

Planning Application: Report of Handling

Reference No. 19/0860/PP



Renfrewshire
Council

KEY INFORMATION

Ward: (1)
Renfrew North &
Braehead

Applicant:
Park Lane Group
25 Newton Place
Glasgow
G3 7PY

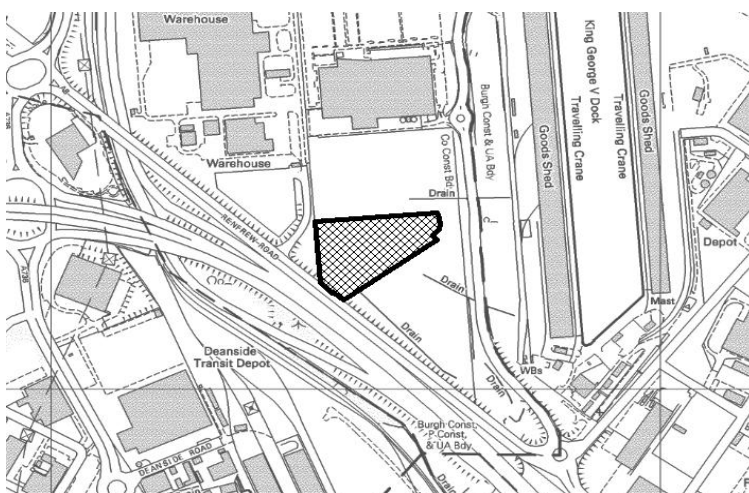
Registered:
8 January 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development comprising 18 flats and 39 dwellinghouses

LOCATION: Site on North Western boundary of No 2, Row Avenue, Renfrew

APPLICATION FOR: Full Planning Permission



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RECOMMENDATION

Grant subject to
conditions

IDENTIFIED KEY ISSUES

- The application site is identified by Policy C1 of both the Adopted Renfrewshire Local Development Plan (2014) and the Proposed Renfrewshire Local Development Plan (2019).
- There have been no representations received.
- There have been no objections from consultees.
- The principle of the development is considered to be acceptable as the proposals will provide a diversification of uses in the area with a variety of small to medium sized house types and flats designed to meet the needs and requirements for Housing for Varying Needs.

RENFREWSHIRE COUNCIL
REPORT OF HANDLING FOR APPLICATION 19/0860/PP

AGENT:	MAST Architects
APPLICANT:	Park Lane Group
SITE ADDRESS:	Site on North Western boundary of No 2, Row Avenue, Renfrew
PROPOSAL:	Erection of residential development comprising 18 flats and 39 dwellinghouses
APPLICATION FOR:	Full Planning Permission

PRE-APPLICATION COMMENTS	<p>A number of pre-application meetings have taken place between with the applicant and their agents.</p> <p>Various layouts and amendments to the layouts have been proposed and considered and has assisted in shaping the overall residential form, design and positioning of the residential units as well as the associated access, landscaping and open space.</p> <p>Consideration was also given to drainage and sewerage capacity and how a layout could incorporate sustainable drainage measures.</p>
NUMBER OF REPRESENTATIONS:	None received.
CONSULTATIONS:	<p>Environmental Protection Section – No objections, providing conditions are attached requiring the submission of a site investigation report, remediation strategy and verification reports as well as compliance with the recommendations set out within the Air Quality and Noise Reports.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Design Services) - No objections.</p> <p>Response: Noted.</p> <p>Director of Environment and Infrastructure Services (Roads/ Traffic) - No objections.</p> <p>Response: Noted.</p> <p>Director of Children Services – No objections.</p> <p>Response: Noted.</p> <p>Transport Scotland - No objections.</p>

	<p>Response: Noted.</p> <p>Glasgow Airport Safeguarding – No objections, subject to the submission of further landscaping details as a condition of any consent given.</p> <p>Response: Noted and proposed condition included.</p> <p>SEPA - No objection.</p> <p>Response: Noted.</p> <p>Scottish Water - No objections.</p> <p>Response: Noted.</p>
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SUPPORTING STATEMENTS	<p>Pre-Application Consultation Report - The applicant submitted a proposal of application notice (19/0577/NO) to the Council on 12 September 2019.</p> <p>A stakeholder and public consultation process was undertaken and a pre-application consultation report has been submitted.</p> <p>This provides an overview of the pre-application consultation which was undertaken on 4 November 2019.</p> <p>The public consultation event was held at Braehead Shopping Centre's Marketing Suite, with local Community Councils and Elected Members invited.</p> <p>The event was also open to all other interested parties and was advertised in the local press.</p> <p>The summary provided by the applicant's agents states that 7 people attended the event. No specific comments were made by attendees on the proposals.</p> <p>Response: The content of this report meets the requirements set out in statute for a major development.</p> <p>Report on Site Investigation & Non-Residential Mining – Given the existing ground conditions it is recommended that discussions remain ongoing with Renfrewshire Council throughout any ongoing development of the site.</p> <p>A remediation strategy is recommended, to be followed by a verification report upon completion of any necessary works.</p> <p>Response: Details submitted for the Site Investigation are satisfactory. Given the historical uses on the site additional remediation measure details shall require to be submitted for further consideration prior to the commencement of any construction works on site. This is normal practice on previously used sites.</p>
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Drainage Impact Assessment – No risk from flooding has been identified.

