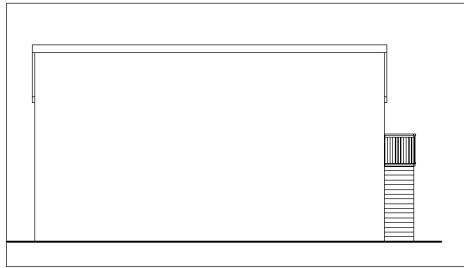
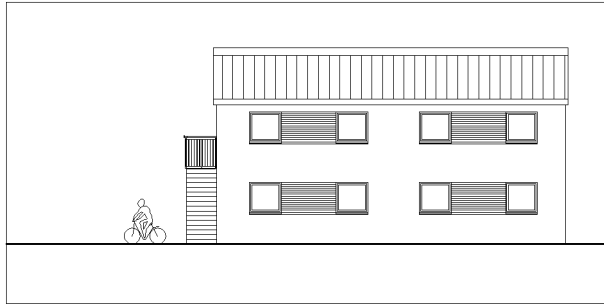


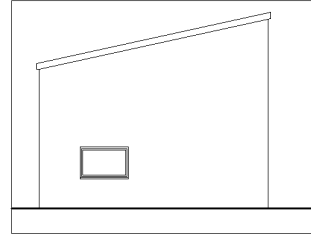
Site Plan As Proposed 1:500



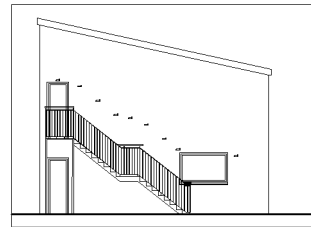
Rear Elevation 1:100



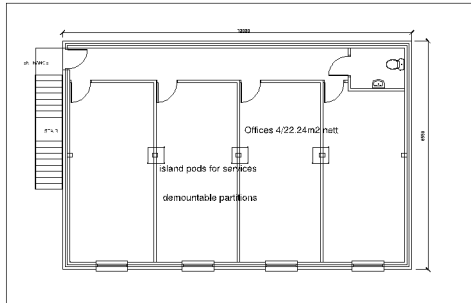
Front Elevation 1:100



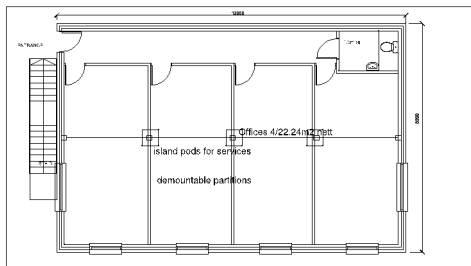
Side Elevation 1:100



Site Elevation 1:100



First Floor Layout 1:100



Ground Floor Layout 1:100

Materials
 Roof - Slate Grey Marlay Modern concrete roof tiles
 Walls - White silicone render finish
 Windows/Doors - Black Aluminium frames

Materials

RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997

Application No. 18/0796/PP

Approved on 13/03/2019

Signed by

On behalf of **Renfrewshire Council**

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.

PROPOSED DEVELOPMENT AT REAR OF 76 GREENOCK ROAD, BISHOPTON FOR BD & JC DEVELOPMENT NOVEMBER 18

PLANNING STATEMENT:

PRINCIPLE OF DEVELOPMENT

The Renfrewshire Local Development Plan (LDP) states that its focus is to support sustainable economic growth and to facilitate economic investment within Renfrewshire. It is considered that this proposal will help achieve this and support delivery of the Council's Economic Framework through supporting growing businesses and attracting new investment. This proposal aims to provide a form of development that is not currently provided within Bishopston, namely small scale office accommodation.

The proposed development meets a number of the criteria set out in the Local Development Plans "New Development Supplementary Guidance". In particular the proposed development:

- responds to the diverse needs and locational requirements of different sectors and sizes of employment opportunities by providing local office space for local people, businesses including the self-employed.
- has good accessibility to a reasonable choice of walking, cycling and public transport modes,
- reuses vacant land thereby contributing positively to improving the character and appearance of this part of Bishopston.
- results in employment creation bringing economic benefit to Bishopston that will help support existing businesses and services in the area;
- will not have a significant adverse impact on local infrastructure.

In policy terms, therefore, it is considered that this proposal supports the adopted Local Development Plan.

DESIGN

The style of the building respects the local character and materials proposed are seen in many surrounding properties.

In terms of the scale and character of the proposed development it is considered a single building is in keeping with the adjoining buildings. The access road can be provided without detriment to adjoining users and with turning facilities provides a well designed solution.

This area to the rear of the existing shops also contains the Scout Hall, so there exists already an awareness of activity in this area. The proximity to existing dwellings is shown at something in the region of 30m, therefore, having negligible impact on the aspect to the rear of the houses and on the general amenity of residents and general character and built layout of the area. Any minimal impact can be adequately mitigated by erection of 2m high street fencing.

The land currently exists mainly due to the line of an existing sewer meaning it has been left undeveloped. This proposal takes account of that sewer and retains the necessary wayleave beneath the proposed access road.

The building has been designed to be a modern low carbon building that supports the implementation of the Local Development Plan's Social Strategy.

ROADS AND PARKING

Off road parking for 7 cars, 2 Disabled Spaces, 1 Motorcycle and 4 cycles has been provided.

LIGHTING

Lighting to Car Parking will be provided using 12 no 1m high LED/IEC Commercial LED Photocell bollards containing 20w led lamps and dusk to dawn photocells on a circuit. Linear preventing operation between 10pm and 6am. External wall IP64 rated downlights to star will be 8-no sq wall lamps with 14w leds as Nordlux Square Maxi Outdoor Wall Light in Galvanised Steel finish or equal and approved.

SECURITY AND SAFETY

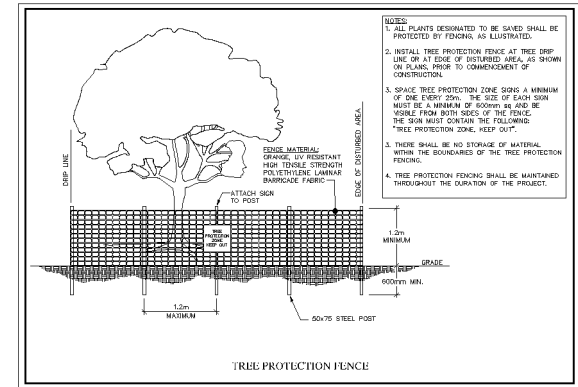
This proposal would improve the security aspect for existing properties by removing a neglected and underutilised area of land.

Planning Statement



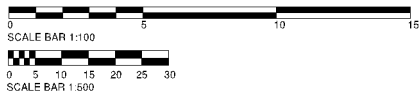
Location Plan 1:1250

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 Serial Number 131078



Tree Survey

Tree Number	Dbh (mm)	Height	Species
1	300	12	Acer pseudoplatanus
2	800	14	Acer pseudoplatanus
3	500	14	Acer pseudoplatanus
4	700	15	Acer pseudoplatanus



BD & JC Development
 Rear of 76 Greenock Rd
 Bishopston
 PA7 5JB

Title	Proposed Office Development	
As noted	Nov 18	dwg no. - PL01A
Lorne Consultants	81 Hawthorn Crescent Garristoun, Erskine FAB 78Y	
Mobile Tel	07841-434670 wmartin@lorky.com	