

Your Ref:
My Ref:
Contact: David X Bryce
Telephone: 0141 842 5283
Fax: 0141 842 5040
Date: 06/02/2009



Cass Associates
Studio 104,
The Tea Factory
82 Wood Street
Liverpool
L1 4DQ

Proposal: The construction of a motorway junction.
Location: Land at intersection with M8 Motorway, Greenock Road, Inchinnan
Application No. 06/1065/PP

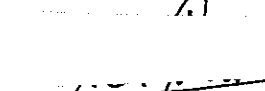
Dear Sir/Madam,

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.

It may be necessary to obtain permission under the Building Scotland Acts before commencing your proposal and I would suggest that, if you have not already done so, you should contact the Building Standards Section at the above address to establish whether such permission is necessary.

Yours faithfully,


G.C. Russell
Head of Planning



**Renfrewshire
Council**

DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Town and Country Planning (General Development Procedure)(Scotland) Order 1992

TO
BAE Systems (Property Investments) Ltd/
Redrow Homes (Scotland) Ltd
C/O Agent

With reference to your application registered on 09/10/2006 for Planning Consent for the following development:-

PROPOSAL

The construction of a motorway junction.

LOCATION

Land at intersection with M8 Motorway, Greenock Road, Inchinnan

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.

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 06/02/2009

Signed
Director of Planning and Transport
Renfrewshire Council
Municipal Buildings
Cotton Street
Paisley
PA1 1LL

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 the development hereby permitted shall be started within five years of the date of this permission.

Reason: To accord with the provisions of the Town and Country Planning (Scotland) Act 1972.

- 2 That the development hereby permitted shall be implemented in accordance with the drawings detailed on the attached drawing schedule.

Reason: As these drawings represent the approved development and to ensure that the proposals remain consistent with the supporting Environmental Statement.

- 3 That all mature trees shall be checked for bat roosts immediately prior to any works affecting them commence. Even where roosts are not identified works affecting suitable trees should be carried out in such a way as to minimise the potential effects on bats. Should any bats be encountered while undertaking these works, operations must cease immediately and advice be sought from Scottish Natural Heritage.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 4 That all water bodies shall be checked for otters immediately prior to any works commencing that will encroach to within 50 metres of such water bodies.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 5 That the area of trees/woodland identified as Site B on Drawing No. 715-P-01 be checked for badgers immediately prior to felling operations commencing.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 6 That all works involving the clearance or felling of vegetation be undertaken outwith the bird breeding season of March to July inclusive. Where this is not operationally possible, a survey of birds breeding should be undertaken prior to the commencement of works. Works will only proceed where this survey has identified that no nesting bird species will be affected.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 7 That prior to works commencing the applicant identifies any requirement to protect the hydrological unit of the southern raised bog Site of Importance for Nature Conservation (SINC) and, if required, produce plans to ensure its protection, which shall be agreed by the Planning Authority in consultation with Scottish Natural



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Heritage.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 8 That in keeping with the mitigation proposed in Chapter 9 of the supporting Environmental Statement, dry tunnels shall be incorporated into the new roadworks to allow for the passage of badgers. Details of the location, form and finish of the tunnels shall be submitted for the prior written approval of the Planning Authority before works commence on site.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 9 That the planting proposals indicated in Chapter 10 of the supporting Environmental Statement and on Drawing No. 715-P-01 are introduced to mitigate the visual impact of the development, using only native species. The particular species mix to be used and the programme for planting shall be submitted for the approval of the Planning Authority, in consultation with SNH, prior to works on this aspect commencing on site. The details thereafter agreed shall be implemented in the approved manner and to the agreed timescales.

Reason: In the interests of ecology and visual amenity and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 10 That prior to any works commencing, an investigation into the possibility of reducing the extent of lighting infrastructure that is associated with the scheme shall be carried and the results presented to the Planning Authority. The investigation shall include the method of selecting lighting infrastructure that demonstrates that it shall minimise the visual impacts of the lighting used whilst remaining consistent with road traffic safety. The results of the investigation shall be agreed by the Planning Authority and the agreed lighting infrastructure shall thereafter be implemented in the approved manner.

Reason: In the interests of visual amenity.

- 11 That prior to works commencing on site, an Ecological Design and Management Plan shall be prepared to address the ecological impacts of the development which shall thereafter be submitted for the approval of the Planning Authority in consultation with Scottish Natural Heritage. The Ecological Design and Management Plan shall incorporate the ecological mitigation proposals contained in the Environmental Statement and shall include:-
- mitigation during site preparation and demolition/construction works to ensure minimal impact upon habitats and wildlife, such as timing and methodology of work;
 - management measures including a work programme to maintain and enhance the value of the site for wildlife once site clearance/demolition/construction works are completed;
 - planting plans including appropriate locally native species that will be of benefit to wildlife including details for providing plants of a local provenance, ideally



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- from seed collected from suitable habitats in the surrounding area;
- a monitoring programme that establishes appropriate baseline information on species including fish and aquatic invertebrates, in order to ensure that mitigation and enhancement is successful, and to guide future management of the site against agreed objectives for key species and habitats;
- the appointment of an Ecological Clerk of Works to ensure that all staff working on site are familiar with appropriate Environmental and Wildlife legislation and are suitably briefed of the site's sensitivities.

