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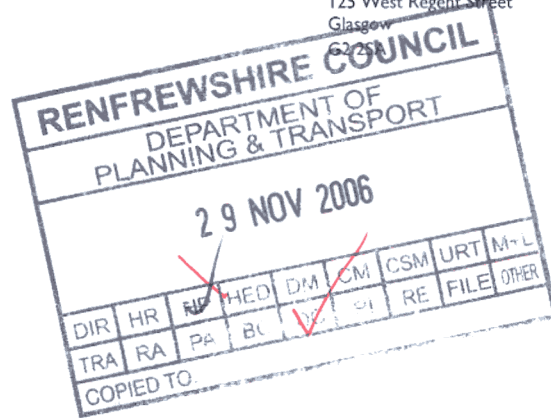
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GLASGOW AND THE CLYDE VALLEY
STRUCTURE PLAN JOINT COMMITTEE

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Dear Crawford

PLANNING APPLICATION 06/1154/PP

THE ENVIRONMENTAL IMPACT ASSESSMENT (SCOTLAND) REGULATIONS 1999 PLANNING APPLICATION ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT CONSTRUCTION OF A LANDFILL FACILITY AT WESTERN EDGE (EAST OF TURNINGSHAW ROAD) OF THE ROYAL ORDNANCE SITE, STATION ROAD, BISHOPTON

Thank you for the opportunity to comment on this planning application, plans and supporting documentation.

The Glasgow and the Clyde Valley Structure Plan 2000 requires that any new proposal for a waste treatment or disposal facility will have to be justified in terms of Strategic Policies 9 and 10. In doing so, a balance will need to be struck between the proximity principle, outlined in NPPG10: Planning and Waste Management, between regional self sufficiency, local amenity and guiding principles for sustainable development, particularly relating to transport.

Schedule 9 of the Glasgow and the Clyde Valley Structure Plan 2000 identifies the scale of development likely to be strategically significant, which in regard to Waste Management Developments, is development over 10 hectares. Therefore, the proposed development requires consideration against Strategic Policy 9.

Strategic Policy 9B requires consideration of the appropriateness of the location of the development with regard to need, based on specific criteria. Strategic Policy 9b (ii) (b) seeks to promote urban regeneration by safeguarding the Glasgow and the Clyde Valley Green Belt (Strategic Policy 1). Bishopton, a major regeneration site, is outwith the Glasgow and the Clyde Valley Green Belt. Development at this location would safeguard the Green Belt and prevent encroachment of this type of development into the countryside.

Strategic Policy 9B (vii) considers the appropriateness of the location with regard to implementation of the waste management hierarchy as defined in the National Waste Strategy (NWS). The hierarchy options are, in order of appropriateness: Waste Minimisation/reduction, Re-use, Recovery, Disposal to Landfill. Landfill is the least desirable option for municipal wastes but for other wastes such as those involved in this application there is unlikely to be another option than landfill. The NWS highlights that landfill can be an appropriate method of reclamation for quarries and other derelict land. The NWS highlights that in rural areas landfill may be the best option compared with transportation to distant

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centralised facilities. Therefore, in this instance, the on-site provision of a landfill facility implements the waste management hierarchy which is most appropriate for this location.

Strategic Policy 9B (ix) seeks to locate development so as to avoid negative impact upon Health and Safety. The on-site disposal of materials from the treatment of derelict and contaminated land will have a positive strategic impact on Health and Safety by removing and safely storing materials currently contained in the soils on-site and reducing the distance of transportation of these materials prior to disposal. Therefore, the proposed development satisfies all the relevant criteria outlined in Strategic Policy 9B.

Strategic Policy 9C considers whether appropriate provision has been made by the developer regarding the following criteria: Part (i) The infrastructure or facilities required to make the development acceptable, Part (iii) Remedial Environmental Action, Part (v) arrangements for maintenance of measures under Part (iii) and Part (iv) the excavation and recording of archaeological sites where preservation cannot be achieved.

