

**My Ref:**  
**Contact:** Clare Murray  
**Telephone:** 0141 618 7893  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 28 April 2021



The Architecture + Planning  
3 Bon Accord Crescent  
Aberdeen  
AB116XH

**Proposal:** Erection of nine dwellinghouses and associated infrastructure.,  
**Location:** Former Bridge Of Weir Ranfurly Bowling Club, Moss Road, Bridge Of Weir  
**Application Type:** Planning Permission-Full  
**Application No:** 20/0686/PP

Dear Sir/Madam,

**NOTIFICATION OF CONSENT**

The Council has approved your application, details of which are given above. I enclose a consent notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

I would specifically draw your attention to the notes attached to the consent regarding the interests of Scottish Water.

Yours faithfully,



Alasdair Morrison  
Head of Economy and Development

### **Notes Regarding Scottish Water Interests**

- a. It is the responsibility of the applicant to check Scottish Water's record plans regarding the position of its water and/or waste water assets prior to any work commencing on site. Plans available on written request from the Property Searches Department, Bullion House, Dundee, DD2 5BB.
- b. If a water main or sewer is affected, then no building shall be erected over or in such a way as to interfere with Scottish Water's right of access. The applicant must contact Scottish Water Operations, Technical Support team to ascertain what measures should be taken to safeguard this apparatus.
- c. Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require to have private pumping arrangements installed subject to compliance with the current water bylaws.
- d. The applicant must ensure that any new internal or external drain is connected to the correct drain or sewer.



The Coal  
Authority

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

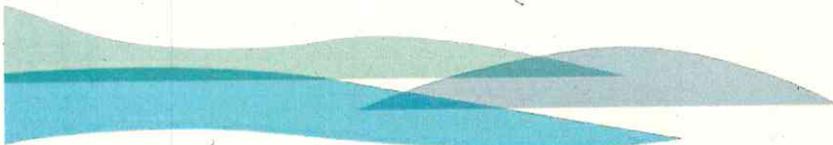
W: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

### **Standing Advice**

*The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.*

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*Standing Advice valid from 1<sup>st</sup> January 2021 until 31<sup>st</sup> December 2022*



Making a better future for people  
and the environment in mining areas

**GRANT Planning Consent subject to the conditions**

Ref. 20/0686/PP



**DECISION NOTICE**

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

**TO**

Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

With reference to your application registered on 4 November 2020 for Planning Consent for the following development:-

**PROPOSAL**

Erection of nine dwellinghouses and associated infrastructure.

**LOCATION**

Former Bridge Of Weir Ranfurly Bowling Club, Moss Road, Bridge Of Weir

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

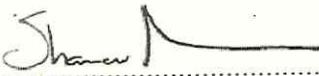
**GRANT Planning Consent subject to the conditions listed on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this permission are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

NOTE: It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Acts, Roads (Scotland) Act 1984 etc.

Dated: 28/04/2021

Signed  .....  
Appointed Officer

on behalf of Renfrewshire Council

Ref. 20/0686/PP

CONDITIONS AND/OR REASONS ATTACHED TO THIS DECISION

PAPER APART

TERMS AND CONDITIONS

1. 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 to the Development Plan.

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -

a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and

b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

3. Prior to the occupation of any unit within an identified phase of development:

a) Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site

shall be submitted to the Planning Authority and approved in writing.

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

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land &

Water dated 23/10/2010 , the Drainage Impact Assessment by Woolgar Hunter dated 15/10/2020 and drawing BOW-WHL-XX-XX-DR-C-52-9400 Rev P03. 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 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.

7. That before development starts, 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, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. 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.

10. That before any of the dwellinghouses situated on a site upon which a fence or wall 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 condition 9 above, shall be erected;

Reason: To safeguard the amenity of future residents.

11. That prior to the commencement of development, details of and a schedule of works involved in the upgrading of the footpath access to the Moss Road recreation ground from Peat Road, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved prior to the occupation of the last dwellinghouse within the development.

Reason: To ensure that this recreational facility is accessible to all.

12. That development shall not commence until the developer has submitted a programme of archaeological works for the approval of 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 in consultation with the West of Scotland Archaeology Service.

Reason: To ensure the proper monitoring and recording of any archaeological items of interest within the site.

## Notification of initiation of development

### Notice under Section 27A(1) Town and Country Planning (Scotland) Act 1997

1. A person who intends to carry out development for which planning permission has been given must, as soon as practicable after deciding on a date on which to initiate the development and in any event before commencing the development, give notice to the planning authority as to that date.

2. The notice to be given in accordance with section 27A(1) of the Act by a person intending to carry out development must—

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

3. Your attention is drawn to Section 123(1) of the Town and Country Planning (Scotland) Act 1997 set out below.

“123 Expressions used in connection with enforcement

(1) For the purposes of this Act—

- (a) carrying out development without the required planning permission, or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.”

### “27B Notification of completion of development

(1) A person who completes development for which planning permission has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

(2) If an application to a planning authority for planning permission discloses, in the opinion of the authority, that the development in question is to be carried out in phases then any such permission granted is to be granted subject to a condition, imposed under section 37(1)(a) in respect of each phase except the last (notice of the completion of which is to be given under subsection (1)), that as soon as practicable after the phase is completed the person carrying out the **Advisory regarding the Duration of Planning Permission in Principle, Planning Permission and Listed Building Consent.**

The following is advisory only and developers should satisfy themselves by reference to the relevant legislation if they are in any doubt regarding the duration of the permission

**Planning Permission in Principle** - Section 59 of the Town and Country Planning (Scotland) Act 1997 generally specifies that an application for approval of matters specified in conditions (requisite approval) must be made before the latest of (i) the expiration of 3 years from the date of grant of permission; (ii) the expiration of 6 months from the date an application for the requisite approval was refused; and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed. A planning permission in principle generally lapses on the expiration of 2 years from the date of the requisite approval being obtained unless the development to which the permission relates is begun before that expiration.

