

# Planning Application: Report of Handling



Renfrewshire  
Council

Reference No. 21/1668/PP

## KEY INFORMATION

**Ward:** (5)  
Paisley East and Central

**Applicant:**  
Beyond Retail Property Fund Limited

**Registered:**  
16 November 2021

Report by Head of Economy & Development

**PROSPECTIVE PROPOSAL:** Mixed Use Redevelopment of The Paisley Centre to include Class 1 (Shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly & Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), Demolition and Other Ancillary Uses.

**LOCATION:** Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.

**APPLICATION FOR:** Planning Permission in Principle

## RECOMMENDATION

Grant subject to conditions



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Alasdair Morrison  
Head of Economy & Development

## IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and the Draft New Development Supplementary Guidance as well as Historic Environment Scotland's Policy Statement.
- One representation has been received.
- Historic Environment Scotland is supportive of the proposals and consider them to be positive, well justified and sensitive.
- No objections have been received from any consultees.

RENFREWSHIRE COUNCIL  
 REPORT OF HANDLING FOR APPLICATION 21/1668/PP

SITE ADDRESS	Inshops Managers Office, Paisley Centre, 23 High Street, Paisley.
PROPOSAL	Mixed Use Redevelopment of The Paisley Centre to include Class 1 (Shops), Class 2 (Financial, Professional & Other Services), Class 3 (Food & Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly & Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), Demolition and Other Ancillary Uses (Planning Permission in Principle).
RECOMMENDATION	Grant subject to conditions.

PROPOSALS	<p>This application seeks planning permission in principle for a mixed use redevelopment of the Paisley Centre. The proposal relates to a mixed-use masterplan that seeks to redevelop the site and partially repurpose existing assets where possible.</p> <p>The redevelopment would bring forward a number of uses, including Class 1 (Shops), Class 2 (Financial, Professional &amp; Other Services), Class 3 (Food &amp; Drink), Class 4 (Business), Class 7 (Hotel), Class 10 (Non-residential Institutions), Class 11 (Assembly &amp; Leisure), Residential, Healthcare, Sui Generis (Hot Food Takeaway), and Other Ancillary Uses.</p> <p>A Design and Access Statement has been submitted with the application which includes an indicative layout outlining the potential development.</p> <p>The proposed development site comprises the existing Paisley Centre mall as well as the neighbouring retail unit on High Street, formerly occupied by Marks and Spencer. The site has frontages onto High Street, Causeyside Street and New Street, with two sections of B listed façade, comprising 23 High Street (former cinema façade) and the partly listed sandstone façade at 18-22 Causeyside Street. It is proposed to retain these facades including the non-listed façade at New Street. The site is located within Paisley Town Centre Conservation Area.</p> <p>The site is abutted by a number of historic properties forming retail units along both Causeyside Street and High Street.</p> <p>The proposals include an element of demolition which includes the removal of the former Marks and Spencer building at 15-19 High Street and other parts of the existing Paisley Centre.</p> <p><b>Retained Structures: -</b></p> <p><b>The former Co-operative department store – 12-22 Causeyside Street</b></p> <p>A significant element of the existing centre would be retained providing in excess of 90,000 sq.ft over three connected floors.</p>
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The sandstone façade to Causeyside Street would be retained with the concrete frame structure behind it being kept to provide a conversion opportunity.

**New Street Building**

The proposals seek to reuse the existing facades on New Street (above the service yard entrance) together with four structural bays of the existing building which could provide an opportunity for the development of a new hotel.

**7-25 High Street Façade**

The B listed former cinema façade at 23 High Street, currently the entrance to the shopping centre, would be retained and repurposed to provide a new 'gateway' into the proposed development from High Street. The High Street quarter would be mainly residential however a variety of other uses are also included. Careful consideration would be given to the protection of the façade from the elements. The rear face would be clad in white reconstituted stone which would seal the existing supporting structure, safeguarding it from water ingress.

Following discussions with Historic Environment Scotland, it is now proposed to retain the sandstone façade to the right of the cinema façade (formerly upper floor of McDonalds restaurant) and incorporate it into the proposed redevelopment.

**Distribution of uses:**

**High Street**

Upper floors mainly residential with a mix of retail underneath.

**New Street**

Hotel, leisure, residential, ancillary storage, potential health and wellbeing and / or education facility.

**Causeyside Street (former Co-op Department Store)**

Potential health and wellbeing, education facility.