Response – The proposals put forward are to the satisfaction of the Director of Environment and Infrastructure (Design Services) and SEPA through consultation.

Transportation Assessment – The Transportation Assessment confirms that the site benefits from good access to an established travel and transport network, a frequent and highly accessible bus services, and the National Cycle Route. Proposed linkages within the development would also link well with the existing network ensuring good, safe and overlooked routes to walking, cycling and public transport networks.

Adequate access and parking arrangements have also been demonstrated in accordance with the requirements of Scottish Government's advice in Designing Streets.

Response – The provision and conclusions submitted are to the satisfaction of the Director of Environment and Infrastructure (Roads / Traffic) through pre-application discussion as well as on-going discussion and consultation.

Design and Access Statement - The Design and Access Statement provides a context to the site and application and considers the applicant's approach to the design of the development, it's scale in response to the surrounding area and the use of materials.

Integral to the layout is connectivity throughout the site and that all homes overlook these routes. Barrier free access is also built into the design of the units as well as the provision of wheelchair accessible homes. All units will be built to Housing for Varying Needs standards.

The site is served by the existing road network and is located along an established and well served public transport route. Bus stops are also within the vicinity of the site in accordance with national policy.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application and demonstrates that both design and access has been integral to the overall form of the proposed layout.

Air Quality Impact Assessment – The findings of the Air Quality Assessment undertaken conclude that the proposed scheme is predicted to have no significant impact on air quality within the study area.

Response

The detail of this document is considered to be adequate for the purposes of assessing the application. It has been considered satisfactory by the Environmental Protection Team and they

	<p>agree with the recommendations contained within the report that are to be implemented.</p> <p>Noise Assessment – The applicant has submitted a Noise Assessment in conjunction with their updated layout which demonstrates that adequate amenity can be achieved for future residents, subject to proposed mitigation measures being implemented within the development.</p> <p>Response – In order to ensure this level of amenity is achieved it is considered prudent to attach conditions to any consent given requiring the developer to incorporate all suggested mitigation measures contained within their Noise Assessment in the development of the site.</p> <p>Land Use Statement - The applicant has submitted in support of the application a Land Use Statement which outlines the history of the site as well as setting out justification for proposing residential development within a commercial centre.</p> <p>Provision of affordable housing in accordance with emerging policy in the Proposed Renfrewshire Local Development Plan is considered integral to the development. The applicant has been in discussions with a National RSL in relation to the site layout, house types and mix proposed for the site.</p> <p>Response The applicant's narrative appropriately considers the policies relevant to the assessment of the application.</p>
DEVELOPMENT PLAN POLICIES/ OTHER MATERIAL CONSIDERATIONS	<p><u>Adopted Renfrewshire Local Development Plan 2014</u> Policy C1: Renfrewshire's Network of Centres – Commercial Centre Policy P1: Renfrewshire's Places Policy I1: Connecting Places Policy I7: Low Carbon Developments Policy I5: Flooding and Drainage</p> <p><u>New Development Supplementary Guidance</u> Delivering the Centres Strategy: Centre Development Criteria and Commercial Centres Delivering the Places Strategy: Places Development Criteria and Places Checklist Delivering the Infrastructure Strategy: Connecting Places, Low Carbon Developments and Flooding and Drainage</p> <p><u>Proposed Renfrewshire Local Development Plan 2019</u> Policy C1: Renfrewshire's Network of Centres Policy P1: Renfrewshire's Places Policy P3: Housing Mix and Affordable Housing Policy I1: Connecting Places Policy I3: Flooding and Drainage Policy I4: Renewable and Low Carbon Energy Developments Policy I5: Waste Management</p>

