



Case reference	NA-RFS-035
Application details	Erection of non-food retail warehouse with associated car parking and servicing (amendment to planning consent 16/0355/PP to include a free standing building, amended floorspace layout and alterations to external parking and servicing layout.)
Site address	Land to South of Abbotsinch Retail Park, Washington Road, Paisley
Applicant	Hammerson plc
Determining Authority	Renfrewshire Council
Local Authority Area	Renfrewshire Council
Reason(s) for notification	Category 2 (objection by Government Agency - HSE)
Other representations	Nil
Date notified to Ministers	16 March 2017
Date of recommendation	29 March 2017
Decision / recommendation	Clear

### Description of Proposal and Site:

- Full planning permission is sought for the erection of a non-food retail warehouse (with an external footprint of 1858 sq m) and associated car parking and servicing within an existing retail park in Paisley. The total area is 0.74 hectares. It is an amendment to planning consent 16/0355/PP, granted 3 October 2016, for a non-food retail warehouse of 1394 sq m external footprint. This previous application was not notified to Ministers.

### EIA Development:

- The proposal fits the description of being an urban development project under 10(b) of the table in Schedule 2 and is above the threshold of 0.5 hectares. However as the site is not located within a sensitive area and the Council considers that the proposed works would not have a significant environmental impact, their view that no EIA is required is reasonable.

### Consultations and Representations:

- The Health and Safety Executive (HSE) advised the council against granting the development because the proposed site is located within the middle consultation zone of a Control of Major Accident Hazard (COMAH) site. Following notification,

PAD contacted the HSE to see if they wished to maintain their objection. HSE responded on 24 March advising that while the proposed development lies within the consultation distance of a major hazard site (Chivas Brothers Ltd distillery) and a significant part of the total development site lies within the inner consultation zone, the area will contain a service yard, which is not accessible to the public, and a very small part of the retail unit. Therefore on safety grounds HSE does not continue to advise against the granting of planning permission.

- There were no other representations from statutory consultees or third parties.

**Assessment:**

1. The application has been referred to Ministers because HSE have advised against granting the proposed development due to the proximity to an existing COMAH site. However, following notification HSE confirmed that they do not maintain their objection as aspects of the development have been clarified.
2. Renfrewshire Council considers that the principle of expanded retail development has previously been agreed at this location, the development complies with all relevant policies and development plan guidance and the proposals are acceptable in terms of land use, siting, design, external finish, parking and traffic arrangements subject to conditions. Notwithstanding the advice from HSE, the Council considers the proposals are acceptable in all other aspects.
3. Given that HSE do not maintain their objection, it is considered appropriate for Ministers to clear the case back to the Council for its own determination. There are no other national issues that warrant Ministerial intervention.

**Decision/Recommendation:**

- Clear the application back to Renfrewshire Council.