**Urban Realm:**

A new pedestrian wynd through the development from High Street to New Street would be a key element of the layout providing permeability throughout the site. A new wynd would be formed with access through the 'gateway' of the retained cinema façade into a residential courtyard with green edges.

There would be a working courtyard to the rear of the proposed hotel and a civic square to the rear of the Arts Centre, accessed via New Street and Laigh Kirk Lane.

The vehicular pend, that provides access to the existing Paisley Centre service yard would be changed into a shared surface area with pedestrian priority.

	All blocks would be configured to create visual and physical permeability and connection through the site. From the retained High Street 'Gateway' façade down towards the Arts Centre, the permeability of the wider town centre would be positively improved.
SITE HISTORY	Applications for listed building consent (21/1669/LB) and conservation area consent (21/1670/CA) in association with the current planning application have also been submitted and these have been put forward in separate reports to today's Board for consideration.
CONSULTATIONS	<p><b>Environment and Infrastructure Services (Roads)</b> – No objections subject to conditions.</p> <p><b>Communities and Housing Services (Environmental Protection Team)</b> – No objections subject to conditions.</p> <p><b>The Coal Authority</b> – No objections subject to conditions.</p> <p><b>SEPA</b> – No objections.</p> <p><b>Glasgow Airport Safeguarding</b> – No objections subject to conditions.</p> <p><b>NATS</b> – No objections.</p> <p><b>Scottish Water</b>- No objections.</p> <p><b>Historic Environment Scotland</b> - No objections.</p>
REPRESENTATIONS	One representation has been received where concerns were raised regarding the phasing of the development.
DEVELOPMENT PLAN POLICIES	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u>  Policy C1 - Renfrewshire's Network of Centres  Policy ENV3 - Built and Cultural Heritage  Policy P3 - Housing Mix and Affordable Housing  Policy P6 - Open Space  Policy I1 - Connecting Places  Policy I3 - Flooding and Drainage  Policy I5 - Waste Management  Policy I7 - Zero &amp; Low Carbon Buildings</p> <p><u>Draft New Development Supplementary Guidance (2019)</u>  Delivering the Centres Strategy: Strategic Centres  Delivering the Places Strategy: Creating Places; Residential Use of Centres  Delivering the Environment Strategy: Built and Cultural Heritage  Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Flooding and Drainage; Zero and Low Carbon Buildings; and Developer Contributions  Delivering the Environment Strategy: Noise and Contaminated Land</p>

	<p><u>Material Considerations</u>  Historic Environment Scotland's Historic Environment Policy for Scotland (HEPS) 2019 and associated "Managing Change in the Historic Environment" guidance notes.</p>
<p>PLANNING  ASSESSMENT</p>	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) as part of Renfrewshire's network of centres.</p> <p><b>Policy C1 - Renfrewshire's Network of Centres</b> states that each of the centres in Renfrewshire form part of a diverse, interconnected network of places to live, shop, work, enjoy entertainment, leisure and cultural activities.</p> <p>The Policy also states that the Council welcomes development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complementary, as well as compatible with surrounding land uses.</p> <p>The Draft New Development Supplementary Guidance also states that the proposed uses should not undermine the principal function of the centre and be complementary to existing uses and activities and that the scale, design and layout should also contribute towards and compliment the surrounding area.</p> <p>It is considered that the mixed-use development would complement and enhance the amenity of the area by bringing forward a mix of uses that would regenerate and strengthen the overall role of the Town Centre</p> <p>The Local Development Plan Policy context for Centres is for the delivery of high quality development that will enhance the economic, social, environmental, heritage and cultural life of the centre. In particular, increasing the footfall of centres by such an activity is supported and encouraged.</p> <p>It is considered that by redeveloping the Paisley Centre, the mixed use would provide a range of uses which would support the vitality and viability of the Town Centre. It is also considered that together with the commercial aspect of the development, by developing residential units, it would also bring a new population into the Town Centre.</p> <p>It is considered that the proposal would be a positive addition, creating a high quality place which would protect the built and cultural heritage of the Centre. The proposal is considered to enhance Paisley as a sustainable visitor destination.</p>

**Policy ENV3 - Built and Cultural Heritage** and Historic Environment Scotland's guidance both state that the built heritage which includes, listed buildings and conservation areas should be safeguarded and enhanced, where appropriate.

The Draft New Development Supplementary Guidance also states that high standards of design should be employed which have regard to the architecture and character of the area and ensure the maintenance and enhancement of local distinctiveness.

