

Planning Application: Report of Handling

Reference No. 20/0246/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (11)
Erskine and Inchinnan

Applicant:
CWP Erskine Ltd
37 George Street
Edinburgh
EH2 2HN

Registered:
18 May 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development (planning permission in principle)

LOCATION: Torrance House, Erskine Harbour, Erskine PA8 6PA

APPLICATION FOR: Planning Permission in Principle



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RECOMMENDATION

Grant subject to conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy ENV3 'Transition Areas' in the Adopted Renfrewshire Local Development Plan (2021).
- There have been 2 objections to the proposal which have raised issues on availability and strain on services and infrastructure, increased risk of flooding, the need to retain open space and natural assets, the impact/depletion of biodiversity and increased air pollution.
- Inchinnan Community Council have raised concerns that there is inadequate infrastructure to accommodate this proposal. There have been no objections from any other consultees.
- The application is in principle and an indicative layout has been submitted to demonstrate how a residential development could be accommodated within this site.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 20/0246/PP

SITE ADDRESS:	Torrance House, Erskine Harbour, Erskine PA6 6PA
PROPOSAL:	Erection of residential development (planning permission in principle)
RECOMMENDATION	Grant subject to conditions

INTRODUCTION	<p>This report relates to an application for planning permission in principle for a residential site which is less than 2 hectares in size. This is a matter which normally falls within the Council's scheme of delegation, to be determined by an appointed officer. However, a request has been submitted by three members, within 21 days of an application appearing on the weekly list, that the matter be removed from the scheme of delegation for determination by the Board.</p> <p>This request was submitted in line with the scheme submitted to Scottish Ministers and approved by Council on 1 March 2018 and has been subject to discussion between the Convenor of the Communities Housing & Planning Board and the Head of Economy and Development who have agreed that in this instance it would be appropriate for the Board to consider this application.</p>
PROPOSAL	<p>Planning permission is sought for the erection of a residential development in principle, on a site previously occupied by an office block known as Torrance House, at Erskine Harbour.</p> <p>The site is located to the north west of Erskine Town Centre and adjacent to the Barrholm Roundabout on the A726.</p> <p>The site extends to approximately 1.55 hectares and has a raised embankment around part of its south and eastern perimeter next to Barrholm roundabout on the A726. This bank is landscaped with a mix of trees, shrubbery and bushes.</p> <p>The site is bounded to the north and east by a road, beyond this is an area of natural grassland and the Inner Clyde Special Protection Area, which is of National importance for its population of wintering wildfowl, waders, and redshank. A core path is also located to the north of the site. To the south and south west is a landscaped strip and the Barrholm Roundabout. Beyond the roundabout and further to the south across the A726 is a mix of housing and landscaped areas.</p> <p>An indicative layout plan has been submitted with the planning permission in principle application outlining a potential development of 42 houses with a mix of 3 and 4 bed terraced, semi-detached and detached houses. It illustrates an access point to the site taken from the Barrholm Roundabout. Pedestrian and cyclist access will be provided through the site to link in with the local footway network, as well as linking into the core path network to the north. The development would be bounded by landscaped belts to the south and east and would abut a landscaped area to the west.</p>