Following approval the Ecological Design and Management Plan shall be implemented in the agreed manner.

Reason: In the interests of ecology and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 12 No development shall take place within the development site as outline in red on the approved plans 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 works can be adequately recorded.

- 13 Prior to any works commencing on site, a method statement shall be submitted for the prior written approval of the Planning Authority in consultation with the Scottish Environmental Protection Agency, which shall include the identification of contaminated soils and the management of waste material excavated. The method statement shall include the methodology to be used for the removal of wastes and the proposed post construction drainage and capping strategy for the road/landfill corridor; shall address methods to prevent leachate breakout entering the small watercourses in the area; and, shall also address the need for continued use of the settlement ponds to treat any contaminated drainage arising from the closed landfill.

Reason: In the interests of amenity and to mitigate any environmental effects associated with the proposals.

- 14 No construction activities shall take place within the boundary (or zone of influence) of the former landfill site until additional monitoring has been undertaken to demonstrate to the satisfaction and written approval of the Planning Authority in consultation with the Scottish Environmental Protection Agency (SEPA) that the construction of the development hereby approved will not encroach on the former landfill site or any wastes contained therein. Should any encroachment be proposed or any wastes associated with the former landfill be encountered, a method statement dealing with such matters shall be submitted for the prior written approval of the Planning Authority in consultation with SEPA and shall thereafter be carried out in the agreed form.



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Reason: In the interests of the amenity of the site and the surrounding area and to mitigate any environmental effects associated with the proposals.

- 15 That prior to the commencement of any works on site details of the proposed drainage system shall be submitted for the written approval of the Planning Authority in consultation with the Scottish Environmental Protection Agency (SEPA). The system shall demonstrate that all surface water will be treated in accordance with the principles of Sustainable Urban Drainage Systems Design Manual C697, published by CIRIA in March 2007 and in a manner consistent with the safe operation of Glasgow Airport.

Reason: In the interests of the amenity of the site and the surrounding area and to safeguard the safe operation of Glasgow Airport.

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

Reason: In the interests of the visual amenity of the area and to ensure that the proposed development remains consistent with the supporting Environmental Statement.

- 17 No work or other activities involving the use of heavy plant and equipment shall take place on site on Sundays or Bank Holidays, and all work and other activities involving the use of heavy plant and equipment on other days shall be confined to the following hours:
- 7.30 a.m. until 6.00 p.m. Monday to Friday
7.30 a.m. until 1.00 p.m. Saturdays
- unless otherwise agreed in writing with the Planning Authority. Permission to extend these hours is unlikely to be granted unless it can be demonstrated that the additional working hours are necessary for limited periods to minimise traffic disruption on the adjacent A8 and M8.

Reason: To safeguard the amenity of nearby residents during development.

- 18 Prior to any works commencing on site, details shall be submitted for the written approval of the Planning Authority which demonstrates that the design of the proposed development has taken into consideration its interaction with any residual contamination left in situ so that significant pollutant linkages are not created to human health, the Water Environment, proposed structures, services, hard and soft landscaping, existing features that are proposed to remain on site, and any other receptor. The details thereafter agreed shall be implemented in the approved manner and shall be maintained as such for the duration of the development hereby approved.



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Reason: To ensure that existing and proposed structures, drainage schemes and networks, utility equipment, landscaping, existing local water features , etc are not impacted during and after the development by any residual contamination proposed to be left in situ.

- 19 Prior to the commencement of development, a Monitoring Plan shall be submitted for the written approval of the Planning Authority. This shall cover all works being proposed and shall include; groundwater and surface water sampling and monitoring proposals; drainage details, location of air, dust, vapour, gas, odour and noise monitoring equipment, type of equipment to be used, frequency of monitoring, and details of an Action Plan to be implemented should monitoring indicate conditions likely to cause disamenity to local residents and/or the Water Environment.

Reason: To safeguard the amenities of nearby residents and the Water Environment during development.

- 20 Prior to the commencement of development, or any demolition, clearance, building or other works a scheme, in the form of a Water Management Plan, to protect the groundwater and the local surface water features on and immediately surrounding the site from materials during remediation, excavation, demolition and construction shall be submitted to and approved in writing by the Planning Authority in consultation with SEPA. This scheme shall thereafter be implemented in accordance with the details approved, and shall be compliant with the Water Environment (Controlled Activities) (Scotland) Regulations 2005, and shall be maintained as such for the duration of the remediation, excavation, demolition and constructions works.

