

Planning Application: Report of Handling

Reference No. 22/0236/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (5)
Paisley East and
Central

Applicant:
T100 Ltd.

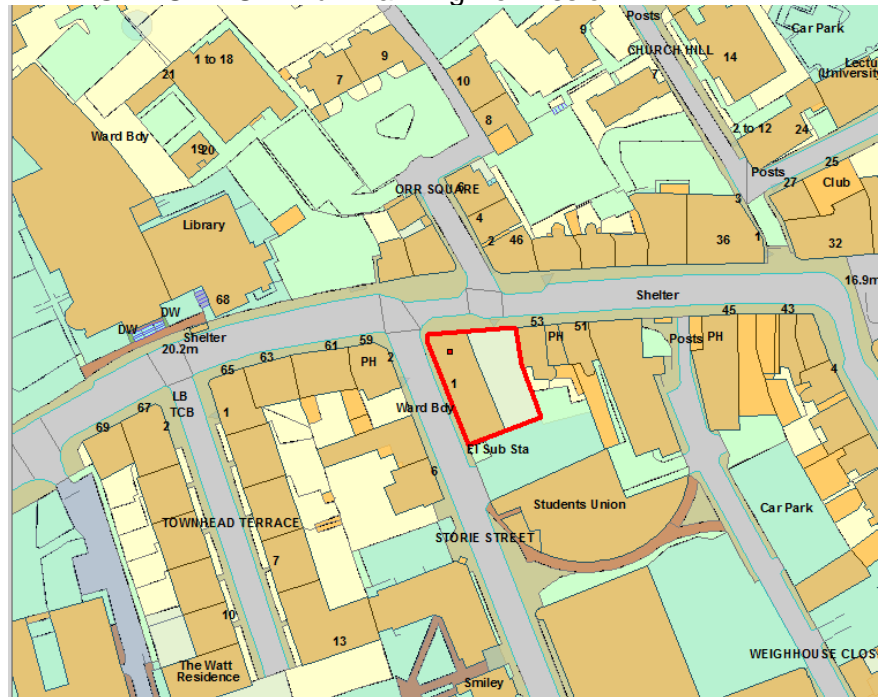
Registered:
19 April 2022

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of self contained student accommodation with associated facilities, including demolition.

LOCATION: 57 High Street, Paisley, PA1 2AN

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions.

IDENTIFIED KEY ISSUES

- The proposal accords with the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) as well as Historic Environment Scotland's Policy Statement.
- Two representations have been received.
- No objections have been received from any consultees.

Alasdair Morrison
Head of Economy &
Development

REPORT OF HANDLING FOR APPLICATION 22/0236/PP

SITE ADDRESS	57 High Street, Paisley, PA1 2AN
PROPOSAL	Erection of self contained student accommodation with associated facilities including demolition.
RECOMMENDATION	Grant subject to conditions.

PROPOSALS	<p>This application seeks planning permission for the erection of self contained student accommodation with associated facilities, including demolition at 55-57 High Street, Paisley.</p> <p>The proposed development would comprise of the demolition of the existing building “Leisure Land” and the erection of development that would comprise of 150 student studios ranging between 17-22sqm. The development would be 6 - 7 storeys high and would have a frontage on High Street and Storie Street. The building would be approx. 36m high and would incorporate a flat roof design. There would be a mixed palette of materials which includes aluminium panels, brickwork masonry with single ply to mansard roofs. The stair cores would comprise of aluminium composite panels printed with paisley pattern design.</p> <p>The upper 2 levels have been stepped in approx. 2m and 2.75m from the eastern elevation with a change in materials from the brickwork masonry to aluminium panels to break up the High Street elevation. The corner of Storie Street and High Street would have a curved corten affect façade.</p> <p>Access to the building would be obtained via High Street on the ground floor level. There would also be a secure bike store for 36 bicycles and an off-street secure bin store. The ground floor would also accommodate a social space with a shopfront façade which would have glazing to High Street and the Storie Street corner. There would also be a reception area and a gym.</p> <p>The application site is located on the corner of High Street and Storie Street and is adjacent to the University of West of Scotland (UWS) Student Union Building and the UWS Campus to the south. Paisley Museum is also located to the north west of the site. The application site incorporates Leisure Land at no. 57 High Street and a gap site at 55 High Street which contains self seeded trees. The site area is approx. 693sqm and is relatively flat along High Street to the north and is at a steeper incline along Storie street to the west. The area is characterised by a mix of commercial and residential properties.</p>
SITE HISTORY	An application for conservation area consent (22/0240/CA) in association with the current planning application has also been submitted and has have been put forward to today’s Board for consideration.
CONSULTATIONS	Chief Executive’s Service (Roads Development) – No objections

