

Hillington Park Simplified Planning Zone

Schedule of minor amendments

Scheme reference	Amendment	Comment
Condition 11.1	<p>Amend wording of condition:</p> <p>Prior to the commencement of any development which either falls within development land solely served (accessed) by the blue hatched areas as detailed in Plan 5 – Flood Risk Zones or which proposes the creation of a Gross Internal Floor Area greater than 999 square meters, the developer shall provide for the written approval of the Planning Authority, further details. These further details shall be developed and designed in accordance with the approved Flood Risk Assessment and Outline Drainage Impact Assessment (produced by Resource and Environmental Consultants Ltd (REC) dated April 2014) and Renfrewshire Council's Drainage Assessment Notes for Guidance. Where practicable, SuDS utilising infiltration drainage will be implemented in addition to the provision of attenuation measures to maximise source control measures and reduce the discharge rate and volume to the receiving networks. Thereafter the works shall proceed in accordance with the approved further details.</p> <p>Under the terms of the SPZ Scheme no development shall take place within the red hatched areas as detailed in Plan 5 – Flood Risk Zones</p> <p>Under the terms of the SPZ Scheme no development shall take place within the red hatched areas as detailed in Plan 5 – Flood Risk Zones.</p>	Clarification of condition following representations from SEPA.

	<p><i>“Prior to the commencement of any development which either</i></p> <ul style="list-style-type: none"> <i>a) falls within development land or is solely accessed by land within the blue hatched areas as shown on Plan 5 - Flood Risk Zones, or</i> <i>b) proposes the formation of a Gross Internal Floor Area greater than 999 square metres,</i> <p><i>the developer shall provide further details for the written approval of the planning authority. These further details shall be developed and designed in accordance with the approved Flood Risk Assessment and Outline Drainage Impact Assessment (produced by REC April 2014) and Renfrewshire Council’s and Glasgow Council’s Notes for Guidance on Drainage Assessment and Flood Risk Assessment.</i></p> <p><i>Where practicable, SUDS using infiltration drainage should be implemented in addition to the provision of attenuation measures to maximise source control and reduce the discharge rate and volume to the receiving networks. Thereafter the works shall proceed in accordance with the approved further details.</i></p> <p><i>No development shall take place under the terms of the SPZ scheme within the red hatched areas as detailed in Plan 5 - Flood Risk Zones”.</i></p>	
Advisory notes	<p>Add new Advisory note under the existing heading ‘SEPA’:</p> <p><i>“The SEPA Flood Risk Assessment checklist should be completed and attached within the front cover of any flood risk assessments issued in support of a development proposal which may be at risk of flooding. The document will take only a few minutes to complete and will assist the review process. It can be downloaded from</i></p>	Clarification of condition following representations from SEPA.

	www.sepa.org.uk/flooding/planning__flooding/fra_checklist.aspx .”	
Condition 9.2	Add words: “...approved in writing by the Planning Authority <i>in consultation with Glasgow Airport</i> ”.	Request by Glasgow Airport.
Condition 9.3	Add words: “...approved in writing by the Planning Authority <i>in consultation with Glasgow Airport</i> ”.	Request by Glasgow Airport.
Appendix 2: Landscape Framework (page 6)	Amend final bullet point to read: “Areas of planting that are more than 0.1 hectares in size will require the submission of a Bird Hazard Management Plan <i>landscape scheme</i> in accordance with the SPZ condition 9.3.	Request by Glasgow Airport.
Appendix 5: Bird Hazard Management Plan	Replace the example of a BHMP template with the updated version.	Requested by Glasgow Airport.
Condition 9.1	Amend reason for condition: “Reason: To ensure development does not penetrate the Obstacle Limitation Surface (OLS) surrounding Glasgow Airport, <i>impact on NATS En Route’s infrastructure</i> and to avoid endangering the safe movement of aircraft and the operation and to avoid endangering the safe movement of aircraft and the operation of the Airport”.	Requested by NATS Safeguarding.
Advisory notes	Add a new Advisory Note: “ <i>The applicant is advised that NATS should be consulted prior to the erection of a crane on site in order for the necessary assessments to be undertaken and the relevant notices to be issued to users</i> ”.	Requested by NATS Safeguarding.
Appendix 1: Plan 2 – SPZ Zones	Amend plan: add a five metre buffer zone along the main railway line to exclude development of permanent buildings in this area.	Requested by Network Rail to allow realignment or ancillary work to the main line and for safety reasons.

		Condition 1 requires compliance with the parameters set out in Table 1 and Appendix 1 (the SPZ Plans).
Appendix 1: Plan 3 – Building heights	Amend plan: add a five metre buffer zone along the main railway line to exclude development of permanent buildings in this area.	Requested by Network Rail to allow realignment or ancillary work to the main line and for safety reasons.
Appendix 2: Design and Landscape Framework	Amend penultimate bullet point: “Incorporation of trees and landscaping at Hillington East and West train stations is encouraged to enhance these gateways to Hillington Park, however, any planting in close proximity to these stations should avoid deciduous species”.	Requested by Network Rail for health & safety reasons.
Conditions	Add new condition: Condition 7.2 <i>“If the development lies within the area identified as the Development High Risk Area published by The Coal Authority for Coal Mining (SPZ Plan 6), a Coal Mining Risk Assessment or assessment of ground stability in relation to coal mining legacy must be carried out. Any necessary remediation works shall be implemented prior to the commencement of development construction. Confirmation of the required remediation and their implementation shall be submitted to the planning authority prior to the occupation of the development”.</i> <i>“Reason: to ensure that the ground is suitable for the proposed development”.</i>	Request by The Coal Authority.
Appendix 1	New SPZ Plan:	Request by The Coal Authority. A

