



Renfrewshire  
Council

## DECISION NOTICE

Town and Country Planning (Scotland) Act 1997  
Planning etc. (Scotland) Act 2006  
Town and Country Planning (Development Management Procedure) (Scotland) Regulations  
2008

**TO**

BAE Systems (Property Investments) Ltd  
Warwick House  
Farnborough Aerospace Centre  
Farnborough  
Hants  
GU14 6YU

With reference to your application registered on 19/11/2009 for Planning Consent for the following development:-

**PROPOSAL**

Construction of an access road

**LOCATION**

Site between Greenock Road and former Royal Ordnance site, Old Greenock Road, Bishopston

**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:-

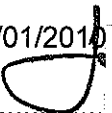
**GRANT Planning Consent subject to the conditions listed on the attached paper apart.**

**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 18/01/2010

Signed  .....  
Appointed Officer,  
on behalf of Renfrewshire Council

Note: This decision notice includes conditions which are suspensive in nature. Should development commence without compliance with these suspensive conditions, the development will be unauthorised and the Council, as planning authority, is entitled to take enforcement action under Part VI of the Town and Country Planning (Scotland) Act 1997.



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## PAPER APART

### TERMS AND CONDITIONS

- 1 That planning permission lapses on the expiration of a period of 10 years (beginning with the date on which the permission is granted) unless the development to which the permission relates is begun before that expiration.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1997.

- 2 No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reason: To ensure that any sensitive archaeological remains or artefacts, affected by the proposed development, can be adequately recovered or recorded.

- 3 Prior to the commencement of development, the redundant section of Old Greenock Road shall be stopped-up and formed into a restricted access route complete with turning-head and vehicle gates. Full details shall be submitted for the written approval of the Planning Authority which shall thereafter be implemented in the approved manner prior to the road hereby approved being brought into use.

Reason: In the interest of amenity and pedestrian and vehicular safety.

- 4 Prior to the commencement of development, full details shall be submitted for the written approval of the Planning Authority demonstrating the incorporation of a sustainable urban drainage system; suitable provision for footway/cycleway connections between the new road and existing roads; provision for suitable pedestrian crossing arrangements at the new junction with Greenock Road and along the new development access road; and suitable measures for horse riders who may access and cross the new road. The details thereafter agreed shall be implemented in the approved manner prior to the road being brought into use.

Reason: In the interests of amenity and in the interests of pedestrian and traffic safety.

- 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 (where appropriate) :-

(i) 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;



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- (ii) details of any earth moulding and hard landscaping, grass seeding and turfing;
- (iii) a scheme of tree and shrub planting, incorporating details of the location, number, variety and size of trees and shrubs to be planted;
- (iv) details of the phasing of these works.

Reason: In the interests of the visual amenity of the area and to enable the Planning Authority to consider these aspects in detail.

- 6 Within one year of the road hereby approved being brought into use, or as otherwise agreed in writing with the Planning Authority, all planting, seeding, turfing and earth moulding included in the scheme of landscaping approved under Condition 5 above, shall be completed; and any trees, shrubs, or areas of grass which die, are removed, damaged or become diseased within five years of the completion of the road development, shall be replaced within the following planting season with others of a similar size and species.

Reason: To ensure implementation of the approved landscaping scheme.



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## **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.”

**NB Failure to comply with the requirements of this Notice constitutes a breach of planning control.**

Attention is also drawn to Section 27B of the Town and Country Planning (Scotland) Act 1997 as set out below:

### **“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 development is to give notice of that completion to the planning authority”



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### **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 from the date of this notice. The notice of review should be addressed to Director of Corporate 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.