**Planning Permission and Listed Building Consent** - Sections 58(1) and (3) of the Town and Country Planning (Scotland) Act 1997 generally specify that planning permission and listed building consent will expire after 3 years from the date on which it is granted unless the development to which it relates has been started, or that a different period has been specified in any condition attached to the permission.

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Applicant: Carmichael Homes Scotland Limited	Ref. No: 20/0686/PP
Site: Former Bridge of Weir Ranfurly Bowling Club, Moss Road, Bridge of Weir	Officer: Ms C Murray

## Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

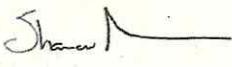
## Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
DR-A-90002 Rev P01	Location Plan	✓		✓
DR-A-90003 Rev P06	Site Layout Proposed Plan	✓		✓
DR-C-90-9500 Rev P01	Proposed Vehicle Tracking	✓		✓
DR-C-90-9200 Rev P03	Proposed Levels	✓		✓
DR-C-52-9400 Rev P03	Proposed Drainage Strategy	✓		✓
DR-A-00011 Rev P01	House Type 1-Plans & Elevations	✓		✓
DR-A-00021 Rev P01	House Type 2 Floorplans	✓		✓
DR-A-00022 Rev P01	House Type 2 Elevations	✓		✓
DR-A-00031 Rev P01	House Type 3 Plans & Elevations	✓		✓
DR-A-00001 Rev P01	House Type 04 GA Floor Plans	✓		✓
DR-A-00002 Rev P01	House Type 04 GA Floor Plans	✓		✓
DR-A-00101 Rev P01	House type 04 GA Elevations	✓		✓
DR-A-90004 Rev P01	Existing Site Sections	✓		✓
DR-A-90004 Rev P01	Proposed Site Sections	✓		✓

Officers Initials: CM

Admin Initials: NS

Checked by : Shaw

<b>RENFREWSHIRE COUNCIL</b> <small>Town and Country Planning (Scotland) Act 1997</small>	
Application No	20/0686/PP
Approved on	28/04/2021
Signed by	
<small>On behalf of Renfrewshire Council</small>	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	

RENFREWSHIRE COUNCIL

Application No: 20/0686/PP

RECOMMENDATION ON PLANNING APPLICATION

Regd: 04/11/2020

Applicant

Agent

Carmichael Homes Scotland Limited  
Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

THE Architecture + Planning  
3 Bon Accord Crescent  
Aberdeen  
AB116XH

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Nature of proposals:

Erection of nine dwellinghouses and associated infrastructure.

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Site:

Former Bridge of Weir Ranfurly Bowling Club, Moss Road, Bridge of Weir

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Application for:

Planning Permission-Full

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**Description**

This application seeks planning permission for the erection of a residential development on a site previously occupied by Ranfurly Bowling Club, located on the eastern edge of Bridge of Weir.

The site has lain vacant for a number of years and was given over to overgrown vegetation and self-seeded trees, before its partial clearance at the end of 2020.

The development would comprise of nine detached two storey dwellinghouses, including 2 no 3 bed properties, 5 no 4 bed properties and 2 no 5 bed properties with a layout of three frontage dwellings facing onto Moss Road/ Bracken Place and six dwellings facing onto an internal access road.

Finishing materials would include buff facing brick (multi), white render, concrete roof tiles and white UPVC windows. Access would be gained through alterations to the existing access from the turning circle at the end of Moss Road.

The site is bounded to the north by the River Gryfe and an area of land designated as a Site of Importance for Nature conservation (SINC), to the east by a water course connecting to the Gryfe and sewage works beyond, and to the south and east by established residential areas.

**History**

None relevant

**Policy & Material Considerations**

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy P3: Additional Housing Sites

Policy I1: Connecting Places

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments

Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

Proposed Renfrewshire Local Development Plan 2019

Policy P1: Renfrewshire's Places

Policy P2: Housing Land Supply Sites

Policy P3: Housing Mix and Affordable Housing

Policy I1: Connecting Places

Policy I5: Waste Management

Proposed New Development Supplementary Guidance

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; and Flooding and Drainage

Delivering the Environment Strategy: Noise and Contaminated Land

Material considerations

Renfrewshire's Places Residential Design Guide March 2015

**Publicity**

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 09/12/2020.

**Objections/Representations**

There have been three objections to this application which raises issues of.

1.Overlooking and loss of privacy.

**Response** – The proposal complies with the requirements of the council's guidance in relation to privacy and overlooking and careful consideration has been given to plot sizes, boundary treatments and fenestration in this regard.

2.Traffic generation and highway safety.

**Response** – The Director of Environmental and Infrastructure Services has offered no objection to the proposal and is satisfied that the proposal could be accommodated within the existing roads infrastructure

3.Density of houses.

**Response** – The development is of an acceptable scale sympathetic to the surrounding environment with a density appropriate to this location.