	“Plan 6 – Coal Mining Risk Assessment Area”.	new plan is required to identify the area of the park where condition 7.2 will apply.
Contents page	Amend text: “Appendix 1: SPZ Scheme Plans Plan 1: SPZ area Plan 2: SPZ zones Plan 3: Building heights Plan 4: Indicative spatial framework Plan 5: Flood risk zones <i>Plan 6: Coal Mining Risk Assessment Area</i> ”.	Consequential change following insertion of Plan 6.
Paragraph 1.10	Delete paragraph.	Paragraph not required.
Paragraphs 1.11 to 1.35	Revise paragraph numbers following deletion of paragraph 1.10.	For clarification.
Paragraphs 1.15 to 1.19	Update references to SPP and NPF3 to reflect their adopted status.	For clarification.
Paragraph 1.29	Amend text: “The Renfrewshire Proposed Local Development Plan was submitted to the Directorate for Planning and Environmental Appeals for examination in August 2013 <i>and subsequently referred to the Scottish Minister</i> . It will replace the Renfrewshire Local Plan once adopted”.	For clarification.
Paragraph 2.2	Remove date in square brackets.	Date to be confirmed following adoption of scheme.

Table 1: DP2/Restrictions	Amend text: “ Zone C: No development <i>in Class 4</i> ”.	For clarification.
Table 1: DP4/Restrictions	Amend text: Zone A and C: No development <i>in Non classified (sui generis): Sale and display of motor vehicles.</i>	For clarification.
Table 1: DP5/Restrictions	Amend text: “ Zone C: No development <i>in Class 1</i> ”.	For clarification.
Table 1: DP6/Restrictions	Amend text: “ Zone C: No development <i>in Class 2</i> ”.	For clarification.
Table 1: DP7/Restrictions	Amend text: “ Zone C: No development <i>in Class 3</i> ”.	For clarification.
Table 1: DP7/Parameter	Reword: “Maximum 1,500 new sq m in total”. Up to 1,500 sq m in total of new floorspace.	For clarification.
Table 1: DP8/Restrictions	Amend text: “ Zone C: No development <i>in Class 7</i> ”.	For clarification.
Table 1: DP9/Restrictions	Amend text: “ Zone C: No development <i>in Class 10</i> ”.	For clarification.
Table 1: DP10/Restrictions	Amend text:	For clarification.

	“Zone C: No development in Class 11”.	
Table 1: Notes	Amend Note 2: “Units cannot be merged to form a larger planning unit where the resultant unit would be larger than the maximum permitted unit size identified for each zone, <i>without separate planning permission</i> ”.	For clarification.
Table 1: Notes	Add new note: Note 5: “Development activity and the parameter floorspace will be monitored throughout the scheme and the Councils will endeavor to publish an annual report of approved development. <i>Developers are required to notify the Council of the commencement and completion of development using the forms in appendix 4</i> ”.	For clarification.
SPZ Scheme Planning Conditions (page 18).	Amend title of table: “Table 2 SPZ Scheme Planning Conditions”	For clarification.
Condition 1	Amend text: “All development shall comply with the parameters of the SPZ Scheme as set out above and in Appendix 1. All development shall accord with the terms of the SPZ travel plan. ”	Remove repetition of condition 2.
Advisory Notes (first paragraph)	Amend text: “Developers should note that compliance with the conditions does not remove the requirement to obtain all other statutory consents. Advisory notes detailed <i>in pages 22 to 24</i> ”	For clarification.

	below are a reminder only”.	
Advisory Notes: Advertisements	Amend text: “Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, will require to be the subject of an application for express consent”.	For clarification.
Paragraph 2.11	Amend text: “Minor operational development is permitted subject to compliance with the planning conditions <i>and Design and Landscape Framework</i> . For the purposes of the SPZ Scheme, minor operational development includes:”	For clarification.
Paragraph 3.4	Amend text: “Should prospective developers require the local planning authority’s formal confirmation that a proposal <i>proposed</i> use or development is permitted by the SPZ Scheme, an application for a Certificate of Lawfulness is required together with the requisite application fee (Section 151 of the 1997 Act)”.	Typographical error.
Paragraph 3.7	Amend text: “For the SPZ Scheme to work efficiently, for outcomes to be measured and for it to achieve its primary objective of encouraging sustainable economic development, it is important that the Renfrewshire Council and Glasgow City Council are able to monitor the development activity. Using the information received through the pre-development notification process <i>and the</i>	To cross-reference the new commencement and completion forms.

	<i>commencement and completion of development forms (appendix 4), and any other appropriate means of monitoring development, the local planning authorities will endeavour to jointly publish an annual report providing a summary of the approved development”.</i>	
Appendix 1 SPZ Scheme Plans	Amend contents page: “Plan 1: SPZ area. Plan 2: SPZ zones. Plan 3: Building heights. Plan 4: Indicative spatial framework. Plan 5: Flood risk zones <i>Plan 6: Coal Mining Risk Assessment Area”.</i>	Consequential change following insertion of Plan 6.
Appendix 1: Plan 2	Amend plan: Extend zone shading up to the SPZ boundary line.	For correction.
Appendix 1: Plan 3	Amend plan: Add the landscape buffer along the M8 Frontage land to reflect Plan 2.	For clarification.
Appendix 4: Pre-development notification form	Amend section 3: “With reference to the Building heights plan (Plan 3), what is the height (in metres) of the proposed development at its highest point (<i>excluding plant</i>)?”	For clarification.
Appendix 4	Add form templates for developers to confirm the commencement of development and completion of development.	To assist in monitoring and control of the permitted development.