

# Prospective Planning Application

Reference No. 21/0051/NO



Renfrewshire  
Council

## KEY INFORMATION

**Ward: (10)**  
Houston, Crosslee and  
Linwood

**Prospective Applicant**  
SSH Recycling Ltd

Report by Report by Head of Economy & Development

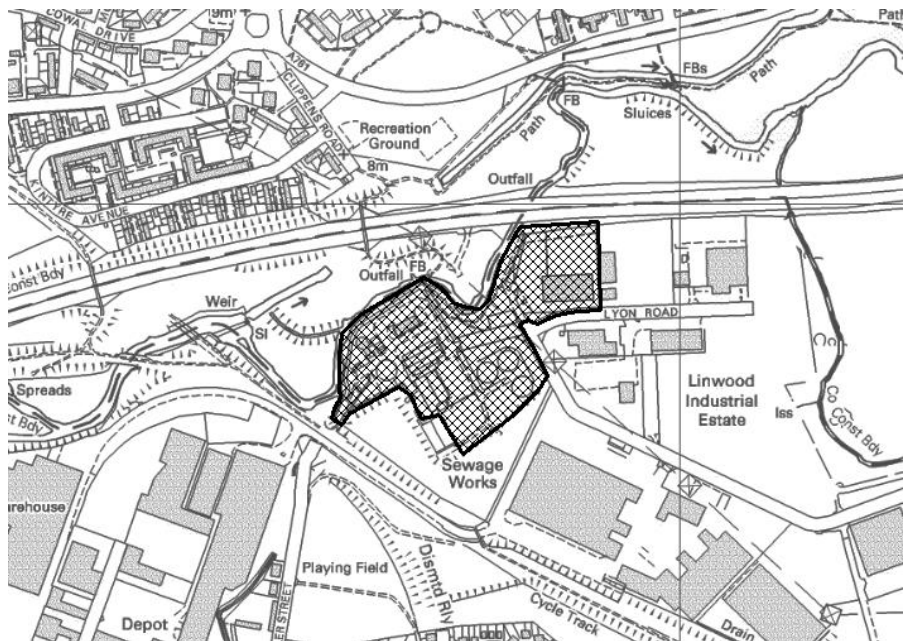
**PROSPECTIVE PROPOSAL:** Erection of waste tyre processing and recycling plant with associated access, parking and infrastructure

**LOCATION:** Burnbrae Road/Lyon Road, Linwood Industrial Estate, Linwood

**APPLICATION FOR:** SSH Recycling Ltd

## RECOMMENDATION

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



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## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019) as Policy E1 (Strategic Economic Investment Location)
- A core path runs through the site linking Lyon Road to Johnstone.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2014) and the New Development Supplementary Guidance as well as the emerging Renfrewshire Local Development Plan (2019) and its Supplementary Guidance.

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## Site Description and Proposal

The application site extends to approximately 4.52 hectares and is located at the junction of Burnbrae Road and Lyon Road, within Linwood Industrial Estate, immediately to the south of the A737 and Black Cart Water.

The site comprises an existing industrial building and vacant land formerly owned by Scottish Water.

The surrounding uses are a mix of general industrial and logistics developments, with an existing recycling business to the south of the site.

The business is for the collection and recycling of waste tyres. The proposed development would comprise the refurbishment and reuse of the existing building, the construction of new buildings to host a reception, storage facilities, processing unit, office and staff welfare along with parking.

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## Relevant Site History

21/0044/PP - Erection of 3m high palisade fence. This application is currently under consideration.

19/0674/PP - Erection of 2 storey temporary office, canopy to rear of existing warehouse, single storey micro turbine, installation of 5 roller shutters and external alterations. Granted 2019.

08/0658/PP - Creation of anaerobic digestion facility to treat local authority waste streams and food waste from commercial and industrial facilities. Granted Feb 2009.

07/0037/PP - Creation of composting facility using local authority green waste and formation of hardstanding and weighbridge. Granted April 2007.

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## Community Consultation

The proposal of application notice has been issued to Johnstone, Linwood and Elderslie Community Councils, as well as local ward Councillors, MSP's and MP's.

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

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## Key Issues

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

Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;

Whether the design, layout, density, form and external finishes respect and fit well with the character of the area as well as the surrounding built and natural environment;

Whether parking, circulation, servicing and other traffic and transport arrangements including junction and road capacity is acceptable;

Whether the local infrastructure, can accept the requirements of the proposed development;

Whether there are any other environmental considerations that require to be addressed.

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## Recommendation

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

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

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