

Commercial Road

Barrhead, Glasgow

Pre-Application Consultation Report



1.0 Introduction

This Pre-Application Consultation (PAC) Report has been prepared in support of an application for full planning permission for a major residential development at Commercial Road, Barrhead.

The proposal constitutes a Major Development under the Town and Country Planning Regulations, which requires statutory pre-application consultation be undertaken prior to the submission of a full planning application.

This PAC Report provides full details of what consultation was undertaken prior to the submission of the formal planning application and the outcomes of this consultation.

The Report is broken down into the following sections:

Section 2: Regulatory Context

Section 3: Pre-Application Consultation Activities

Section 4: Appendices

2.0 Regulatory Context

As outlined in the Town and Country Planning (Scotland) Act 2013, developments which are defined as 'Major' must comply with the pre-application procedures outlined within the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. This includes the following requirements:

1. Submission of a Proposal of Application Notice (PoAN) to the relevant planning authority.
2. Consultation with the community council(s) whose area is within or adjoins the application site.
3. Undertaking any additional consultation activities requested by the Council.
4. Hosting a public event to allow the public to view the proposals and submit comments prior to the submission of the planning application. Such an event must be advertised in the local paper at least 7 days in advance of the event.
5. Host a Feedback Event outlining responses in respect of comments received by the prospective applicant regarding the development. Such an event must be advertised in the local paper at least 7 days in advance of the event.
6. A minimum of 12 weeks must lapse between submitting the PoAN and the submission of the subsequent planning application.
7. Submit a Pre-Application (PAC) Report with the formal planning application detailing the consultation that has been undertaken and any changes made to the proposal as a result of the engagement/feedback received.

2.1 Submission of Proposal of Application Notice (PoAN)

A formal Proposal of Application Notice was lodged with East Renfrewshire Council on 18th November 2025 (refer to Appendix 4.1).

Acknowledgement of the PoAN was received on 19th November 2025.

2.2 Consulting Community Council

Barrhead Community Council were issued a copy of the PoAN at the same time that it was submitted to the Council, on the 18th November 2025.

It should be noted that Barrhead Community Council were inactive at the time of issue, due to upcoming nominations and elections. As such, the application was updated to reflect this at the request of the Planning.

2.3 Additional Consultation

2.3.1 Letter Drops

At the request of the Council's Planning Department, a copy of the PoAN was also circulated within the local community to a list of addresses supplied by the Council.

2.3.2 Online Consultation Webpage

An online consultation also ran alongside the events, running from Tuesday 9th December 2025 through to 10th February 2026. Details of this, including the website address and a QR code linking to the website were included on the newspaper ads and on the exhibition boards at the in-person events. This allowed residents to view the presentation materials and provide comments online and allowed those who perhaps could not attend in person to be involved in the process (refer to Appendix 4.8)..

2.3.3 Social Media Advertisement

East Renfrewshire Council's Housing team also advertised the latter two events on their community Facebook page in order to further publicise the events.

2.3.4 Contact with Local Ward Councillors

The applicant also approached local ward councillors, formally notifying them of the submission of the PoAN and the ongoing consultation process. They were advised of the consultation event dates should they wish to attend.

2.4 Host a Public Event

Two initial events were held at St John's Primary School. Notices for these were made in the Barrhead News (paper and online versions), advertising the events on the below dates. The notices confirmed details of the events in addition to details of the applicant and agent, to whom

any comments could be directed. In addition, it was confirmed that any comments made in this manner did not preclude any party from making representations as part of any subsequent Planning Application process. A copy of the adverts are appended to this document (refer to Appendix 4.2).

Event 01:

Date Advertised: Wednesday 3rd December 2025

Date of Event: Tuesday 9th December 2025 (3.30pm-7pm)

Please note that timescales of the news-ad fell out with the required 7-day notice period and as such, a second event was held as below.

Event 02:

Date Advertised: Wednesday 7th January 2026

Date of Event: Tuesday 20th January 2026 (3.30pm-7pm)

In addition to the public events held, a copy of the exhibition boards was uploaded to the consultation webpage.

2.5 Host a Feedback Event

A third and final event was held at St John's Primary School. This event was also advertised in the Barrhead News (paper and online versions), on the below date (refer to Appendix 4.2). In addition to the main event information and applicant details, this advertisement highlighted the purpose of the final public event, noting that it would provide feedback to members of the public in respect of comments received by the prospective applicant as regards the proposed development.

Event 03:

Date Advertised: Wednesday 21st January 2026

Date of Event: Thursday 5th February 2026 (3.30pm-7pm)

2.6 Minimum 12-week PoAN Process

In line with statutory requirements, the formal planning application is being submitted upon conclusion of the minimum 12-week period.

