

Planning Application: Supplementary Report



Renfrewshire
Council

Reference No. 20/0597/PP

KEY INFORMATION

Ward (10):
Houston, Crosslee &
Linwood

Applicant:
Merchant Homes
Partnership Ltd
Merchant House
365 Govan Road
G51 2SE

Registered:
13 October 2020

Report by Head of Economy & Development

PROSPECTIVE PROPOSAL: Erection of residential development, comprising fifty-nine dwellinghouses and twenty flats with ancillary roads, parking, and landscaping

LOCATION: Reid Linwood Building, 48 Napier Street, Linwood, Paisley

APPLICATION FOR: Full Planning Permission

BACKGROUND

The Communities, Housing and Planning Policy Board at its meeting on 26 October 2021 considered the attached Report of Handling and decided to grant planning permission subject to provision of Heads of Terms, relating to a Section 75 legal agreement, for a financial contribution towards the provision of alternative pitch facilities.

SUPPLEMENTARY REPORT

Following the Board, the applicant's and Council's legal representatives have drawn up Heads of Terms to allow a Section 75 Legal Agreement to secure such a contribution.

These are to include:-

- i) Payment of the sum of one hundred and thirty thousand pounds (£130,000.00), payable by way of two instalments to be made by the applicant in respect of the creation of new pitch facilities.
- ii) The pitch to be provided to be a small-sided synthetic training pitch at Mossedge Village, 145 Brediland Road, Linwood, PA3 3RX
- iii) Maintenance of the pitch shall thereafter fall to Linwood Community Development Trust via their operation at Mossedge Village as per their current maintenance arrangement for the wider facility.

RECOMMENDATION

Grant subject to conditions / Section 75 agreement

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CONCLUSION & RECOMMENDATION

It is considered that the additional information provided is sufficient to recommend that planning permission be granted subject to conditions and the conclusion of the Section 75 agreement. For clarity the recommendation with reasons, conditions and S75 obligations are set out below:-

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.

A Section 75 agreement requires to be concluded to secure financial contributions in relation to open space provision.

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. Prior to the commencement of any development works on site, the developer shall submit for the written approval of the Planning Authority a noise assessment to determine the impact of noise sources 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. The quoted levels shall be achieved as described, unless otherwise agreed in writing with the Planning Authority.

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.

Reason: These details have not been submitted.

5. Prior to the occupation of each dwellinghouse hereby permitted, all boundary treatments associated with the dwellinghouse, approved under the provisions of condition 4 shall be erected;

Reason: To safeguard the amenity of future residents.

6. That before any development of the site commences a scheme of landscaping shall be submitted to and approved in writing by the Planning Authority ; the scheme shall include:- (a) details of any earth moulding and hard landscaping, grass seeding and turfing; (b) a scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted; (c) an indication of all existing trees and hedgerows, plus details of those to be retained, and measures for their protection in the course of development, and (d) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area and to avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and the increase in the bird hazard risk of the application site.

7. That prior to occupation of the last dwellinghouse 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. Notwithstanding the permission hereby given, no construction works shall take place on site until the developer confirms in writing to the Planning Authority that a connection to the public sewer for foul drainage has been achieved.

Reason: To ensure adequate drainage from the development.

9. Prior to the occupation of any dwelling hereby approved, the developer shall provide traffic calming measures on Napier Street from the junction of Dunlop Street to the development site. The traffic calming shall incorporate pedestrians crossing facilities where possible, and extend the give way line for Napier Gardens to improve sightlines.

Reason: In the interests of traffic and pedestrian safety.

10. Prior to the commencement of any construction works on site, the developer shall provide for the written approval of the Planning Authority a Construction Traffic Management Plan with robust measures to minimise the impact of the construction phase.

Reason: In the interests of traffic and pedestrian safety.

11. Prior to commencement of any construction works on site, the developer shall submit for the written approval of the Planning Authority, full details of the Locally Equipped Play Area (LEAP) to be provided within the curtilage of the site.

Thereafter, the LEAP shall be constructed in accordance with the detail finally approved, prior to occupation of the last dwelling within the development hereby approved.

12. That prior to the commencement of development, the applicant shall submit for the written approval of Renfrewshire Council as Planning Authority, an Arboricultural Method Statement and Tree Management and Maintenance Plan for the site. For the avoidance of doubt, the Arboricultural Method Statement shall contain details of the existing trees, shrubs, hedgerows and how the trees will be retained and protected (and measures for their protection) on site through the construction phase and future use of the site along with a comprehensive Tree Management and Maintenance Plan which will contain details on the monitoring of growth and condition of existing trees. As well as this there is the requirement for a scheme of new tree, shrub and hedge planting and grass seeding and/or turfing; measures to promote biodiversity gain at the site, the phased implementation of the proposed landscaping, and details of the management and maintenance of landscaped areas. The scheme thereafter approved shall be implemented on site in accordance with the phasing plan, and maintained thereafter in accordance with the maintenance details.

Reason: To ensure that works are undertaken to a satisfactory standard in the interests of natural heritage and to ensure a suitable landscape strategy is developed for the site in the interests of visual amenity and biodiversity.

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 07483 419705.