	<p>subject to conditions.</p> <p>Communities and Housing Services (Environmental Protection Team) – No objections subject to conditions. Concerns have been raised following the submission of a Noise Impact Assessment with regards to noise levels affecting the development when windows are open, particularly with studios that have south facing elevations and the impact of existing plant.</p> <p>Glasgow Airport Safeguarding – No objections subject to conditions.</p> <p>NATS – No objections.</p> <p>Scottish Water- No objections.</p> <p>West of Scotland Archaeology Service (WOSAS) - No objections subject to conditions.</p>
REPRESENTATIONS	<p>One representation has been received where concerns were raised regarding the following:</p> <ul style="list-style-type: none"> • massing of the development, design and overdevelopment, • negative visual impact on conservation area, • loss of daylight and overshadowing, • loss of privacy, • small social space and green space, • questions over whether students would also reside in the accommodation previously approved for the student accommodation at the TA Hall (20/0217/PP), • loss of trees
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 I1 - Connecting Places Policy I3 - Flooding and Drainage Policy I5 - Waste Management Policy I7 - Zero & Low Carbon Buildings Policy I8 – Developer Contributions</p> <p><u>New Development Supplementary Guidance (2022)</u> Delivering the Centres Strategy: Strategic 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>

PLANNING ASSESSMENT	<p>The application site is identified in the Adopted Renfrewshire Local Development Plan (2021) as part of Renfrewshire's network of centres.</p> <p>Policy C1 - Renfrewshire's Network of Centres 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 New Development Supplementary Guidance also states that the proposed uses should not undermine the principal function of the centre and is complementary to existing uses and activities and that the scale, design and layout should also contribute towards and compliment the surrounding area.</p> <p>The town centre is recognised as being a hub for a mix of uses, and the proposed student accommodation will contribute positively to this mix.</p> <p>The development will contribute to the viability of Paisley Town Centre by redeveloping a vacant building and gap site that occupy a visually prominent location within the conservation area.</p> <p>The proposed use will also generate additional residence and footfall within the town centre, contributing positively to economic viability.</p> <p>Increasing the number of students living in the town centre is a key objective for the High Street and University area as defined in the Paisley Town Centre Action Plan, and it is recognised that increasing the resident population within the town centre plays a vital role in supporting the day and night time economy.</p> <p>It is considered that the proposal would be a positive addition, creating a high quality place which would enhance the built and cultural heritage of the Centre.</p> <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.</p> <p>The New Development Supplementary Guidance also states that high standards of design should be employed which have regard to the</p>