	<p><u>Proposed New Development Supplementary Guidance</u> Delivering the Centres Strategy: Local Commercial Centres Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments Delivering the Infrastructure Strategy: Connecting Places; Provision for Waste Recycling in New Developments; Renewable and Low Carbon Energy Developments; and Flooding and Drainage Delivering the Environment Strategy: Noise and Contaminated Land</p> <p><u>Material considerations</u> Renfrewshire's Places Residential Design Guide March 2015</p>
PLANNING HISTORY	<p>03/0278/PP - Phase 1 - (Full Planning Permission) - Changing/toilet facility, full size football pitch with associated fencing and lighting; Phase 2 - (Full Planning Permission) - Sports Hall with changing/toilet facilities, office/committee room and cafe/function area; Phase 3 - (Outline Planning Permission) – Children's Nursery. Granted subject to conditions June 2003</p> <p>19/0577/NO - Erection of residential development. Accepted September 2019.</p> <p>19/0697/EO - Request for screening opinion as a requirement for an Environmental Impact Assessment relating to the erection of residential development. Environmental Assessment not required, October 2019.</p>
DESCRIPTION	<p>Planning permission is sought for the erection of 39 dwellinghouses and 18 flats, with open space, landscaping, footway and footpath links, roads, parking at Row Avenue, Renfrew.</p> <p>The application site extends to approximately 2 hectares and is currently an area of grassland, following the redevelopment of the area to accommodate Braehead and surrounding uses.</p> <p>The proposals seek to erect a mixture of terraced and flatted properties, with flats proposed to the north east (3 storey) and north west (3 storey) and the terraces within the remainder of the site.</p> <p>Access to the development would be via the existing road at Row Avenue, which would be continued into the proposed development.</p> <p>The site is bordered by Dobbies's Garden Centre to the north, a roundabout to the east, a restaurant to the north east, hotel to the south and Renfrew Road to the west.</p>
ASSESSMENT	<p>Policy C1 covers the application site within both the Adopted and Proposed Renfrewshire Local Development Plans and seeks to create a diverse network of places to live, shop, work, enjoy entertainment, leisure and cultural activities as well as</p>

	<p>gain access to important transport connections.</p> <p>Within Commercial Centres such as this, support for development within these centres will be given where they can demonstrate that the role and function of the centre can be sustained with no significant adverse impact.</p> <p>In this case the proposals relate to residential development within a commercial centre which would assist in creating sustainable mixed communities, a diverse network of places to live and work.</p> <p>Overall, it is considered that the loss of the site for commercial purposes would not have a detrimental impact on the commercial centre or the wider network of centres, given the expanse of Braehead and its range of retail and commercial offerings.</p> <p>It is therefore considered that the proposal will be compatible with and complement the offerings in the Centre and therefore not contrary to Policy C1.</p> <p>Taking into consideration the provisions of Policy P1 of the Local Development Plan, the nature of the development is considered acceptable for the location, which seeks development proposals which make a positive contribution to the Place and can be compatible and complementary to existing uses. The acceptance of this proposal would see a current vacant site be used for an acceptable land use.</p> <p>Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposals, as it seeks to ensure that on residential sites, a mix of housing types are encouraged to meet current and future housing needs and support sustainable mixed communities in Renfrewshire.</p> <p>In this regard, the applicant has confirmed that provision shall be made for affordable house types within the development, with the potential for some units to be delivered by a RSL subject to negotiation with the developer. This would see an affordable provision delivered on site with the units built to the standard of 'Housing for Varying Needs' and wheelchair accessible homes in line with current Planning Policy as well as the Renfrewshire Local Housing Strategy.</p> <p>The nature of the development is considered acceptable for the location and in accordance with the above policies, in that the dwellings to be provided would include an affordable offer.</p> <p>With regard to the detailed design, layout and access arrangements, the proposal requires to be assessed against the approved guidance set out in: Designing Streets, the Councils Residential Design Guidance; Policies P1, I1 and I5 of the Adopted Local Development Plan and the associated New Development Supplementary Guidance and Policies P1, I1, I3 and I5 of the Proposed Local Development Plan and its</p>
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	<p>associated New Development Supplementary Guidance.</p> <p><i>1) Residential Amenity</i></p> <p>The proposal adopts 'place' qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and the Council's own Residential Design Guidance in that the layout is complemented by a landscaped envelope. Although landscape details still require to be finalised, the layout has been designed around public and private green space, wrapped around a wildflower meadow with both landscaped areas containing new native trees as well as street trees around the layout.</p> <p>The proposal sets out a residential layout which respects privacy and outlook, with appropriate garden sizes and an overall a good and well considered development pattern for the site.</p> <p>The proposal complies with the Renfrewshire Local Development Plan Policy P1, the associated Supplementary Guidance and the Places Checklist in that the development would adequately respond to the surrounding areas, by achieving appropriate residential frontage and streetscape as well as a well-connected network of pedestrian and cycle links.</p> <p><i>2) Streets and Surface Finishes</i></p> <p>Designing Streets requires development to ensure the creation of successful places and streets over the movement of the car, which this layout suitably provides.</p> <p>Traffic calming measures including; varying road widths, breaks in roadway and changes in road material have been incorporated.</p> <p>These would aid to reduce driver speed and create a safe residential environment.</p> <p><i>3) Road/Cycle/Pedestrian Network and access to Amenity Spaces</i></p> <p>Pedestrian and cycle links are integral to the layout and would provide a permeable layout for pedestrians and cyclists.</p> <p>These routes would be adequately overlooked as per the requirement of the Places Development Criteria set out in the Proposed Local Development Plan Supplementary Guidance.</p> <p>Sufficient visitor parking would also be provided and dispersed throughout the site.</p> <p><i>4) Design, Plot Configuration and Finishing Materials</i></p> <p>At the site entrance, and along the access road, properties adequately address the street frontage.</p>
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	<p>In terms of density and form the units proposed vary from two storey to three storey (flats), within an area of mixed development types.</p> <p>Finishing materials including concrete roof tiles, brickwork and metal cladding are considered acceptable for the location and contributory to the surrounding style of development.</p> <p>The development will be constructed in line with current Scottish Technical Standards (2019) with all new dwellings achieving a 45% reduction in carbon emissions.</p> <p>Waste management provision within the development also accords with the requirements of the Council.</p> <p><i>5) Boundaries and Open Space</i></p> <p>Within the application site itself, there is an area of open space to the north west as well as smaller landscaped pockets throughout the development creating a green fingers and wedges throughout the site.</p> <p>Active frontages of the proposed dwellings which overlook these areas aim to create an inclusive environment.</p> <p>Both hard and soft (hedging & shrubbery) boundary treatments can be confirmed as a condition of any consent given.</p> <p><i>6) Landscaping</i></p> <p>Full planting specification details shall require to be submitted as a condition of any consent given, although the indicative landscaped layout is considered acceptable in principle.</p> <p><i>7) Water Management and Site Levels</i></p> <p>The drawings and documentation submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of the Director of Environment and Infrastructure Services (Design Services).</p> <p>Site levels existing and proposed would not give rise to any concerns in terms of residential amenity.</p> <p>With regard to potential impact from noise due to the positioning of the site in close proximity to the M8 motorway and established commercial uses, a comprehensive noise assessment was submitted with the application. It was considered by the Environmental Protection Section and found to be satisfactory for the proposal. The assessment did recommend that conditions be applied to any consent given requiring compliance with the recommendations of the approved Noise Assessment and the submission of a verification report.</p>
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	<p><i>Conclusion</i></p> <p>The layout and proposal are in line with the current Adopted Renfrewshire Local Development Plan and the Proposed Renfrewshire Local Development Plan and is considered acceptable.</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 no development works shall commence on site until the applicant submits for the written approval of the Planning Authority:-