Reason: To ensure satisfactory means of drainage and prevent pollution of local water features and be protective of the general Water Environment.

- 21 Prior to the commencement of development, a Scheme for the Provision and Implementation of Pollution Control of The Water Environment, which shall include drainage, shall be submitted to and approved in writing by the Planning Authority. The works/scheme shall thereafter be constructed and completed in accordance with the approved plans and shall be maintained as such for the duration of the development hereby approved.

Reason: To ensure a satisfactory method of drainage and to prevent the increased risk of pollution to the water environment.

- 22 Prior to the commencement of development a Logistic Management Plan shall be submitted to and approved in writing by the Planning Authority. This plan shall detail the controls and monitoring of vehicle deliveries to the site including vehicle routing and the use of wheel washing equipment and material removals from the site. The Logistic Management Plan shall thereafter be implemented in the approved manner for the duration of the activities contained within the Plan.

Reason: To protect the amenity of local residents and businesses and in accordance with the proposals in the Final Detailed Method Statement.



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- 23 Prior to any works commencing on site, details shall be submitted to and approved in writing by the Planning Authority specifying points of construction access, the parts of the site to be used for site huts, storage of materials, and plant and parking of employees cars during the demolition and construction period, and any proposed fencing of a site compound. The details thereafter agreed shall be maintained in the agreed manner for the duration of the construction activities.

Reason: To ensure satisfactory provision in relation to adjoining properties and circulation within the site.

- 24 A Materials Handling Method Statement detailing the provisions for the storage of any demolition materials generated, excavated spoil and imported materials shall be submitted to and approved in writing by the Planning Authority prior to any works commencing on site. Thereafter all works and activities contained within the Plan shall be undertaken in a manner consistent with the approved method statement.

Reason: To prevent the increased risk of cross contamination of materials during remediation and development; to reduce any potential impact of storage of materials on the water environment, and to reduce any potential impact of storage of materials on the local community via airborne dust generation and surface water run-off on to adjacent properties.

- 25 Prior to the importation of any topsoil materials, details of the supplier and confirmation on the source(s) of any topsoil material should be supplied in writing to the Planning Authority. The topsoil should be free from metals, plastic, wood, glass, tarmac, paper and odours associated with contaminated soils as specified in BS 3882:2007 – Specification of Topsoil. A description of the soil materials shall be forwarded to the Planning Authority based on BS5930: Code of Practice of Site Investigations.

Reason: To ensure that no contaminated materials are brought onto the site.

- 26 Any earthwork materials brought onto the site shall be subject to appropriate sampling and analysis by a suitably qualified person. Details of the sampling and analysis shall be submitted to the Planning Authority for approval as part of the Validation Report. Sampling and analysis certificates submitted by the supplier of the soil material will not be accepted.

Reason: to ensure that any materials brought onto the site are not contaminated.

- 27 Sampling of earthwork material imported onto the site of the development site shall comprise a random sample for every 500m³ of material from a single source* (see soil source definition below). A record of soil sampling shall be kept and presented to the Planning Authority on request.

*Material Source – the location at which the material was loaded onto the truck prior to delivery at the site.

Reason: To check the quality of soils and materials being imported onto the site.



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- 28 No development shall commence until a Final Detailed Method Statement has been submitted to and approved in writing by the Planning Authority in liaison with SEPA. This shall contain all details regarding the excavation and removal of soils, spoil and waste materials from the site, transportation of materials, the reinstatement of the land where the development hereby approved encroaches on the existing landfill, proposed drainage, proposals for additional monitoring, and working methods for the construction of the motorway junction. All activities contained within the Final Detailed Method Statement shall thereafter be undertaken in accordance with those agreed methods.

Reason: In the interests of amenity and to ensure that consideration is given to construction close to and across the existing landfill and that works are undertaken accordingly.

- 29 Prior to the commencement of development, details of an appropriate accredited laboratory, the analytical suite to be utilised in testing, and the appropriate target levels, shall be submitted to and approved in writing by the Planning Authority and such details shall thereafter be submitted in accordance with the Final Detailed Method Statement.

Reason: To check the quality of soils and materials being imported onto the site.

- 30 The applicant or their successors carrying out the development, shall undertake noise assessments to determine the impact of road traffic noise on existing residential properties (relevant properties) using the principles set out in "Calculation of Road Traffic Noise" (DoT/Welsh Office, HMSO, 1988). The assessments shall be carried out at intervals coincidental with the completion of each phase of development (as defined within Table 3.1 Proposed Development Phasing of the Transport Assessment) or after 15 years of the completion of the motorway junction whichever is the sooner. The assessments shall take account of the assessment criteria as set out in extant Noise Insulation (Scotland) Regulations, to determine the entitlement of relevant properties to noise insulation treatment.