The application is for planning permission in principle and the full details of design would be considered under future applications that come forward for matters specified in condition (MSC). Notwithstanding this, Historic Environment Scotland (HES) have been consulted on the associated applications for listed building Consent and conservation area consent and are satisfied that no buildings of historic fabric or significance would be adversely affected by the proposals. The listed cinema façade, unlisted façade at 25 High Street and the Causeyside Street façade would all be retained.

The scale, massing and materials of each new element would be carefully considered through the submission of any MSC applications to ensure that development positively impacts on the surrounding built heritage. HES would also be consulted.

**Policy P3 - Housing Mix and Affordable Housing** 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.

This aspect of the proposal would be considered through any MSC application, and the applicant would be required to consider an appropriate affordable housing mix for the Town Centre.

**Policy P6 - Open Space** states that new development must link to or incorporate accessible multifunctional open space, recreational facilities and amenity space of a quality and quantity, in the right location, to meet the needs arising from the development.

The development would have areas of public realm including a 'civic square' which would provide permeability throughout the site with a high level of surveillance. The proposal's design would therefore satisfy this policy objective.

**Policy I1 'Connecting Places'** – This policy recognises that increased access and connectivity to walking, cycling and public transport networks is a key consideration for investment locations within Renfrewshire.

The proposals satisfy the policy objective of appropriate provision being made to connect to active travel as well as allowing for walking, cycling and public transport being considered from the outset. The public realm would also enhance connections to the wider area.

In terms of car parking provision, this will very much depend on the particular details of individual uses of the site that come forward. It should be noted that the owner of the Paisley Centre (who is also the applicant) also owns the Storie Street multi-storey car park. Therefore, the intention is to be able to offer spaces here to meet any recognised shortfall for residents/visitors to the site once redeveloped.

**Policy 13 'Flooding and Drainage'** – The proposal does not have an adverse impact on existing drainage infrastructure or increase the risk of flooding. A comprehensive Stage 1 Flood Risk Assessment was submitted with the application and SEPA have no objections to the proposal on flood risk grounds. The submission of drainage details would be subject to a condition considered as part of any MSC application.

**Policy 15 - Waste Management** - This aspect of the proposal would be considered through any MSC application.

**Policy 17 - Zero & Low Carbon Buildings** considers that development proposals which deliver increased energy efficiency and the recovery of energy that would otherwise be lost will be supported.

These requirements are attained through detailed design and build and would be addressed by the applicant through an energy and sustainability statement and considered through any MSC application.

### **Representations**

One letter of representation was received where concerns were raised regarding phasing and timing of the development and the impact it may have on the appearance of the Town Centre. An appropriate planning condition can be imposed to ensure that a comprehensive phasing plan is submitted for consideration which would provide details of timescale for demolition and development.

### **Conclusion**

It is considered that the proposal would provide a range of enhanced services which would significantly improve the vitality and viability of the Town Centre whilst also enhancing and protecting the built heritage of the surrounding area. The development would provide complimentary uses and the Masterplan has been developed following a placemaking approach.

	Given the above, it is considered that the proposal would meet the relevant requirements of the Adopted Renfrewshire Local Development Plan (2021). It is therefore recommended that the Board grant planning permission in principle subject to the attached conditions.
RECOMMENDATION	Grant subject to conditions.

### Reason for Decision

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

### Conditions

1. Prior to the commencement of development on site, a further application(s) for the approval of any of the matters specified in this condition must be submitted to and approved by Renfrewshire Council as Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

These matters are as follows:

- (a) the layout of the site, including all roads, access points, footways, bin storage areas, lighting, parking areas and open spaces;
- (b) the siting, design and external appearance of all building(s) and any other structures, including plans and elevations showing their dimensions and type and colour of external materials;
- (c) detailed cross-sections of existing and proposed ground levels, details of underbuilding and finished floor levels in relation to a fixed datum, preferably ordnance datum.
- (d) the design and location of all boundary treatments including walls and fences;
- (e) the landscaping proposals for the site, including details of existing trees and other planting to be retained together with proposals for new planting specifying number, size and species of all trees and shrubs, including, where appropriate, the planting of fruit/apple trees;
- (f) the means of drainage and sewage disposal.
- (g) details of the phasing of development (covering all relevant aspects of development detailed in (a) above);
- (h) energy statement
- (i) waste disposal arrangements
- (j) servicing arrangements



Reason: To comply with section 59 of the Town and Country Planning (Scotland) Act 1997 as amended.