2.7 Submit a PAC Report

This document forms the PAC report associated with the proposals and details the consultation that has been undertaken and any changes made to the proposal as a result of the engagement and feedback received.

3.0 Pre-Application Consultation Activities

3.1 Information Event

The format of the event was considered appropriate to allow the attendees to browse the exhibition boards, which clearly identified the location, draft layout and draft design of the proposed development. Feedback forms were provided (refer to Appendix 4.7) and a QR code on the exhibition boards also provided a link to the online consultation page, offering the opportunity to further review the exhibition boards out with the event. The online consultation page provided an additional feedback form, thus broadening the range and scope of the community engagement (refer to Appendix 4.8).

The following representatives were in attendance to hear feedback and address and answer any questions or concerns raised by local residents, allowing for meaningful and productive engagement:

Lauren Renwick and Nicole Carson (representing MAST Architects)
Lynne Easton and Elaine McShane (representing East Renfrewshire Council's Housing Team)

The event was attended by approximately 25-30 members of the public, primarily locals who reside within close proximity to the site on the western, southern and eastern boundaries.

The Key Points Raised Included:

- Existing traffic and parking issues along Commercial Road - particularly during peak drop-off and pick-up times at the school.
- Concerns over the number of parking bays proposed.
- Concerns over the existing ground conditions of the site and adjacent school - in particular regarding boggy ground conditions and historic issues with the existing water sewer that runs through the site.
- Concerns over density, building heights and in particular, introduction of 3-storey properties along Commercial Road.
- Concerns over the loss of public open space.
- Concerns over loss of views from homes.
- Concerns over potential light spill from new MUGA.
- Concerns over loss of privacy within private gardens and homes.
- Concerns over loss of wildlife.
- Concerns over addition of new path connections to Stewart Court - fears over H&S and anti-social behaviour.
- Concerns over Health and Safety during construction (proximity to school).
- Concerns over H&S associated with SUDS basins and stagnant water.
- Acknowledgement that the area does require more housing. A few noted they felt positive about the proposals, with the majority noting their concerns and opposition to them.

Key Outcomes:

Concerns raised at the event, contained within written feedback forms and responses received on the online consultation page were relayed to the applicant. The design was then reviewed against this feedback and proposals for ways in which the applicant could potentially respond to the comments was prepared for discussion at the next event in January.

3.0 Pre-Application Consultation Activities

3.2 Consultation Event

The format of the event followed the same principles as the first one with regard to the presentation and feedback format.

The following representatives were in attendance to hear feedback and address and answer any questions or concerns raised by local residents;

Lauren Renwick and Nicole Carson (MAST Architects)

The event was attended by approximately 25-30 members of the public, primarily locals who reside within close proximity to the site on the western, southern and eastern boundaries. Approximately 75% of attendees had also attended the first event in December 2025. Two local councillors also attended to review the proposals and engage with locals.

The key concerns raised were along the same lines as those highlighted at the first event. The exhibition boards at this event, put forward proposals for how the applicant may be able to respond to some of the key concerns raised. These were discussed in detail to gauge feedback prior to implementing into the design ahead of the final event and any subsequent planning application.

Potential Solutions posed to the Key Comments Received

- Concerns over building heights along Commercial Road:
- A proposal to reduce the height of the street-facing flats along Commercial Road from three-storeys to two-storeys was presented as a potential solution to reduce the massing/visual impact on the Street. This was noted to be as a positive change, welcomed by attendees.
- Concerns over existing ground conditions and H&S over the proposed SUDS basin:
- It was highlighted that detailed ground and drainage studies would be carried out as part of any application to ensure the correct foundations and drainage solutions are put in place. It was highlighted that SUDS basins are a standard feature in new developments. It was clarified that the basin would be not connected to foul drainage. It was confirmed the basin would be fenced and carefully designed, providing environmental benefits by increasing biodiversity and supporting local wildlife.
- Concerns over the green open space:
- Sketch proposals for the proposed landscaping design were exhibited for comment and feedback. These were generally well received, with locals welcoming the idea of incorporating edible species into the site. While a central space in the development was welcomed, some raised concerns over potential use of this space, questioning if it would attract anti-social behaviour.
- Concerns over traffic and parking on Commercial Road
- The layout indicated an alternative to the parking provision arrangement on the west boundary along Commercial Road. A sketch indicated the potential to introduce additional perpendicular

bays. The intention with this was to reduce the number of cars that could park in a parallel fashion to both sides of Commercial Road, which would increase the effective width of the Road in areas and in turn, act as a means of natural traffic calming. This received a mixed response with some in favour and some highlighting concerns about blocked driveways.