#### 4. Removal of mature trees.

**Response** - The application site is not protected through any policy or other mechanism for its ecological value but as an overgrown site would contribute to local ecosystems and biodiversity. None of the trees on the site were protected. Notwithstanding this, the proposal includes landscaping throughout the site with particular consideration of the boundaries and frontage. Landscaping proposals contained within site layout are considered to appropriately demonstrate that an acceptable level of residential amenity, sense of place and retention of existing habitats can be achieved.

#### **Consultations**

**Environmental Protection Section** – No objection subject to the submission of a Site Investigation Report and Remediation Report to ensure that the site is fit for purpose.

**Environment and Infrastructure Services (Design Services)** – No objections subject to compliance with the requirements of the DIA and FRA submitted in support of the application.

**Environment and Infrastructure Services (Traffic and Transport)** – No objection subject to pedestrian access improvements.

**The Director of Children's Services** – No objection

**SEPA** – No objection.

**Scottish Water** – No objection.

**Scottish Natural Heritage** – No objection.

**West of Scotland Archaeological Service** – No objection subject to a condition requiring the submission and agreement on a watching brief.

**Bridge of Weir Community Council** – No objection but have stated the design of the housing should reflect the surrounding area; access could be difficult especially during construction phase; there would require to be unhindered access to the turning circle especially for buses; the development should take account of renewable energy sources and biodiversity.

#### **Summary of Main Issues**

Environmental Statement – N/A

Appropriate Assessment – N/A

Design Statement – N/A

Access Statement – N/A

Other Assessments - Planning Statement – The report concludes that the proposal is on land allocated for residential development and the detailed design meets the requirements of the New Development Design Guidance. It is stated that this small addition to the existing

residential area, makes efficient use of land and given its connections to the existing settlement maximises the opportunities for sustainable travel.

**Accessibility Review** – This review concludes that the site is well connected and accessible within the existing settlement with access to increasing sustainable travel choices which can be accommodated on the existing network. It is stated that a residential travel leaflet will be developed and issued to all residents upon occupation of the site to encourage sustainable travel.

**Drainage Impact Assessment** – It is stated that the proposed surface water drainage will utilise various forms of source control, coupled with a mix of above and below ground SuDS features to treat and convey surface water, prior to discharge to the combined sewer. Foul flows will discharge to the foul sewer within the development boundary.

**Flood Risk Assessment** – The report states that flood risk to the site is categorised as little or no risk and provided that the mitigation measures outlined within the report are adopted, the proposed development is feasible and in broad accordance with the general principles of the Scottish Planning Policy.

**Habitat Survey** – It states that a Phase 1 habitat Survey was carried out, the results of which suggest that there are no priority habitats, priority species or specially protected plants on the site. It concludes that the proposed development will not have any significant impact on any priority habitats or protected species on the site or in the nearby vicinity.

Planning Obligation Summary – N/A

Scottish Ministers Direction – N/A

### **Assessment**

The application site is covered by Policy P3 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019) which seek to contribute to the Council's housing land supply provision.

The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such sites the Council supports development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.

Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposal, 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.

On such sites, the Council will support development for housing where it would not undermine the spatial strategy of the plan and its design would comply with the criteria for implementing the spatial strategy and the Council's new Development Supplementary Guidance.

In principle, the nature of the development is considered acceptable in this location and to be in accordance with the policies outlined above, in that the dwellings to be provided would be mixed in terms of house size and provide a greater choice of housing size and type within the area generally.

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: Renfrewshire's Places: 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 associated New Development Supplementary Guidance.

#### *(1) Residential amenity*

The proposal demonstrates the general place qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and within Designing Places and the Councils own Residential Design guidance in that the layout has a unique character and identity whilst fitting with the surrounding area and landscape.

The layout addresses connection to the wider environment and includes good linkages to the wider area which encourage pedestrian and cycle activity.

The development is of an acceptable scale sympathetic to the surrounding environment with a density appropriate to this location.

The proposal comprises a residential layout which respects privacy, provides a good outlook, with appropriate garden sizes.

The layout is considered to achieve a good level of amenity for each dwelling, both existing and proposed, whilst ensuring the creation of a safe and pleasant environment.

As such, the proposal complies with Local Development Plan Policy P1, the associated Supplementary Guidance and the places checklist.

#### *(2) Streets and Surface Finishes*

Designing Streets requires the design of proposals to consider 'place' before movement and this layout achieves the right balance between creating a successful place while enabling adequate movement through the development and to the surrounding area, encouraging positive interaction.

#### *(3) Road/Cycle/Pedestrian Network and Access to Amenity Spaces*

The development connects acceptably with the surrounding road and footpath network ensuring easy access to areas of open space and amenities.

Adequate parking including visitor parking would be dispersed throughout the site.

Bridge of Weir has a good provision of open spaces within the settlement and the large recreational ground at peat road is within walking distance of the site and accommodates a play area. In addition, the site is connected to the core path network and has access to the National Cycle Network. The site includes landscaping on its street frontage and at the entrance to the site, which contributes to residential amenity.

#### *(4) Design, Plot Configuration and Finishing Materials*

The site sits lower than the access road and the residential development of Bracken Place located to the west, and therefore the dwellinghouses will sit lower than neighbouring houses

to the west. The levels and configuration of the site enable a street frontage of 3 dwellings facing onto Moss Road (turning circle) and the remainder of the dwellings to be positioned behind the frontage facing onto either side of the access road through the site terminating in a turning head at the northern edge of the site.

