry Details
		Elevations and Details
1849 EX 01		Location Map
1849-PL-02	f	Proposed Block Plan / Future Works
1849-PL-03	b	Proposed Storage Shed

For further information please contact James Weir, Development Standards Team, Email: james.weir@renfrewshire.gov.uk