2. That all further applications for the Approval of Matters Specified in Conditions shall be accompanied by a Design and Access Statement demonstrating compliance with the Masterplan (Design and Access Statement - Nov 2021 and the Addendum - Additional Information for Historic and Environment Scotland Revision B - Feb 2022) approved as part of this consent. For the avoidance of doubt, the façade at 25 High Street shall be retained as outlined in the Addendum - Additional Information for Historic Environment Scotland Revision B – Feb 2022.

Reason: To clarify the terms of the permission and to safeguard the character and appearance of the conservation area.

3. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a detailed and comprehensive phasing plan shall be submitted for the development of the application site. The phasing plan shall detail what development will come forward when and where on the site, detailing, housing mix, including any affordable housing; the safe movement of pedestrians, cyclists and vehicles; servicing arrangements; short term public cycle parking and parking strategy.

Reason: To provide greater certainty in terms of the phasing of the redevelopment process.

4. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a detailed landscaping scheme for the site shall be submitted for the written approval of Renfrewshire Council as Planning Authority. The landscaping scheme shall detail any phasing for the overall site, the location, size and species of all tree planting, areas of turfing, seeding and earth moulding, areas of hard standing, and the location, size, and species of shrub planting.

The landscaping scheme shall also include a timetable for the implementation of the landscape works, and a management plan for the ongoing maintenance of any common areas. The landscape scheme shall thereafter be implemented on site in accordance with the agreed timetable and maintained thereafter in accordance with the agreed management plan. Measures to protect the existing trees shall also be implemented on site for the duration that construction works are being undertaken.

Reason: The approval is in principle only

5. That notwithstanding the terms of condition 1 above at the first application for Approval of Matters Specified in Conditions, it shall include a comprehensive transitional land use plan, including detailed timescales, showing precisely what will be happening on all areas of the site during the various stages of the redevelopment process. This will include details of: the demolition process, the various construction phases and the extent and location of the construction compounds required to deliver development on all parts of the site. This plan will also set out the arrangements for the provision of temporary uses on the site as well as details of hard and soft landscaping (including boundary treatment). For the avoidance of doubt, appropriate hard and soft landscaping measures shall be implemented within transitional areas unless it can be demonstrated that permanent development proposals are to be implemented within a reasonable timeframe.

Reason: To safeguard the character and appearance of the conservation area during the demolition and construction process.

6. That notwithstanding the terms of condition 1 above at the first application for the Approval of Matters Specified in Conditions, a maintenance schedule for areas of open space, roads, footpaths and landscaping shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the schedule shall include areas for adoption by Renfrewshire Council or details of the proposed factor or management agency including management responsibilities and maintenance schedules.

Reason: To clarify the terms of maintenance and adoption.

7. That notwithstanding the terms of condition 1 above, at the first application for the Approval of Matters Specified in Conditions, a site-wide Travel Plan shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, the Travel Plan shall identify measures and initiatives to be implemented in order to encourage modes of travel to and from the development other than by single occupancy private car trips. The Travel Plan shall clearly define the system management, monitoring, review, reporting and duration of the plan.

Reason: To encourage sustainable means of travel.

8. That any further applications required by the terms of Condition 1 above, shall include a skyline study for any new buildings that would exceed the height of adjacent existing buildings. For the avoidance of doubt, this shall include visuals which would demonstrate the impact these new buildings would have on the existing skyline in the form of 'wideframe' views that illustrate the impact from agreed viewpoints.

Reason: In order to safeguard the character and appearance of the skyline of the conservation area.

9. That any further applications required by the terms of condition 1 above, shall include a Drainage Impact Assessment which shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

10. That any further applications required by the terms of Condition 1 above, shall include an Energy and Sustainability Statement which shall be submitted in support of the application and shall demonstrate that the development proposed would deliver increased energy efficiency and the recovery of energy that would otherwise be lost. For the avoidance of doubt, the Energy and Sustainability Statement shall assess the feasibility of the implementation of district heating scheme to service the development.

Reason: In the interests of energy efficiency, heat recovery and efficient energy supply and storage in line with Scottish Planning Policy.

11. No new development shall commence on site until:
  - a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

For the avoidance of doubt the intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To assess the ground conditions on the site to establish coal-mining legacy present and inform any necessary mitigation measures.

12. That prior to the occupation of any part of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to Renfrewshire Council as Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure that the development is safe and stable.