The configuration of the site layout is such that views towards it from Bracken Place would be towards a rear access road to the frontage dwellings, which would in effect have double frontages within their design. This would open views into the site and contribute positively to the general street scene and the assimilation of the new dwellings with the surrounding residential area.

The site levels together with appropriate rear gardens ensure that the new dwellings would sit sympathetically with the dwelling immediately to the west of the site and preserve an acceptable level of amenity for both existing and proposed dwellings.

Dwellings are set appropriate distances apart and have good levels of private garden ground in accordance with Renfrewshire's Design guidance.

The dwellings will be finished with a combination of white render and buff colour facing brick and concrete roof tiles to reflect the character of the surrounding area while providing a degree of architectural interest. These would ensure that the development fits sympathetically with the street scene.

#### *(5) Boundaries and open space*

Key areas such as the site entrance and site frontage are important features of the development and an existing stone wall would be retained to create a feature along the street frontage. This would be augmented with a landscaped frontage which would anchor the development within the surrounding environment and assist in creating a sense of place. Timber fencing is proposed to be used in secondary areas to define plot boundaries.

Additional planting would be undertaken on the boundaries of the site to augment existing landscaping/vegetation which has been retained.

#### *(6) Landscaping*

The detailed specification of the planting scheme would form a condition of any planning permission granted, however, the landscaping proposals contained within site layout are considered to appropriately demonstrate that an acceptable level of residential amenity, sense of place and retention of existing habitats can be achieved.

#### *(7) Water Management*

The drawings and documents submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of Environment and Infrastructure Services (Design Services).

In summary, it is considered that the proposal would create a quality residential development on a brownfield site on the edge of Bridge of Weir within an area allocated for residential purposes in the Development Plan.

## Conclusions

In view of the above, it is considered that the proposed development would comply with Policies P1, P3 I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated Supplementary Guidance.

The proposal is also in accordance with Policies P1, P2, P3 and I3 of the Proposed Renfrewshire Local Development Plan (2019) and associated Supplementary Guidance.

### **Recommendation and reasons for decision**

In light of the above assessment, the proposed development is considered to comply with the relevant adopted and proposed local development plan policies and new supplementary guidance and will not be detrimental to the amenity of the area. Therefore, I would recommend the application is granted, subject to conditions.

### **Index of Photographs**

The site has been photographed and the images archived.

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### RECOMMENDATION

Grant subject to conditions

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### Other Action

### Conditions and Reasons

#### **Reason for Decision**

1. 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.
2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -
  - a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and
  - b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

3. Prior to the occupation of any unit within an identified phase of development:
  - a) Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site

shall be submitted to the Planning Authority and approved in writing.

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

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land & Water dated 23/10/2010, the Drainage Impact Assessment by Woolgar Hunter dated 15/10/2020 and drawing BOW-WHL-XX-XX-DR-C-52-9400 Rev P03 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 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.

7. That before development starts, 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, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. 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.

10. That before any of the dwellinghouses situated on a site upon which a fence or wall 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 condition 9 above, shall be erected;

Reason: To safeguard the amenity of future residents.

11. That prior to the commencement of development, details of and a schedule of works involved in the upgrading of the footpath access to the Moss Road recreation ground from Peat Road, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved prior to the occupation of the last dwellinghouse within the development.

Reason: To ensure that this recreational facility is accessible to all.

12. That development shall not commence until the developer has submitted a programme of archaeological works for the approval of 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 in consultation with the West of Scotland Archaeology Service.

Reason: To ensure the proper monitoring and recording of any archaeological items of interest within the site.

Sharon Marklow  
Strategy and Place Manager

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.

 Sharon

**My Ref:**  
**Contact:** Clare Murray  
**Telephone:** 0141 618 7893  
**Email:** dc@renfrewshire.gov.uk  
**Date:** 28 April 2021



The Architecture + Planning  
3 Bon Accord Crescent  
Aberdeen  
AB116XH

**Proposal:** Erection of nine dwellinghouses and associated infrastructure.,  
**Location:** Former Bridge Of Weir Ranfurly Bowling Club, Moss Road, Bridge Of Weir  
**Application Type:** Planning Permission-Full  
**Application No:** 20/0686/PP

Dear Sir/Madam,

**NOTIFICATION OF CONSENT**

The Council has approved your application, details of which are given above. I enclose a consent notice, which also lists the conditions attached to the approval, together with a copy of your submitted plans duly endorsed and the Report of Handling.

I would specifically draw your attention to the notes attached to the consent regarding the interests of Scottish Water.

Yours faithfully,



Alasdair Morrison  
Head of Economy and Development

### **Notes Regarding Scottish Water Interests**

- a. It is the responsibility of the applicant to check Scottish Water's record plans regarding the position of its water and/or waste water assets prior to any work commencing on site. Plans available on written request from the Property Searches Department, Bullion House, Dundee, DD2 5BB.
- b. If a water main or sewer is affected, then no building shall be erected over or in such a way as to interfere with Scottish Water's right of access. The applicant must contact Scottish Water Operations, Technical Support team to ascertain what measures should be taken to safeguard this apparatus.
- c. Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head in the public main. Any property which cannot be adequately serviced using this pressure may require to have private pumping arrangements installed subject to compliance with the current water bylaws.
- d. The applicant must ensure that any new internal or external drain is connected to the correct drain or sewer.