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 with the site investigation report

prepared in accordance with current authoritative technical guidance.

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

- 2 Prior to commencement of use of the facility hereby approved, the developer shall submit for the written approval of the Planning Authority:-

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.

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

- 3 That all remedial recommendations contained within approved Noise Impact Assessment by The Airshed, dated 02 November 2020 shall be complied with prior to and for the lifetime of the development hereby approved.

Reason: In the interests of residential amenity.

- 4 That before development starts, full details of the design and location of all fences and walls to be erected on the site shall be submitted to, and approved in writing by, the Planning Authority. Atop the bund structure hereby approved only a solid, close boarded, 1metre fence, which requires to be of a mass no less than 15kg/m2 with no gaps between the bottom of the fence and the bund shall be acceptable.

Reason: These details have not been submitted.

- 5 That before any of the dwellinghouses situated on a site upon which a fence is to be erected is occupied, the fence, or wall, for which the permission of the Planning Authority has been obtained under the terms of conditions 4 above, shall be erected;

Reason: To safeguard the amenity of future residents.

- 6 Prior to the commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of soft and water landscaping works, which comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'. These details shall include:-

- a) the specific number and spacing of trees and shrubs; and
- b) drainage details including SUDS, which comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes'.

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Planning Authority in consultation with Glasgow Airport. The scheme shall thereafter be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

- 7 That prior to occupation of the last dwellinghouse/flat within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the provisions of Condition 6 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged, or diseased within 5 years of the completion of the development, shall be replaced in the next planting season with others of a similar size and species.

Reason: In the interests of amenity.

- 8 Prior to occupation of any unit within the development hereby approved, the developer shall submit for the written approval of the Planning Authority, a final Verification Report to demonstrate that all mitigation measures identified within the Noise Impact Assessment, ref AS 0766 Braehead Renfrew and dated 2 November 2020 have been implemented.

Reason: In the interests of residential amenity.

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.