13. That any further applications required by the terms of Condition 1 above, shall include a detailed Flood Risk Assessment which shall be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: In order to ensure the development is protected against flooding in an acceptable manner.

14. That prior to the commencement of development, confirmation shall be submitted in writing to Renfrewshire Council as Planning Authority and certified by a suitable qualified person that a scheme to treat the surface water arising from the site has been prepared in accordance with the principles and practices contained in "The SuDS Manual" (CIRIA report C753, published in November 2015). Thereafter, the certified scheme shall be implemented prior to the completion of the development and maintained thereafter to the satisfaction of Renfrewshire Council as Planning Authority.

Reason: In the interests of securing a suitable SuDs scheme for the treatment of surface water runoff.

15. That prior to the commencement of development, a Bird Hazard Management Plan shall be submitted and approved in writing by Renfrewshire Council as Planning Authority in consultation with Glasgow Airport. The submitted plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'

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

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

16. That notwithstanding the terms of condition 3 above, at the first application for the Approval of Matters Specified in Conditions for residential development, an Affordable Housing Statement shall be submitted for the written approval of Renfrewshire Council as Planning Authority. For the avoidance of doubt, the statement shall be in line with any phasing plan as may be approved under condition 3 and shall demonstrate how the development would meet local housing need and demand including details of housing mix and tenure.

Reason: The approval is in principle only.

17. That any further applications required by the terms of Condition 1, above, a Noise Assessment to determine the impact of road noise on relevant parts of the development. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. Appropriate mitigation shall be included as part of the noise assessment to ensure that internal noise levels, with windows closed, do not exceed 40dB daytime and 30dB night-time, measured as LAeq,T. Notwithstanding this, where the LAm<sub>ax</sub> level is predicted to exceed 60dB (external) during the night period at the façade of any property, the development proposals shall include appropriate mitigation. The applicant shall demonstrate that noise levels within any outdoor private amenity space will not exceed 55dB(A), measured as LAeq,T. (where this level is exceeded, mitigation should be considered). The quoted levels shall be achieved as described, unless otherwise agreed in writing with Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

18. That any further applications required by the terms of Condition 1, a Noise Assessment to determine the impact of noise on the existing and proposed surrounding noise sources (and any others that are identified by the applicant) on the development, shall be submitted for the approval of Renfrewshire Council as Planning Authority. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Where the maximum rating levels of noise exceed the external site standards as below, a scheme for protecting the proposed dwelling(s) from industrial / stationary noise shall be included as part of the noise survey with no dwelling being constructed at any location at which the Rating Levels cannot be met. Additionally, the scheme shall ensure that internal noise levels do not exceed 40dB daytime and 30dB night-time. Notwithstanding this, where the LAm<sub>ax</sub> level is predicted to exceed 45dB (internal) during the night period within the property the survey shall include appropriate mitigation.

Site Standard

Rating Level (L<sub>Ar</sub>,Tr) dB - Open site / external

Day 55

Night 45

The quoted levels shall be achieved as described, unless otherwise agreed in writing with Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

19. That any further applications required by the terms of Condition 1, a noise assessment to determine the noise impact from the mixed-use development itself and its proposed various uses including commercial, business, food and drink, hotel, and leisure premises on adjacent property, shall be submitted for the approval of Renfrewshire Council as Planning Authority. Examples of noise sources may include mechanical plant, deliveries, waste uplifts. The noise assessment shall be undertaken using appropriate methodology and taking cognisance of the quantitative and qualitative means of assessment, as described within the Scottish Government's Technical Advice Note: Assessment of Noise. The assessment should normally assume open windows for ventilation purposes. Appropriate mitigation shall be included as part of the noise assessment where the rating level exceeds the measured background noise level (measured at the most sensitive time of day when the proposed development will be operational). Notwithstanding this, where the LA<sub>max</sub> level is predicted to exceed 60dB (external) during the night period at the facade of any nearby property the survey shall include appropriate mitigation. The proposed development shall not come into operation until the mitigation measures have been completed in full. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: The approval is in principle only.

20. The design, installation and operation of any plant, machinery or equipment shall be such that noise associated with the development does not exceed Noise Rating Curve NR25 between the hours of 2300 to 0700 hours and NR 35 at all other times, when measured within any dwelling in the vicinity of the development. Structure borne vibration from the proposed development shall be imperceptible within any dwelling in the vicinity of the development.

Reason: The approval is in principle only.

