

# Prospective Planning Application

Reference No. 21/1737/PN



Renfrewshire  
Council

## KEY INFORMATION

**Ward (1)** Renfrew North & Braehead

**Prospective Applicant**  
Robertson Living  
Robertson House  
Castle Business Park  
Stirling  
FK9 4TZ

Report by Head of Economy & Development

### PROSPECTIVE PROPOSAL:

Residential development with roads, access, parking landscaping and associated development

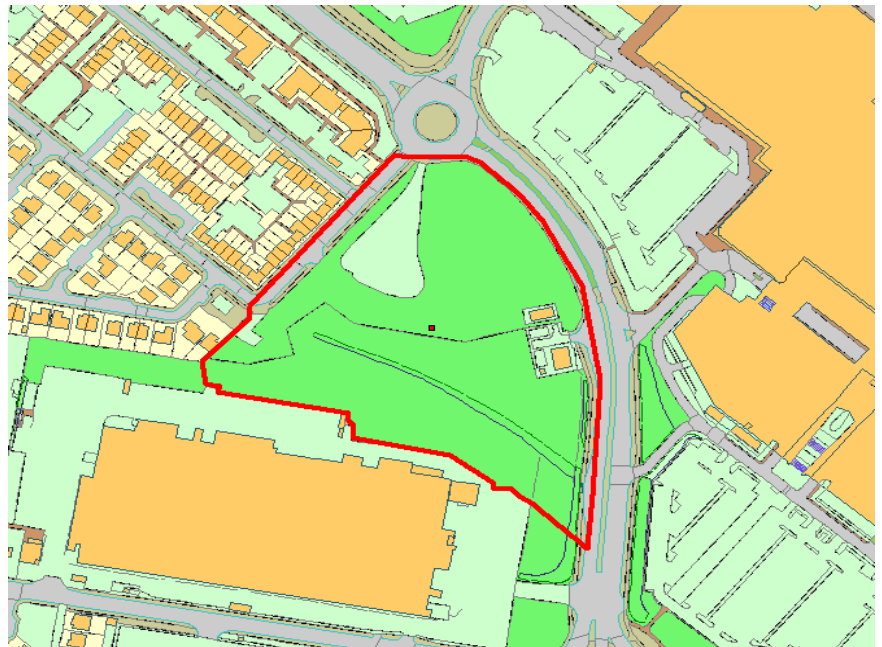
### LOCATION:

Site On Southern Edge Of Roundabout Junction with, Laymoor Avenue, King's Inch Road, Renfrew

**APPLICATION FOR:** Robertson Living

## RECOMMENDATION

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



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Alasdair Morrison  
Head of Economy and  
Development

## IDENTIFIED KEY ISSUES

- The site is identified within the Adopted Renfrewshire Local Development Plan (2021) as Policy P1 – Renfrewshire's Places.
- Development will require to take account of the provisions of the Adopted Renfrewshire Local Development Plan (2021) and its supplementary guidance.
- Any proposed future layout will also require to ensure that the site is well connected to the walking, cycling and the public transport network as well as ensure safe walking routes to school along with demonstrating that all necessary infrastructure can either be accommodated or can be implemented as required.



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## Site Description and Proposal

The site is flat and currently comprises hardstanding associated with previous uses, an electricity sub-station and trees bound the perimeter of the site.

The site is bound to the north and north east by Braehead Shopping Centre and its associated car parks, to the west by existing residential units and to the south by Howden's commercial/industrial building.

The proposal would be for a residential development on the site.

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## Relevant Site History

None.

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## Community Consultation

The applicant's Proposal of Application Notice advises that an online community consultation will take place in February 2022. Details of which have yet to be confirmed by the applicant.

A copy of the Proposal of Application Notice has been sent to both Renfrew Community Council and local elected members, the local MP and local MSP.

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

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## Key Issues

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

- (1) Whether the development would be acceptable in principle, having regard to the Development Plan and any other material considerations;
- (2) Whether the design, layout, density, form and external finishes respect and fits well the character of the area as well as the surrounding built and natural environment;
- (3) Whether there are environmental considerations that require to be addressed;
- (4) Whether the local infrastructure, can accept the requirements of the proposed development;
- (5) Whether there is appropriate connectivity and permeability to the surrounding area via walking and cycle routes, parking, circulation, servicing and other travel and transport arrangements including junction and road capacity is acceptable.

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## Recommendation

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

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.