	<p>architecture and character of the area and ensure the maintenance and enhancement of local distinctiveness.</p> <p>Historic Environment Scotland were consulted on the application for conservation area consent (22/0240/CA) in association with the current planning application and advise that the existing buildings which would be demolished, do not make a positive contribution to the conservation area and that designs for the replacement building should seek to preserve and enhance the character of the conservation area.</p> <p>It is considered that careful consideration has been given to the design of the building, including the height, given its prominent location. As detailed above, the upper floors at the east of the building have been stepped in with a change in materials to break up this elevation to create a gap between the neighbouring building at no. 53 High Street which sits at a much lower height. A feature corner would also be created at the Storie Street corner with a shop like frontage at groundfloor level. The Storie Street corner would also incorporate a similar curved edge to the sandstone traditional property at 59 High Street and would also sit slightly lower in height. It is considered that the proposed development would have a positive impact on the character and appearance of High Street. Existing and proposed visuals from the south end of Storie Street have also been provided which demonstrate that the visual impact from this aspect would also be acceptable. It is not considered that visuals from other areas would be necessary given that the building would not be readily visible from New Street and the north elevation adequately demonstrates the visual impact from Orr Street.</p> <p>In view of the above, it is considered that the scale, massing and materials would have a positive impact on the surrounding built heritage.</p> <p>Policy 11 ‘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.</p> <p>The site is within a sustainable location, and is highly accessible with respect to walking, cycling and public transport routes. The wide range of amenities within the town centre are all within walking distance of the site.</p> <p>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 development would provide secure bike stands. Given the</p>
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	<p>development is for student accommodation and is within a town centre location, vehicular parking at the site is not proposed which is considered to be consistent with Government sustainable policies given the accessibility of the location.</p> <p>Policy I3 ‘Flooding and Drainage’ – The proposal does not increase the risk of flooding. A condition with respect to a Drainage Impact Assessments and SUDs could also be imposed.</p> <p>Policy I5 - Waste Management – It is proposed to provide enclosed secure bin storage. At present, there are bins on the footpath adjacent to the gap site at no. 55 High Street which are rented by local businesses. The applicant has written to the businesses to inform them of the planning application and to offer room for the bins within the secure bin shelter. This would improve the visual amenity of the area by removing bins from the footpath.</p> <p>Pre-application discussions were also undertaken with the Council’s Waste Operations with regards to the proposed bin storage arrangements and no objections were raised. A planning condition has been attached to control this matter.</p> <p>Policy I7 - Zero & Low Carbon Buildings - seeks to encourage energy efficiency in new buildings, and the installation of technology that produces low or no amounts of carbon dioxide emissions.</p> <p>The applicants have submitted a statement which states that the development would be built to exceed the current building regulation requirements for new buildings. A number of efficiency measures will be employed in the design and operation of the development in order to minimise the ongoing carbon footprint of the building. At detailed design stage an SBEM calculation can be provided in order to demonstrate performance. These measures will ensure the development accords with Policy I7.</p> <p>Policy I8 – Developer Contributions states that contributions will be sought for the items such as education, health care, traffic management etc. to address infrastructure deficits and/or a shortfall in infrastructure capacity that arise as a direct result of new development. Any contribution sought will be appropriate, proportionate, necessary and relevant to the nature of the development, its scale and its location.</p> <p>In this regard, it is not considered that the development would result in infrastructure deficits that would require contributions.</p> <p>Representations</p>
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	<p>With regards to the concerns raised in representations: -</p> <ul style="list-style-type: none"> • Massing of the development, design and overdevelopment, <p>Although the development has a total of 7 floors, the top floor has a mansard roof with dormer windows which are set back from the elevation such that it would have the appearance as having 6 floors from Storie Street. As detailed above, it is considered that careful consideration has been given to the design of the building, including the height and material given its prominent location in the Town Centre Conservation Area. It is not considered that the development amounts to overdevelopment of the site.</p> <ul style="list-style-type: none"> • Negative visual impact on conservation area, <p>For the reasons detailed above, it is not considered that the proposal would have a detrimental impact on the character or appearance of the Town Centre Conservation Area</p> <ul style="list-style-type: none"> • Loss of daylight and overshadowing, <p>The development has been designed such that the parapet of 5th floor is similar to the height of the parapet of the adjacent property at 20 Storie Street. The floor to floor height of the apartments have also been reduced in height from 3.2m to 2.8m which would reduce the height of the originally proposed building by approx. 1.2m. The parapet at the 4th floor has also been reduced by 800mm. Whilst it is noted that there will be shadowing and loss of sunlight to properties at no. 59 High Street, it is considered that due to higher density development, buildings within a town centre location may be more susceptible to overshadowing. It is considered that the proposal has been designed to take shadowing and daylight into consideration.</p> <ul style="list-style-type: none"> • Loss of privacy, <p>The internal area of the apartments have been designed such that any glazing elements would be restricted to kitchen or desk worktops. The applicant has also confirmed that net curtain fabric would be fitted for increased privacy during daytime and blackout blinds during night time hours. Notwithstanding this, it is considered that in a town centre environment there may be a loss of a degree of privacy due to higher density development.</p> <ul style="list-style-type: none"> • Small social space, loss of green space and trees, <p>It is considered that the level of social space is acceptable, particularly as this is a town centre higher density development. It is also considered that the gap site at no. 55 is overgrown and the self seeded trees do not positively contribute to the conservation area. It is</p>
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	<p>considered that the development of this site as part of the development would be a welcome improvement and would ensure that the site is utilised by a viable use all to the benefit of the vitality of the town centre.</p> <ul style="list-style-type: none"> • Questions over whether students would also reside in the accommodation previously approved for the student accommodation at the TA Hall (Ref:20/0217/PP), <p>This is not a material planning consideration and would be a matter for the applicant to consider.</p> <p>Consultee Comments</p> <p>With regards to the concerns raised by the Council's Communities and Housing Services (Environmental Protection Team) with respect to noise levels affecting the development with windows open, whilst it is noted that this is not ideal, this would mainly be attributed to south facing units which may be impacted by existing plant. Acceptable standards can be achieved with windows closed and given the town centre location and that the development does not relate to permanent residential dwellings, it can be accepted in this instance subject to the imposition of the attached planning conditions.</p> <p>Conclusion</p> <p>It is considered that the proposal would provide a development 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 be complimentary to surrounding uses and would also comprise of the redevelopment of a prominent vacant site all to the benefit of the Town Centre Conservation Area.</p>
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. That prior to the commencement of the development hereby approved, full details and/or samples of the facing materials to be used on all external walls and roofs shall be submitted to, and approved in writing by, Renfrewshire Council as Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: In the interests of visual amenity.