21. That any cooking odours, fumes or vapours shall not adversely affect occupiers of adjoining and/or nearby premises. Any commercial premises involved in the preparation of hot food shall not be brought into use unless the following requirements are met to the satisfaction of the Planning Authority:
  - a. A suitable mechanical extract system shall be provided which includes an adequately sized stainless steel extraction canopy incorporating suitable grease filters located above cooking equipment; and

- b. The canopy shall be ventilated direct to the external air via suitable ducting incorporating an adequately sized extract fan; and
- c. The ventilation system shall terminate via a flue at a minimum height of 1 metre above the ridge/eaves (termination point subject to positioning on build and orientation to other property) level of the property; and
- d. The system shall be attached using anti-vibration mountings to prevent the transmission of noise or vibration to dwellings forming part of the building.

Reason: The approval is in principle only.

22. That any further applications required by the terms of condition 1, for a commercial premises involved in the preparation of hot food, a scheme detailing the proposed ventilation and filtration systems to be used to disperse cooking fumes emanating from the premises shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Any such scheme shall take cognisance of the Defra Publication "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust – 2005." The scheme shall include details of the servicing and maintenance requirements for the mechanical extract system and shall take cognisance of the manufacturer's recommendations.

Reason: The approval is in principle only.

23. That prior to the commencement of development, a dust management plan shall be submitted to, and approved by Renfrewshire Council as Planning Authority. The plan shall set out how potential dust arising during development of the site will be managed to prevent or minimise emissions during these works. The plan shall take cognisance of the Institute of Air Quality Management (IAQM) 2014 document 'Guidance on the Assessment of Dust from Demolition and Construction' in assessing dust impact risk and where necessary identify appropriate mitigation measures.

Reason: The approval is in principle only.

24. That prior to the commencement of development a survey report shall be submitted for the Approval of Renfrewshire Council as Planning Authority that demonstrates that the Local Air Quality Management Objectives for the pollutants specified in the relevant Air Quality Regulations, made under Part IV of the Environment Act 1995, shall not be exceeded at any location at or in the vicinity of the development where "relevant exposure" is liable to occur. In addition, the overall significance of the air quality impacts from the development shall be assessed and clearly defined within the report with mitigation proposed where required.

The survey and report shall adhere to the methods and principles set out in the Scottish Government publication “Local Air Quality Management Technical Guidance LAQM.TG(09) and LAQM.TG(16)” and the EPUK guidance document “Land-Use Planning & Development Control: Planning for Air Quality (Jan 2017)” or a method that has been agreed with the Planning Authority.

Reason: In order that these matters can be considered in detail.

25. That prior to the commencement of development, a plan sub-dividing the site into defined phases of development for the purposes of land contamination assessment and remediation shall be issued for the written approval of the Planning Authority. Thereafter, all works shall be undertaken in accordance with the approved plan. No development shall be commenced within a defined phase of development until written approval of:
- a. a site investigation report (characterising the nature and extent of any soil, water and gas contamination within the defined phase of development); 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, prepared in accordance with current authoritative guidance, has been provided by the Planning Authority.

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

26. That prior to the commencement of works, full details including architectural drawings on how rainwater penetration to the former cinema façade shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. For the avoidance of doubt, this shall also include an elevation and section drawing that show how this work will be detailed and how it will relate to adjacent buildings. The drawing shall also include any repairs and repointing. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.

Reason: In the interests of preserving the character of the listed building.

27. That prior to the commencement of works at 18-22 Causeyside Street, full details of any alterations to windows or other detailing, including any interface with a new structure, on the façade at 18-22 Causeyside Street, shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority. Thereafter, these works as may be approved shall proceed in accordance unless otherwise agreed in writing by Renfrewshire Council as Planning Authority.



Reason: In the interests of preserving the character of the listed building.

28. That cycle parking provision for any residential unit, shall be one space per unit and shall be provided with a secure compound or at locations with high activity or with passive surveillance and shall be provided in accordance with the National Roads Development Guide.

Response: To encourage sustainable means of travel.

29. That cycle parking for any retail, healthcare facility or education facility shall be provided in accordance with the National Roads Development Guide.

Response: To encourage sustainable means of travel.

30. That prior to the commencement of works, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by Renfrewshire Council as Planning Authority.

Reason: To ensure measures to manage and mitigate any adverse environmental effects of construction are considered in advance and secured, including effects on amenity, soil, water, air quality, and upon flora and fauna.

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 Gwen McCracken on 07483419705.