The Coal  
Authority

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)

W: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)

### **Standing Advice**

*The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.*

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

*Standing Advice valid from 1<sup>st</sup> January 2021 until 31<sup>st</sup> December 2022*



Making a better future for people  
and the environment in mining areas

**GRANT Planning Consent subject to the conditions**

Ref. 20/0686/PP



**DECISION NOTICE**

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

**TO**

Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

With reference to your application registered on 4 November 2020 for Planning Consent for the following development:-

**PROPOSAL**

Erection of nine dwellinghouses and associated infrastructure.

**LOCATION**

Former Bridge Of Weir Ranfurly Bowling Club, Moss Road, Bridge Of Weir

**DECISION**

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

**GRANT Planning Consent subject to the conditions listed on the reverse/paper apart.**

**PLANS AND DRAWINGS**

The plans and drawings relative to this permission are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

NOTE: It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under any other statutory enactments, for example Building (Scotland) Acts, Roads (Scotland) Act 1984 etc.

Dated: 28/04/2021

Signed   
Appointed Officer

on behalf of Renfrewshire Council

Ref. 20/0686/PP

CONDITIONS AND/OR REASONS ATTACHED TO THIS DECISION

PAPER APART

TERMS AND CONDITIONS

1. 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.

2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -

a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and

b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

3. Prior to the occupation of any unit within an identified phase of development:

a) Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site

shall be submitted to the Planning Authority and approved in writing.

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

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land &

Water dated 23/10/2010 , the Drainage Impact Assessment by Woolgar Hunter dated 15/10/2020 and drawing BOW-WHL-XX-XX-DR-C-52-9400 Rev P03 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 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.

7. That before development starts, 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, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. 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.

10. That before any of the dwellinghouses situated on a site upon which a fence or wall 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 condition 9 above, shall be erected;

Reason: To safeguard the amenity of future residents.

11. That prior to the commencement of development, details of and a schedule of works involved in the upgrading of the footpath access to the Moss Road recreation ground from Peat Road, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved prior to the occupation of the last dwellinghouse within the development.

Reason: To ensure that this recreational facility is accessible to all.

12. That development shall not commence until the developer has submitted a programme of archaeological works for the approval of 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 in consultation with the West of Scotland Archaeology Service.

Reason: To ensure the proper monitoring and recording of any archaeological items of interest within the site.

## Notification of initiation of development

### Notice under Section 27A(1) Town and Country Planning (Scotland) Act 1997

1. A person who intends to carry out development for which planning permission has been given must, as soon as practicable after deciding on a date on which to initiate the development and in any event before commencing the development, give notice to the planning authority as to that date.

2. The notice to be given in accordance with section 27A(1) of the Act by a person intending to carry out development must—

- (a) include the full name and address of the person intending to carry out the development;
- (b) state if that person is the owner of the land to which the development relates and if that person is not the owner provide the full name and address of the owner;
- (c) where a person is, or is to be, appointed to oversee the carrying out of the development on site, include the name of that person and details of how that person may be contacted; and
- (d) include the date of issue and reference number of the notice of the decision to grant planning permission for such development.

3. Your attention is drawn to Section 123(1) of the Town and Country Planning (Scotland) Act 1997 set out below.

“123 Expressions used in connection with enforcement

(1) For the purposes of this Act—

- (a) carrying out development without the required planning permission, or
- (b) failing to comply with any condition or limitation subject to which planning permission has been granted,

constitutes a breach of planning control.”

### “27B Notification of completion of development

(1) A person who completes development for which planning permission has been given must, as soon as practicable after doing so, give notice of completion to the planning authority.

(2) If an application to a planning authority for planning permission discloses, in the opinion of the authority, that the development in question is to be carried out in phases then any such permission granted is to be granted subject to a condition, imposed under section 37(1)(a) in respect of each phase except the last (notice of the completion of which is to be given under subsection (1)), that as soon as practicable after the phase is completed the person carrying out the **Advisory regarding the Duration of Planning Permission in Principle, Planning Permission and Listed Building Consent**.

The following is advisory only and developers should satisfy themselves by reference to the relevant legislation if they are in any doubt regarding the duration of the permission

**Planning Permission in Principle** - Section 59 of the Town and Country Planning (Scotland) Act 1997 generally specifies that an application for approval of matters specified in conditions (requisite approval) must be made before the latest of (i) the expiration of 3 years from the date of grant of permission; (ii) the expiration of 6 months from the date an application for the requisite approval was refused; and (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed. A planning permission in principle generally lapses on the expiration of 2 years from the date of the requisite approval being obtained unless the development to which the permission relates is begun before that expiration.

**Planning Permission and Listed Building Consent** - Sections 58(1) and (3) of the Town and Country Planning (Scotland) Act 1997 generally specify that planning permission and listed building consent will expire after 3 years from the date on which it is granted unless the development to which it relates has been started, or that a different period has been specified in any condition attached to the permission.

