

SITE DEVELOPMENT BRIEF

Blackhall Street,
Paisley

2022



This brief sets out a planning framework for the site at Blackhall Street, Paisley which is allocated in the Renfrewshire Local Development Plan (2021) as a housing site.

The site was granted planning permission in 2018 for a phased residential development providing 59 new homes with a mix of flats and houses, and part of the site which contained buildings associated with the former mill was subsequently cleared. This development has not proceeded.

The brief sets out requirements to be addressed in preparing a development proposal for this site. The brief must be read in conjunction with the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2022).

Site Context

The site extends to 1.19 hectares and was part of a former mill complex to the south-east of Paisley town centre.

The site currently consists of a cleared brownfield area (western side) and an area of single storey occupied commercial units (eastern side), consisting of a mechanics and a car wash.

The site is bound by the White Cart Water on its northern boundary with Morrisons supermarket beyond. On the western boundary is a petrol filling station. To the south is

Blackhall Street with three storey tenements and to the east by an electricity distribution site.

The site is within 10 minutes' walk to a range of local amenities and services in a around Paisley town centre which includes access to good public transport links.

Vehicular access is available from Blackhall Street with opportunities to link into the surrounding path network.



Site Layout and Building Design

Residential development provides the opportunity to deliver new homes in a sustainable location at the edge of Paisley Town Centre and will provide an opportunity to enhance the overall amenity and appearance of this area.

Residential development of the site requires to be at a density which reflects the surrounding area incorporating well designed landscaped areas.

The site can accommodate a mix of housing types (semi-detached, terraced or flatted developments). Higher density flatted units will be more suitable on the prominent southern and western edges where they will make the strongest contribution to the built form.

The different types of properties, including affordable homes, are required to be well integrated throughout the development in terms of layout and design.

New residential proposals must provide a minimum 10% of all homes designed to be easily adaptable for residents that are wheelchair users. 5% of all new homes on this site must be designed to be wheelchair accessible.

Planning applications 17/0471/PP and 17/0472/PP include a residential site layout which was granted planning consent in 2018 for this site [Link to view approved site layout](#).

Proposals require to demonstrate how inclusive design and layout will be achieved with the development relating to the neighbouring tenemental residential area.

Renfrewshire's Places Design Guide sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal: <http://www.renfrewshire.gov.uk/article/3041/Development-Planning-Guidance>

Landscaping and Boundary Treatments

The proposed development should be designed to take account of existing trees along the northern boundary of the site. Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting plan will be required to accompany any submitted planning application. The provision of planting and preservation of trees must be in line with [Renfrewshire's Planning & Development Tree Policy](#).

Development of the site will be required to add to and enhance the existing green networks ensuring that new infrastructure is incorporated with links into the wider network.

Boundary treatment using high quality materials and planting will be required to define public and private spaces contributing to the areas character.

Accessibility

Development proposals will require to demonstrate integration and connectivity with formal and informal routes including core paths, footways along existing roads and local streets as well as indicating pedestrian connections links to the town centre, schooling and bus routes/bus stops.

A plan showing safe routes to school/local services requires to be included in the planning submission.

The site offers the opportunity to link in with the wider path network connecting to Paisley Town Centre and to public transport links. Paisley Canal Station is less than 800m from the site and there are regular bus services along Lonend. The site is 10 minutes walk from Paisley Town Centre.

The site layout must provide safe routes for pedestrians, cyclists and vehicular traffic including direct routes for all users..

Parking must be well integrated with resident parking provided within the curtilage of the dwelling or within dedicated private parking areas. Visitor parking also requires to be distributed throughout the site. The level of parking provision must be in line with the SCOTS National Roads Development Guide and

should be discussed with the Council prior to the submission of the planning application.

Flood Risk and Sustainable Urban Drainage Systems

The Site is adjacent to the White Cart Water and part of the site is a considered at medium risk from flooding. A detailed Flood Risk Assessment and Drainage Strategy will be required to confirm the developable extent of the site.

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application. New development will require to integrate surface water management into the design of green infrastructure including naturalised Sustainable Urban Drainage Systems and permeable surfaces.

Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials. Provision should be made for electric car charging points for residents.

These details will require to be outlined in a Sustainability Statement and submitted along with the planning application.

Digital Connections

The development will incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Affordable Housing

There may be funding available within the Council's Strategic Housing Investment Plan to support the delivery of affordable homes on this site.

Early discussions with the Council are encouraged to discuss the requirements for the delivery of affordable homes on site and potential Registered Social Landlord partners.

Education Provision

The cumulative impact of residential development on both primary and secondary school provision will require further consideration subject to the final site capacity, potential site start and phasing of the development.

It is likely that a developer contribution will be required for education infrastructure as a direct result of the new development.

Open Space Provision

Children's play areas are sought for all housing developments in excess of 50 units. Provision should be the equivalent to 1 square metre per house in the form of a single area serving 50-150 units.

The open space should contain play equipment which is central to the layout, with natural surveillance from streets and houses with good landscaping.

Supporting Information

Detailed assessments were submitted and considered in relation to planning applications 17/0471/PP and 17/0472/PP.

These can be viewed at [planning application search tool](#).

A new development proposal for this site should be accompanied by the following information:

- Sustainability Statement
- Drainage/Flood Assessment
- Site Investigation (soil condition)
- Design and Access Statement
- Noise assessment
- Artificial light assessment
- Tree Survey
- Planning Statement