PLANNING HISTORY	Applications related to the previous use of the site.
CONSULTATIONS:	<p>Inchinnan Community Council – Concerned that there is insufficient infrastructure in the general area to accommodate a residential development at this site. It is highlighted that until improvements are made to existing infrastructure, all development in and around Erskine would be detrimental to the community and surrounding community.</p> <p>The following matters require to be taken into consideration when determining this application:</p> <ul style="list-style-type: none"> • Habitat and archaeological surveys; • Flooding and environment; • Connectivity and core path analysis; • Roads, transportation, parking and emergency services; • Shops, schooling and leisure. <p>Scottish Water - No objection.</p> <p>SEPA – No objection.</p> <p>Scottish Natural Heritage – No objection subject to conditions.</p> <p>West of Scotland Archaeology Service – No objection.</p> <p>Communities and Housing Service (Environmental Protection Team) - No objection subject to conditions.</p> <p>Environment and Infrastructure Services (Roads/ Traffic) - No objection subject to conditions.</p> <p>Environment and Infrastructure Services (Design Services) - No objection subject to a condition.</p> <p>Children Services – No objection.</p>
REPRESENTATIONS:	<p>Two representations have been received which raise concerns there is insufficient infrastructure in the general area to be able to accommodate a residential development at this site.</p> <p>In particular, concern was raised that additional housing would further impact on the road network and on already oversubscribed schools and health services.</p> <p>Development of this site would lead to depletion of open space, natural assets, biodiversity and an increase in flooding and air pollution to the detriment of climate change.</p>
DEVELOPMENT PLAN	<p><u>Adopted Renfrewshire Local Development Plan (2021)</u></p> <p>Policy E3: Transition Areas</p> <p>Policy I1: Connecting Places</p> <p>Policy I3: Flooding and Drainage</p> <p>Policy I7: Zero and Low Carbon Buildings</p> <p>Policy P3: Housing Mix and Affordable Housing</p> <p>Policy ENV2: Natural Heritage</p>

	<p><u>Draft New Development Supplementary Guidance (2019)</u> Delivering the Economic Strategy: Transition Areas Delivering the Infrastructure Strategy: Connecting Places; Flooding and Drainage Delivering the Places Strategy: Affordable Housing; Green Networks and Infrastructure Delivering the Environment Strategy: Natural Heritage; and Trees, Woodlands, and Forestry.</p>
PLANNING ASSESSMENT	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) under Policy E3 - Transition Area.</p> <p>Policy E3 states 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 2 of the Adopted Renfrewshire Local Development Plan indicates appropriate uses to include residential development on the site.</p> <p>The principle of residential development on the site is accepted and in line with the Development Plan.</p> <p>The main consideration thereafter is the potential nature of the residential development and impact on the site and surrounding area.</p> <p>With regard to the design, layout and access arrangements, the proposal is in principle and these aspects would be considered as part of the Matters Specified in Conditions application (MSC). Notwithstanding this, it is considered that the indicative layout submitted by the applicant for this site satisfactorily demonstrates that a development of 42 dwellings could be accommodated on the site.</p> <p>When assessed against the requirements of the draft New Development Supplementary Guidance (2019), the following conclusions can be made:</p> <p>Residential Amenity The indicative layout and supporting information submitted alongside this application proposal outlines a layout which can be accommodated on a site of this size with the retention of the existing landscaping and trees around the perimeter.</p> <p>Street and Surface Finishes The indicative proposals indicate that a good street hierarchy can be achieved to enable the safe movement through the development and to the surrounding area.</p> <p>Pedestrians/Cycle/Vehicular Network and access to Amenity Spaces The indicative layout highlights pedestrian, cyclist and vehicular connections to the wider area. The linkages from the site would create permeability through the development and connectivity to public transport, public amenities, schools, and recreational facilities.</p>

Sufficient visitor parking could also be provided and adequately distributed throughout the site, the detail of such would be considered through an MSC application.

Environmental and Infrastructure Services (Roads) is satisfied that the proposal is able to meet the relevant parking, access and traffic requirements and has no objection to the proposal in principle. The detail of the proposal would be considered through a further application.

Design, Plot Configuration and Finishing Materials

The indicative layout illustrates a proposal with differing house types with terraced semi-detached and detached properties which respects the form of the general surrounding area.

Although there is a change in levels between the application site and the adjacent A726 to the south and west, design and positioning of any residential units as well as the retention and maintenance of the existing landscaping and trees is important in any detailed planning application.

Matters of design and finishing material would be considered through the MSC application.