## **TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Applicant: Carmichael Homes Scotland Limited	Ref. No: 20/0686/PP
Site: Former Bridge of Weir Ranfurly Bowling Club, Moss Road, Bridge of Weir	Officer: Ms C Murray

## Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

## Plans to be stamped

Drawing Number	Drawing Title	Paper & Anite Set (Officer) ✓	Stamped (Admin) ✓	Stamped on anite (Admin) ✓
DR-A-90002 Rev P01	Location Plan	✓		✓
DR-A-90003 Rev P06	Site Layout Proposed Plan	✓		✓
DR-C-90-9500 Rev P01	Proposed Vehicle Tracking	✓		✓
DR-C-90-9200 Rev P03	Proposed Levels	✓		✓
DR-C-52-9400 Rev P03	Proposed Drainage Strategy	✓		✓
DR-A-00011 Rev P01	House Type 1-Plans & Elevations	✓		✓
DR-A-00021 Rev P01	House Type 2 Floorplans	✓		✓
DR-A-00022 Rev P01	House Type 2 Elevations	✓		✓
DR-A-00031 Rev P01	House Type 3 Plans & Elevations	✓		✓
DR-A-00001 Rev P01	House Type 04 GA Floor Plans	✓		✓
DR-A-00002 Rev P01	House Type 04 GA Floor Plans	✓		✓
DR-A-00101 Rev P01	House type 04 GA Elevations	✓		✓
DR-A-90004 Rev P01	Existing Site Sections	✓		✓
DR-A-90004 Rev P01	Proposed Site Sections	✓		✓

Officers Initials: CM

Admin Initials: NS

Checked by : Shaw

<b>RENFREWSHIRE COUNCIL</b> <b>Town and Country Planning (Scotland)</b> <b>Act 1997</b>	
Application No	20/0686/PP
Approved on	28/04/2021
Signed by	<u>Shaw</u>
On behalf of Renfrewshire Council	
<small>It should be understood that the planning permission does not carry with it any approval which may be necessary under the Building (Scotland) Act 2003 (as amended) or any other enactment.</small>	

RENFREWSHIRE COUNCIL

Application No: 20/0686/PP

RECOMMENDATION ON PLANNING APPLICATION

Regd: 04/11/2020

Applicant

Agent

Carmichael Homes Scotland Limited  
Oakfield House  
378 Brandon Street  
Motherwell  
ML1 1XA

THE Architecture + Planning  
3 Bon Accord Crescent  
Aberdeen  
AB116XH

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Nature of proposals:

Erection of nine dwellinghouses and associated infrastructure.

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Site:

Former Bridge of Weir Ranfurly Bowling Club, Moss Road, Bridge of Weir

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Application for:

Planning Permission-Full

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**Description**

This application seeks planning permission for the erection of a residential development on a site previously occupied by Ranfurly Bowling Club, located on the eastern edge of Bridge of Weir.

The site has lain vacant for a number of years and was given over to overgrown vegetation and self-seeded trees, before its partial clearance at the end of 2020.

The development would comprise of nine detached two storey dwellinghouses, including 2 no 3 bed properties, 5 no 4 bed properties and 2 no 5 bed properties with a layout of three frontage dwellings facing onto Moss Road/ Bracken Place and six dwellings facing onto an internal access road.

Finishing materials would include buff facing brick (multi), white render, concrete roof tiles and white UPVC windows. Access would be gained through alterations to the existing access from the turning circle at the end of Moss Road.

The site is bounded to the north by the River Gryfe and an area of land designated as a Site of Importance for Nature conservation (SINC), to the east by a water course connecting to the Gryfe and sewage works beyond, and to the south and east by established residential areas.

**History**

None relevant

**Policy & Material Considerations**

Adopted Renfrewshire Local Development Plan 2014

Policy P1: Renfrewshire's Places

Policy P3: Additional Housing Sites

Policy I1: Connecting Places

Policy I5: Flooding and Drainage

New Development Supplementary Guidance

Delivering the Places Strategy: Affordable Housing and Open Space Provision in New Developments

Delivering the Infrastructure Strategy: Connecting Places and Flooding and Drainage

Proposed Renfrewshire Local Development Plan 2019

Policy P1: Renfrewshire's Places

Policy P2: Housing Land Supply Sites

Policy P3: Housing Mix and Affordable Housing

Policy I1: Connecting Places

Policy I5: Waste Management

Proposed New Development Supplementary Guidance

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; and Flooding and Drainage

Delivering the Environment Strategy: Noise and Contaminated Land

Material considerations

Renfrewshire's Places Residential Design Guide March 2015

**Publicity**

The council has undertaken neighbour notification in accordance with the requirements of the legislation. The application was advertised in the Paisley & Renfrewshire Gazette for the purposes of neighbour notification with a deadline for representations of 09/12/2020.

**Objections/Representations**

There have been three objections to this application which raises issues of.

1.Overlooking and loss of privacy.

**Response** – The proposal complies with the requirements of the council's guidance in relation to privacy and overlooking and careful consideration has been given to plot sizes, boundary treatments and fenestration in this regard.

2.Traffic generation and highway safety.

**Response** – The Director of Environmental and Infrastructure Services has offered no objection to the proposal and is satisfied that the proposal could be accommodated within the existing roads infrastructure

3.Density of houses.

**Response** – The development is of an acceptable scale sympathetic to the surrounding environment with a density appropriate to this location.

#### 4. Removal of mature trees.

**Response** - The application site is not protected through any policy or other mechanism for its ecological value but as an overgrown site would contribute to local ecosystems and biodiversity. None of the trees on the site were protected. Notwithstanding this, the proposal includes landscaping throughout the site with particular consideration of the boundaries and frontage. Landscaping proposals contained within site layout are considered to appropriately demonstrate that an acceptable level of residential amenity, sense of place and retention of existing habitats can be achieved.

#### **Consultations**

**Environmental Protection Section** – No objection subject to the submission of a Site Investigation Report and Remediation Report to ensure that the site is fit for purpose.

