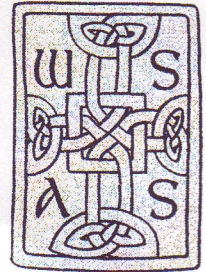


Our ref: 7/3/9/Cons13470  
Your ref: 06/0602/PP  
WoSASdoc: 06\_00602doc  
Date: 5 October 2006  
Contact: Dave Hodgson  
Direct dial: 0141 287 8330

# WEST of SCOTLAND ARCHAEOLOGY SERVICE



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RENFREWSHIRE COUNCIL									
DEPARTMENT OF PLANNING & TRANSPORT									
06 OCT 2006									
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FTAO: David Bryce

Dear Sir

## Planning Application 06/0602/PP. Redevelopment of Royal Ordnance Factory Bishopton.

Thank you for the opportunity to comment on the above planning proposals. As you will be aware the site of the current Royal Ordnance Factory, and the boundaries of the proposed development, incorporate the subsumed remains of the former Royal Ordnance factories of Georgetown. Constructed between 1915 and 1916 these factories contributed to the production of ordnance and the development and refinement of ammunition filling processes. The structures associated with the factories represent an extensive complex of great interest to the study of British industry during this period. In 1918 the site was closed and a process of demolition was begun that reduced the majority of buildings on the site to their foundation levels.

It is possible that some elements of the original structures remain incorporated into the latter Royal Ordnance Factory of Bishopton opened on the same site in 1939. The remains of both of these installations are of interest to archaeological study of the development of the industry and will require recording prior to demolition. In addition to the structures of the various phases of ordnance production on the site it is also likely that the remains of a short-lived mineral extraction industry, which existed on the site between 1889 and 1914, also survive.

Accompanying the built heritage on the site there is in the surrounding area a number of archaeological monuments of national importance; particularly of note are the Roman Forts of Barochan and White Moss. Whilst no known prehistoric sites exist within the boundary of the proposed development there have been a number of stray artefact finds and there are two crop mark sites that suggest there is the potential for unrecorded archaeological remains to survive as buried features. It is accepted that the construction and operation of the Ordnance Factories will have caused much ground disturbance and may well have caused damage to any archaeological site. It is clear therefore that, prior to further development, the presence and state of survival of any archaeological remains needs to be evaluated across the site.

The nature of the works that have been conducted on the site, throughout its history, have undoubtedly left their mark in the form of contaminated lands. This will impact on the areas where intrusive archaeological evaluations can be conducted safely. The contamination issues and the phased nature of the development and the extended timescales that are proposed indicate that there will be a need for a flexible approach to the archaeological mitigation that

would be required, should this application be granted consent, in order to ensure that appropriate evaluation work and any subsequent phases of work that might be necessary can be achieved.

In order to achieve the relevant archaeological investigations I advise that a condition relating to the archaeological issue should be placed on any consent granted by your Council for these or future proposals. I recommend the attachment of the following condition which is based on PAN 42 but is worded to reflect current circumstances and in the light of our experience elsewhere:

*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.*

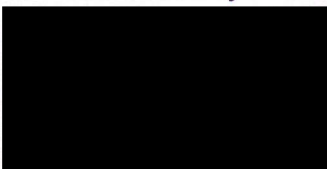
This condition would be implemented to ensure that any sensitive archaeological remains or artefacts, affected by the proposed demolition and redevelopment, can be adequately recorded by the archaeologist retained by the developer, before their destruction.

There is also a question of the impact that this development will have on the setting of nationally important archaeological sites in the surrounding area such as the scheduled Roman Fort on Barochan Hill and the List Building of Dargaval House. These monuments will not be directly impacted by the proposals but there will be an alteration to their visual setting and to the overall visitor experience. Mitigation of this impact might be considered through the landscape design plans or through the provision of interpretative material. Historic Scotland are responsible for the management of scheduled ancient monuments and should be consulted when there is a potential impact.

If the Council is minded to grant consent to this application with a condition such as that suggested, it would be beneficial if the archaeological issue is raised with the prospective developer as soon as possible, so that the appropriate measures to satisfy the condition are put in place at as early a stage as possible, as suggested in NPPG 5 and PAN 42.

Please contact me to discuss the above comments if you wish.

Yours faithfully



West of Scotland Archaeology Service