Boundaries and Open Space

There are areas of open space proposed throughout this development. The site benefits from a degree of enclosure provided by wooded boundary treatments to the sides (north, south, and west) which would require to be retained and augmented through additional landscaping to be implemented by the applicant.

Soft boundary treatments (hedging and shrubbery) would be required to feature within and around the development, these details would be considered through an MSC application.

Flooding/Drainage

The applicant has submitted a comprehensive Flood Risk Assessment which has been analysed and considered acceptable, both by SEPA and Environment and Infrastructure Services (Design Services). Therefore, the site can accommodate residential development. The submission of drainage details would be subject to a condition considered as part of an MSC application.

Scottish Water have confirmed that they have no objections to the proposal subject to a suitable connection to their infrastructure.

The proposal in principle would be in compliance with **Policy I3 of the Adopted Local Development Plan (2021)**.

Environmental Considerations

The Environmental Protection Team has no objection to the proposal in principle, subject to conditions requiring the submission of site investigation, remediation and verification reports given that the site is a brownfield, previously used site. These details would be considered through an MSC application.

With regard to potential noise, given the proximity of the site to the A726 and commercial premises to the north, a noise assessment will be required to demonstrate that where necessary appropriate mitigation measures would be employed. This requirement would form a condition of this consent and would be considered through a MSC application, in principle there is no significant issues with residential at this location.

Natural Heritage

Policy ENV2 Natural Heritage of the Adopted Renfrewshire Local Development Plan (2021) sets out that sites require to be protected for their nature conservation and considers that development proposals should not affect their integrity.

A habitat survey submitted in support of the application states that the hard standing, bare earth and marshy grassland within the site are not suitable to support protected species and it has demonstrated that overall, the site is assessed as having low potential to support protected species.

SNH have offered no objection to the proposal subject to conditions which would ensure the protection of the Red Shank bird population during construction.

Recommendations are made within the applicant's habitat survey for post construction ecological enhancements at the site to increase the diversity of species present on the site after completion of any future development works. Such requirements would form a condition of any consent granted.

Policy I7 – Zero and 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 an MSC application.

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.

While this aspect of the proposal would be considered through the MSC application, the indicative layout demonstrates a mix of house types and sizes. There is no requirement for affordable homes on this site given that the proposed number of units is below 50 homes.

Representations

In relation to the concerns raised by the Inchinnan Community Council and the two representations, there has been no objections from any consultees in relation to infrastructure capacity. In principle the development can be accommodated. All of the other issues raised have been addressed in the assessment above.

	<p>Conclusion</p> <p>In view of the above, it is considered that the proposal has demonstrated that the site is suitable for residential development in principle. While the submitted layout outlines one possible arrangement of dwellings, it is not considered necessary to restrict the permission to the form of development shown on this indicative layout. It will though be a requirement of any future detailed scheme to ensure the retention of the landscaping and trees surrounding the site as a natural asset to the site. This will provide an overall framework for the site and the arrangement of dwellinghouses with respect to future approval of Matters Specified in Conditions applications.</p>
RECOMMENDATION	Grant subject to conditions.

Reason for decision

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

- 1 That prior to the commencement of any works on site, a written application and plans in respect of the following matters shall be submitted to, and approved in writing by, the Planning Authority:
 - (a) the layout of the site, including all buildings, roads, footways, provision for storage of refuse bins, parking areas, lighting, and surface finishes, including parking arrangements, any new internal roads, access, and circulation routes and that the layout shall take cognisance of the existing trees on site and ensure a sufficient distance is maintained between them and the new dwellings;
 - (b) the siting, design, and external appearance of the dwellinghouse including details of materials to be used;
 - (c) a topographical survey detailing the existing and proposed ground levels with the application site, and a proposed site layout defining all engineering works including drainage, retaining walls, finished floor levels and finished ground levels for all ground works and engineering operations;
 - (d) the design, location and finish of all gates, fences, walls, and any other means of enclosure to be erected within the site, including any existing fences, walls and other boundary treatments within the site to be retained;

Thereafter, the development will be implemented in accordance with the approved matters.