**Environment and Infrastructure Services (Design Services)** – No objections subject to compliance with the requirements of the DIA and FRA submitted in support of the application.

**Environment and Infrastructure Services (Traffic and Transport)** – No objection subject to pedestrian access improvements.

**The Director of Children's Services** – No objection

**SEPA** – No objection.

**Scottish Water** – No objection.

**Scottish Natural Heritage** – No objection.

**West of Scotland Archaeological Service** – No objection subject to a condition requiring the submission and agreement on a watching brief.

**Bridge of Weir Community Council** – No objection but have stated the design of the housing should reflect the surrounding area; access could be difficult especially during construction phase; there would require to be unhindered access to the turning circle especially for buses; the development should take account of renewable energy sources and biodiversity.

#### **Summary of Main Issues**

Environmental Statement – N/A

Appropriate Assessment – N/A

Design Statement – N/A

Access Statement – N/A

Other Assessments - Planning Statement – The report concludes that the proposal is on land allocated for residential development and the detailed design meets the requirements of the New Development Design Guidance. It is stated that this small addition to the existing

residential area, makes efficient use of land and given its connections to the existing settlement maximises the opportunities for sustainable travel.

**Accessibility Review** – This review concludes that the site is well connected and accessible within the existing settlement with access to increasing sustainable travel choices which can be accommodated on the existing network. It is stated that a residential travel leaflet will be developed and issued to all residents upon occupation of the site to encourage sustainable travel.

**Drainage Impact Assessment** – It is stated that the proposed surface water drainage will utilise various forms of source control, coupled with a mix of above and below ground SuDS features to treat and convey surface water, prior to discharge to the combined sewer. Foul flows will discharge to the foul sewer within the development boundary.

**Flood Risk Assessment** – The report states that flood risk to the site is categorised as little or no risk and provided that the mitigation measures outlined within the report are adopted, the proposed development is feasible and in broad accordance with the general principles of the Scottish Planning Policy.

**Habitat Survey** – It states that a Phase 1 habitat Survey was carried out, the results of which suggest that there are no priority habitats, priority species or specially protected plants on the site. It concludes that the proposed development will not have any significant impact on any priority habitats or protected species on the site or in the nearby vicinity.

Planning Obligation Summary – N/A

Scottish Ministers Direction – N/A

### **Assessment**

The application site is covered by Policy P3 of the Adopted Renfrewshire Local Development Plan (2014) and Policy P2 of the Proposed Renfrewshire Local Development Plan (2019) which seek to contribute to the Council's housing land supply provision.

The site is an allocated housing site and contributes towards meeting Renfrewshire's Housing Need and Demand. On such sites the Council supports development for housing where its design would comply with the criteria for implementing the spatial strategy and the Council's New Development Supplementary Guidance.

Policy P3 of the Proposed Renfrewshire Local Development Plan is also applicable to the assessment of the proposal, 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.

On such sites, the Council will support development for housing where it would not undermine the spatial strategy of the plan and its design would comply with the criteria for implementing the spatial strategy and the Council's new Development Supplementary Guidance.

In principle, the nature of the development is considered acceptable in this location and to be in accordance with the policies outlined above, in that the dwellings to be provided would be mixed in terms of house size and provide a greater choice of housing size and type within the area generally.

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: Renfrewshire's Places: 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 associated New Development Supplementary Guidance.

#### *(1) Residential amenity*

The proposal demonstrates the general place qualities set out in the Renfrewshire Local Development Plan Supplementary Guidance and within Designing Places and the Councils own Residential Design guidance in that the layout has a unique character and identity whilst fitting with the surrounding area and landscape.

The layout addresses connection to the wider environment and includes good linkages to the wider area which encourage pedestrian and cycle activity.

The development is of an acceptable scale sympathetic to the surrounding environment with a density appropriate to this location.

The proposal comprises a residential layout which respects privacy, provides a good outlook, with appropriate garden sizes.

The layout is considered to achieve a good level of amenity for each dwelling, both existing and proposed, whilst ensuring the creation of a safe and pleasant environment.

As such, the proposal complies with Local Development Plan Policy P1, the associated Supplementary Guidance and the places checklist.

#### *(2) Streets and Surface Finishes*

Designing Streets requires the design of proposals to consider 'place' before movement and this layout achieves the right balance between creating a successful place while enabling adequate movement through the development and to the surrounding area, encouraging positive interaction.

#### *(3) Road/Cycle/Pedestrian Network and Access to Amenity Spaces*

The development connects acceptably with the surrounding road and footpath network ensuring easy access to areas of open space and amenities.

Adequate parking including visitor parking would be dispersed throughout the site.

Bridge of Weir has a good provision of open spaces within the settlement and the large recreational ground at peat road is within walking distance of the site and accommodates a play area. In addition, the site is connected to the core path network and has access to the National Cycle Network. The site includes landscaping on its street frontage and at the entrance to the site, which contributes to residential amenity.

#### *(4) Design, Plot Configuration and Finishing Materials*

The site sits lower than the access road and the residential development of Bracken Place located to the west, and therefore the dwellinghouses will sit lower than neighbouring houses

to the west. The levels and configuration of the site enable a street frontage of 3 dwellings facing onto Moss Road (turning circle) and the remainder of the dwellings to be positioned behind the frontage facing onto either side of the access road through the site terminating in a turning head at the northern edge of the site.