Reason: To ensure that residents of existing properties are not affected by excessive traffic noise as a consequence of the development.

- 31 At any time as may be specified by the Planning Authority before completion of the proposed development in application 06/0602/PP, the applicant shall undertake an Air Quality Survey which satisfies the Planning Authority that the Local Air Quality Management Objectives for the pollutants specified in the Air Quality Regulations, made under Part IV of the Environment Act 1995, will not be exceeded at any relevant location as a consequence of this application or application 06/0602/PP. The survey and report shall use a method based on the principles set out in the Scottish Government Publication "Local Air Quality Management Technical Guidance LAQM.TG(03)" or a method that has been agreed with the Planning Authority.

Reason: To protect Local Air Quality and to safeguard neighbouring residential amenity.



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- 32 Prior to any works commencing on site, revised details shall be submitted for the written approval of the Planning Authority which demonstrates that the intersection shall comply with the Scottish Executive's 'Design Manual for Roads and Bridges' and the Scottish Executive's 'Cycling By Design Manual'. The details thereafter agreed shall be implemented on site in the approved manner.

Reason: In the interests of vehicular and cyclist safety.

- 33 The construction of the motorway junction shall not commence until a contribution framework for mitigation measures which improves the capacity on the M8 between Jnct 26 Hillington and Jnct 29a Bishopton or any other agreed works has been submitted to, and agreed in writing by the Planning Authority, in consultation with Transport Scotland Trunk Road Network Management Directorate. The contribution framework thereafter agreed shall be fully implemented in the approved manner.

Reason: To minimise interference with the safety and free flow of traffic on the trunk road.

- 34 The motorway junction (as generally set out in DBA Drwg 06614/100/100 Rev C), shall be constructed to the satisfaction of the planning authority, in consultation with the Transport Scotland, Trunk Roads – Network Management Directorate to a design commensurate with the demand identified through an agreed Transport Assessment

Reason: To ensure that the standard of junction layout complies with the current standards and that the safety of the traffic on the trunk road is not diminished.

- 35 No development shall take place until full details of soft and water landscaping works have been submitted to and approved in writing by the Planning Authority, details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' (available at www.aoa.org.uk/publications/safeguarding.asp). These details shall include:
- The species, number and spacing of trees and shrubs*
No subsequent alterations to the approved landscaping scheme to take place unless submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

*For a site in this location, less than 5% berry/fruit bearing species should be included in the planting palette. Those species must be distributed throughout the planting palette so as pockets of exploitable habitat are not formed. Tree planting centres must be at 4m or greater so as continuous canopies are not formed as they will be attractive to pigeons and corvids for nesting and roosting. Oak and Scots Pine species should not be included in the planting palette as they are broad canopy forming species and will be attractive to pigeons and corvids.

- 36 Development shall not commence until details of the Sustainable Urban Drainage



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Schemes (SUDS) have been submitted to and approved in writing by the Planning Authority. Details must comply with Advice Note 6 'Potential Bird Hazards from Sustainable Urban Drainage Schemes (SUDS)'. The submitted plan shall include details of:

- Plans showing that all the proposed water bodies, including the swales, will be planted with Common Reed *Phragmites Australis*, so that there is no open water. No subsequent alterations to the approved SUDS scheme are to take place unless first submitted to and approved in writing by the Planning Authority. The scheme shall be implemented as approved.

Reason: To avoid endangering the safe movement of aircraft and the operation of Glasgow Airport through the attraction of birds and an increase in the bird hazard risk of the application site. For further information please refer to Advice Note 6 'Potential Hazards from Sustainable Urban Drainage Schemes (SUDS) available at www.aoa.org.uk/publications/safeguarding/asp



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PROCEDURE FOR APPEAL TO THE SCOTTISH MINISTERS.

1. If the applicant is aggrieved by the decision of the planning authority to refuse permission or approval of reserved matters in respect of the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Scottish Ministers of State under section 47 of the Town and Country Planning (Scotland) Act, 1997, within six months of from the date of this notice.
2. If permission to develop land is refused or granted subject to conditions, whether by the local authority or by the Scottish Ministers, 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, he or she may serve on the planning authority a purchase notice requiring the purchase of his or her interest in the land in accordance with the provisions of Part V of the Town and Country Planning (Scotland) Act, 1997.

Any notice of appeal should be addressed to the Scottish Executive Directorate for Planning and Environmental Appeals, 4 The Courtyard, 4 Callendar Business Park, Callendar Road, Falkirk, FK1 1XR, and at the same time a copy of the notice of appeal should be sent to the Director of Planning and Transport, Renfrewshire Council, Municipal Buildings, Cotton Street, Paisley PA1 1LL.