Reason: The approval is in principle only.

- 2 No development shall commence on site until written approval of:
 - (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 technical guidance, have been submitted to and approved in writing by the Planning Authority.

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

3 That prior to the occupation of any residential unit on the site:

- (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 imported to the site, a Verification Report confirming imported materials are suitable for use

Shall be submitted and approved in writing by the Planning Authority. Verification Reports shall not be submitted on a phased basis unless first agreed in writing with the Planning Authority.

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

4 That concurrent with the submission of the matters specified in condition 1 above, a detailed landscaping scheme for the site shall also be submitted for the written approval of Renfrewshire Council as Planning Authority. The landscaping scheme shall detail 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 concurrent with the submission of the matters specified in condition 1 above, a Noise Assessment to determine the impact of road noise on 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 LMax 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 garden will not exceed 55dB(A), measured as LAeq,T. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

Reason: The approval is in principle only.

- 6 That concurrent with the submission of the matters specified in condition 1 above, a Noise Assessment to determine the impact of noise associated with the warehouse to the north of the site on the development, shall be submitted for the approval of the Planning Authority. 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 L_{Amax} 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 _{Ar,Tr}) dB	
	1. Day	2. Night
Open site / external	55	45

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

Reason: The approval is in principle only.

- 7 That concurrent with the submission of the matters specified in condition 1 above, a Drainage Impact Assessment shall also be submitted for the written approval of Renfrewshire Council as Planning Authority.

Reason: The approval is in principle only.

- 8 That concurrent with submission of the matters specified in condition 1 above, an Energy and Sustainability Statement 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.

Reason: The approval is in principle only.

- 9 That concurrent with the submission of the matters specified in condition 1 above, a Scheme of ecological improvements in line with the Habitat Survey submitted in support of the application for planning permission in principle, shall be submitted for the written approval of Renfrewshire Council as Planning Authority. The ecological measures approved, shall thereafter be implemented on site in accordance with an agreed timetable and maintained thereafter in accordance with an agreed management plan.

Reason: The approval is in principle only.

- 10 That any development approved shall be implemented in line with the Drainage Strategy submitted in support of this application.

Reason: The approval is in principle only.

- 11 Any vegetation clearance required as part of the approved proposal shall be undertaken outside of the bird breeding season (March to July). If any nesting birds are found, these areas of the site shall be protected from disturbance until the young have fledged naturally.

Reason: To ensure that any nesting birds are protected.

- 12 That prior to any development work commencing during the maximum extent of the redshank wintering months of September to April inclusive, a visual screen should be put in place sufficient to visually obscure all site operations during remediation and development from the point of view of redshank feeding within areas of the SPA out to a distance of 150 metres from the site boundary. This visual screening will only be necessary for areas where further site investigation suggests that the existing riverside vegetation may currently be inadequate to screen the site in this manner. Any screens installed should be adequately maintained throughout all development activities taking place during the 'wintering' months.

Reason: To protect feeding birds.

- 13 That all piling during the months of September to April inclusive is undertaken using Helical Displacement method with no piling undertaken during the hours of darkness.

Reason: To protect feeding birds.

- 14 That all site lighting is directed away from the Clyde foreshore/the SPA.

Reason: To protect feeding birds.

- 15 That all SEPA guidelines for controlling run-off, drainage and pollution are adhered to in full.

Reason: To protect feeding birds.

- 16 That concurrent with the submission of the matters specified in condition 1 above, details of signage, highlighting the importance of the SPA to those taking recreational access to the waterfront in the vicinity of the development, including dog walkers (Dog walkers should be advised to keep their dogs on the lead during the months of September to April inclusive), shall be submitted for the written approval of the planning. Such signage as agreed shall be displayed in agreed locations within 6 months of the occupation of the first dwellinghouse.

Reason: In the interests of protecting the SPA.

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.