The configuration of the site layout is such that views towards it from Bracken Place would be towards a rear access road to the frontage dwellings, which would in effect have double frontages within their design. This would open views into the site and contribute positively to the general street scene and the assimilation of the new dwellings with the surrounding residential area.

The site levels together with appropriate rear gardens ensure that the new dwellings would sit sympathetically with the dwelling immediately to the west of the site and preserve an acceptable level of amenity for both existing and proposed dwellings.

Dwellings are set appropriate distances apart and have good levels of private garden ground in accordance with Renfrewshire's Design guidance.

The dwellings will be finished with a combination of white render and buff colour facing brick and concrete roof tiles to reflect the character of the surrounding area while providing a degree of architectural interest. These would ensure that the development fits sympathetically with the street scene.

#### *(5) Boundaries and open space*

Key areas such as the site entrance and site frontage are important features of the development and an existing stone wall would be retained to create a feature along the street frontage. This would be augmented with a landscaped frontage which would anchor the development within the surrounding environment and assist in creating a sense of place. Timber fencing is proposed to be used in secondary areas to define plot boundaries.

Additional planting would be undertaken on the boundaries of the site to augment existing landscaping/vegetation which has been retained.

#### *(6) Landscaping*

The detailed specification of the planting scheme would form a condition of any planning permission granted, however, the landscaping proposals contained within site layout are considered to appropriately demonstrate that an acceptable level of residential amenity, sense of place and retention of existing habitats can be achieved.

#### *(7) Water Management*

The drawings and documents submitted adequately address the requirements for drainage and sewerage provision at the site, to the satisfaction of Environment and Infrastructure Services (Design Services).

In summary, it is considered that the proposal would create a quality residential development on a brownfield site on the edge of Bridge of Weir within an area allocated for residential purposes in the Development Plan.

## Conclusions

In view of the above, it is considered that the proposed development would comply with Policies P1, P3, I1 and I5 contained within the Adopted Renfrewshire Local Development Plan (2014) and the associated Supplementary Guidance.

The proposal is also in accordance with Policies P1, P2, P3 and I3 of the Proposed Renfrewshire Local Development Plan (2019) and associated Supplementary Guidance.

### **Recommendation and reasons for decision**

In light of the above assessment, the proposed development is considered to comply with the relevant adopted and proposed local development plan policies and new supplementary guidance and will not be detrimental to the amenity of the area. Therefore, I would recommend the application is granted, subject to conditions.

### **Index of Photographs**

The site has been photographed and the images archived.

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### **RECOMMENDATION**

Grant subject to conditions

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### **Other Action**

### **Conditions and Reasons**

#### **Reason for Decision**

1. 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.
2. Prior to the commencement of any construction works on site the developer shall provide for the written approval of the Planning Authority: -
  - a) a site investigation report, characterising the nature and extent of any land, water, and gas contamination within the development, and
  - b) a remediation strategy/method statement, identifying the proposed measures to implement all remedial recommendations contained within site investigation reports.

Reports shall be prepared in accordance with BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice, Planning Advice Note 33 (PAN33) and the Council publication "An Introduction to Land Contamination and Development Management" and be submitted to, and approved in writing by, the Planning Authority; and these reports shall form part of any submission for the approval of matters specified in conditions.

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

3. Prior to the occupation of any unit within an identified phase of development:
  - a) Verification Report confirming completion of the works specified within the approved Remediation Strategy for that phase of development; or

b) if remediation works are not required but soils are to be imported to site, a Verification report confirming imported soils are suitable for use on the site

shall be submitted to the Planning Authority and approved in writing.

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

4. That the drainage arrangements, including SUDs, shall be implemented in accordance with the details contained within the Flood Risk Assessment Report by Terrenus Land & Water dated 23/10/2010, the Drainage Impact Assessment by Woolgar Hunter dated 15/10/2020 and drawing BOW-WHL-XX-XX-DR-C-52-9400 Rev P03 'Proposed Drainage Strategy'. These drainage arrangements shall be formed and fully operational prior to the occupation of the last dwelling hereby approved.

Reason: In the interests of residential amenity and to ensure that the site drainage arrangements are implemented in a sustainable manner.

5. 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.

6. That prior to occupation of the last 2 dwellinghouses within the development hereby permitted, all planting, seeding turfing and earth moulding included in the scheme of landscaping and planting, approved under the terms of condition 5 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.

7. That before development starts, 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, the Planning Authority. Thereafter only the approved materials shall be used in the development of the site.

Reason: These details have not been submitted.

8. That before development starts, details of the surface finishes to all parking and manoeuvring areas shall be submitted to, and approved in writing by, the Planning Authority;

Reason: These details have not been submitted.

9. 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.

10. That before any of the dwellinghouses situated on a site upon which a fence or wall 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 condition 9 above, shall be erected;

Reason: To safeguard the amenity of future residents.

11. That prior to the commencement of development, details of and a schedule of works involved in the upgrading of the footpath access to the Moss Road recreation ground from Peat Road, shall be submitted for the written approval of the Planning Authority and shall thereafter be implemented as approved prior to the occupation of the last dwellinghouse within the development.

Reason: To ensure that this recreational facility is accessible to all.

12. That development shall not commence until the developer has submitted a programme of archaeological works for the approval of 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 in consultation with the West of Scotland Archaeology Service.

Reason: To ensure the proper monitoring and recording of any archaeological items of interest within the site.

Sharon Marklow  
Strategy and Place Manager

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.