2. That prior to the commencement of the development hereby approved, 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.

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

3. 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 remedial 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 Renfrewshire Council as Planning Authority.

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

4. That prior to the occupation of any 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 to be imported to site, a Verification Report confirming imported materials are suitable for use

shall be submitted to and approved in writing by Renfrewshire Council as 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.

5. That prior to the commencement of the development hereby approved, the developer shall secure the implementation of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reason: To ensure that any archaeological remains which may be disturbed can be identified, excavated and recorded.

6. That prior to commencement of above ground works a Bird Hazard Management Plan shall be submitted to, and approved in writing by, the Planning Authority in consultation with Glasgow Airport. For the avoidance of doubt, the submitted plan shall include details of:
 - Management of and flat/shallow pitched green roofs on buildings within the site which may be attractive to nesting, roosting and “loafing” birds. The management plan shall comply with Advise 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 development. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by Renfrewshire Council as 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 operations of Glasgow Airport.

7. That prior the commencement of the development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, details of a designated drop off and pick up area. For the avoidance of doubt, this should include the exact location and design of the pick up area.

Reason: This information has not been provided.

8. That prior to the commencement of the development hereby approved, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, a Construction Traffic Management Plan. For the avoidance of doubt, this plan shall demonstrate how, during demolition and build phase, there will be no detrimental impact on pedestrian/cyclist/public transport and the local road network.

Reason: This information has not been provided.

9. That prior to the commencement of the development hereby approved, a Drainage Impact Assessment shall be submitted and approved by Renfrewshire Council as Planning Authority. The Drainage Impact Assessment shall accord with the ‘Council’s Drainage Assessment – Notes for Guidance’.

Reason: To ensure adequate provision for drainage associated with the development.

10. That prior to the commencement of the development hereby approved, 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

11. The design, installation and operation of any plant, machinery or equipment proposed as part of the development itself 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.

For an explanation of noise rating curves, refer to BS 8233:2014 Sound insulation and noise reduction in buildings- code of practice, Annex B.

Reason: In the interests of residential amenity.

12. Notwithstanding the consent hereby given, the developer shall ensure the mitigation measures contained in Chapter 6 of the Airshed Report titled *Environmental Noise Assessment for Proposed Residential Student Accommodation, High Street, Paisley, Renfrewshire* (report no. AS 0925 dated 20th July 2022) shall be implemented and complied with during construction and for the lifetime of the development to the satisfaction of the Council as Planning Authority. These include the following:

Road traffic noise

- Provide acoustic insulation in the form of double-glazing and mechanical ventilation and heat recovery (MVHR) on all units where the free-field external noise level at exposed facades is predicted to exceed 50 dB LAeq 07:00 – 23:00 or 45 dB LAeq 23:00 – 07:00 (74% of all units). The units requiring this additional mitigation are listed in Table 6.1 of the report and shown in bold red text.
- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with BS 8233: 2014 Table 4 noise criteria in habitable rooms.

Fixed plant noise

The combined noise from existing and proposed fixed plant will not exceed Noise Rating Curve 25 (NR25) within all habitable rooms:

- Where a mechanical ventilation and heat recovery (MVHR) scheme is required to achieve this these units will have enhanced double-glazing.

- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with NR25 with closed windows and MVHR where appropriate;
- Prior to occupation of any units, a further assessment of noise from the proposed fixed plant associated with the developments heating/ventilation/air conditioning (HVAC) scheme must be undertaken and submitted for written approval to ensure that noise levels inside existing and proposed habitable rooms will not exceed NR25 at night.

Public house noise

The noise from music breakout and patrons will not exceed NR15 within all habitable rooms:

- Where windows require to be closed a mechanical ventilation and heat recovery (MVHR) scheme shall be provided.
- Details of the proposed scheme of acoustic insulation shall be submitted for written approval, prior to commencement of any works onsite, to ensure that the proposed mitigation measures will comply with NR15 with closed windows and MVHR where appropriate.

No property within the development shall be occupied until all approved mitigation measures have been completed in full.

Reason: In the interests of residential amenity.

13. That prior to the commencement of development a Waste Management Plan will be submitted for the written approval of the Council as Planning Authority. For the avoidance of doubt this shall allow for access and use of the development's bin storage area by other nearby properties/businesses. Thereafter the plan shall be implemented in accordance with the approved arrangements to the satisfaction of the Council as Planning Authority.

Reason: In the interests of amenity and to control waste.

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.