The proposed development application states that the general operational infrastructure required for a landfill facility, such as weighbridge facilities, wheel-wash facilities, quarantine areas, storage sheds, leachate treatment and waste pre-treatment infrastructure will be provided.

The landfill facility is integral to the process of the remediation of the Royal Ordnance site at Bishopton. The proposed landfill facility also will have a positive impact following the completion of remedial environmental action via restoration measures to create a range of habitats, enhanced biodiversity and new landscapes and landform enhancements to the existing vacant and derelict land contained within the Bishopton site.

A desk-based assessment of the known and suspected archaeological remains in the vicinity of the site has already been undertaken. The remains identified thus far are largely fragmentary in nature and already distributed by previously activities on site. There is the possibility of encountering archaeological remains during further development work. The proposed development process outlines that an archaeological evaluation will be carried out prior to any ground breaking works associated with the development. The development of a specific evaluation strategy will be discussed during the Preparation of a Written Scheme of Investigation by the archaeological contractor. This process will enable the excavation and recording of archaeological sites where preservation cannot be achieved.

Therefore, following consideration of the development proposal in regard to the relevant criteria outlined in Strategic Policy 9C, the proposed development accords with the current Development Plan and due to the relatively similar policy context, the 2006 Third Alteration to the Glasgow and the Clyde Valley Structure Plan 2000.

The Third Alteration also identifies Bishopton as a Community Growth Area under Strategic Policy 1 – Strategic Development Locations. Schedule 1(c) – Community Growth Areas identifies that Bishopton has an indicative capacity for 2,500 houses to be assessed through Local and Master Plans. In the 2000 Plan the Royal Ordnance Factory, Bishopton site was identified in Strategic Policy 2 – Long Term Potential for Development through the assessment of the potential for strategic environmental renewal and development of housing, business and industrial uses.

The remediation of the Bishopton site will contribute to the wider Strategic Policy considerations of the area and enable the development demands arising from the Agenda for Sustained Growth to be met, as the re-use of urban Brownfield land alone will not be sufficient. Paragraph 8.14 of the Third Alteration 2006 identifies several requirements for supporting infrastructure and services to be established through these master plans, including the treatment of any associated derelict or contaminated land. Therefore, the proposed development contributes to the strategic long-term development aspirations of the Glasgow and Clyde Valley Structure Plan Alteration 2006.

Strategic Policy 6 – Quality of Life and Health of Local Communities, outlines, amongst other actions, that the quality of life and health of communities of the Glasgow and Clyde Valley area will be supported by the provision of an integrated system of waste management facilities. The Third Alteration to the Glasgow and the Clyde Valley Structure Plan 2000, paragraph 10.10 outlines that local plans should, where possible, identify suitable locations for waste management facilities to meet necessary capacity demands and support the Area Waste Plan. Although the Area Waste Plan mainly relates to municipal wastes, it also highlights PAN 63 Waste Management Planning advice on site assessment. Potentially suitable locations include existing waste management facilities, degraded, contaminated or derelict land (including opportunities for their restoration and rehabilitation) and industrial sites.

The Third Alteration, which is a material consideration regarding this application, restates the requirement for proposals to be justified in terms of Strategic Policies 9 and 10. Strategic Policy 9a in the Third Alteration has been updated to include part (iv) to establish the development's relationship to the requirements for waste management facilities set out in the Glasgow and Clyde Valley Area Waste Plan. The Area Waste Plan recognises that there will always be demand for landfill facilities, especially with regard to wastes for which there are no practicable means of recovery. Strategic Policy 9c has been updated to include part (viii) which requires relevant proposals to have made appropriate provision by the developer for the requirements in the approved master plans for the Community Growth Areas set out in paragraph 8.14. The provision of the landfill facility is part of the Masterplan for the development of the Bishopton Community Growth Area and therefore in agreement with the updated Strategic Policy 9C.

Should you have any queries on our comments then do not hesitate to contact George Eckton on 0141 229 7738

Yours sincerely

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Dr. Grahame Buchan
Structure Plan Manager