- It was highlighted that the parking provision within the design has been promoted on the basis of evidence at nearby ERC developments showcasing significant underutilisation of parking facilities and where it has been evidenced that car ownership is generally very low. Attendees were advised that a report, outlining the findings of a parking study of said nearby developments, was being prepared for inclusion within the formal application.
- Privacy concerns for existing residents
- Sketches confirmed back-back distances at key locations to highlight that the proposals will seek to establish 20m between new and existing properties. This included confirming the designs would incorporate a minimum 10m back garden depth, in line with policy.

In terms of other items raised at this event, concerns were raised over:

- Loss of wildlife within existing hedgerows to southern boundary.
- Concerns over addition of new path connections to Stewart Court - fears over H&S and antisocial behaviour.
- Concerns over Health and Safety during construction (proximity to school).

Key Outcomes:

Concerns raised at the event, contained within written feedback forms and responses received on the online consultation page were again relayed to the applicant. The design was then reviewed against this feedback, as well as discussions which took place at a pre-application meeting with the Planning department and feedback from the roads departments, ahead of the final event.

3.0 Pre-App Consultation Activities

3.3 Consultation Event - Feedback Event

The format of the event followed the same principles as the first two, with regard to the presentation and feedback format. The exhibition boards highlighted a clear 'you said' and 'we did' format to clearly denote areas which had been addressed in response to feedback received, and confirming any areas which had not, providing justifications as to why.

The following representatives were in attendance to hear feedback and address and answer any questions or concerns raised by local residents;

Lauren Renwick and Nicole Carson (MAST Architects)
David Leaf (East Renfrewshire Council Housing Department)

This final event was attended by approximately 15-20 members of the public. Again these were primarily locals who reside within close proximity to the site. Approximately 80%-90% of attendees had been to one or both of the previous events.

While for many, the principle of the development in general on this site remained their key concern, some attendees did acknowledge that a number of the comments raised during the process had been considered/responded to within the final proposals.

Responses Provided to Comments/Feedback Received

You said: Existing traffic levels on Commercial Road are a concern.

Our Response: While a Transport Statement would typically be sufficient for a development of this scale, the applicant has agreed to commission a full Transport Assessment in response to concerns raised. This will include a junction capacity analysis of Commercial Road/Carlbar Road and will form part of the formal planning submission.

You said: Concerns raised over congestion and risk to emergency services due to singular vehicular.
Planning said: Two access points into the site is preferable. If not possible, consideration to be made on how access can be maintained during unforeseen emergencies or planned works.

Our Response: Adding a second junction along Commercial Road was not deemed viable due to the site levels and impact on site capacity. Adding a second junction would also reduce parking further and add another crossing point for children on their way to school. A second entrance from Stewart Court was reviewed, however this was deemed unfeasible on the basis of the existing wayleaves in this area, the considerable land take required from the school playground to facilitate and the existing sheds/garages occupying this road.

You said: Existing parking along Commercial Road is a concern and additional on-street bays were not favoured.

Our Response: New parking bays on Commercial Road have been minimised as far as practicable. Four bays are proposed between Blocks 1 and 2, with two additional in-curtilage spaces provided for the semi-detached units adjacent to No. 12 Commercial Road. It is anticipated that residents will

primarily utilise parking provision within the site.

You said: The size and scale of development, particularly the 3-storey height along Commercial Road, is out of keeping with existing 2-storey homes.

Our Response: The west wings of Blocks 1 and 2, which front Commercial Road, have been reduced to two storeys to better reflect the scale of surrounding development. To meet affordable housing requirements, the four units lost from the upper floors have been relocated in the centre of the site. This results in Block 3 increasing to four storeys. Discussions with Planning Officers indicate this is likely to be more appropriate due to its central site location and separation from existing properties.

You said: The number of parking bays proposed will exacerbate existing parking issues.

Our Response: Parking provision is based on one space per dwelling plus an additional 20% visitor provision. This approach has been developed in consultation with the Council's Roads Department during the pre-application process and reflects low car ownership levels observed in comparable East Renfrewshire developments nearby. A supporting statement will be included with the planning application.

You said: Residents queried site levels relative to their homes.

Our Response: As it stands currently, it is envisaged that ground floor levels of new buildings along the south boundary will sit below that of the existing fence line levels. It is envisaged that buildings along the east boundary adjacent to Stewart Court will be raised slightly comparatively with the levels in Stewart Court. Detailed levels design is underway and full details and design will be provided within the formal planning submission.

You said: Who will be housed in these properties?

Our Response: The purpose of the consultation is to present the design intent of the proposals. Decisions regarding allocation and eligibility are not part of the planning process. Queries on this matter should be directed to local councillors.

You said: The existing path adjacent to the school is well used but often locked after hours.

Our Response: The path currently terminates within the school grounds at the front car park area. The layout proposes to tie into the existing path, forging a new direct path connection from the east up to Commercial Road, bound on both sides by amenity landscaping. Due to the level changes between the site and Commercial Road, the west end of this new path will likely terminate at steps, however the site will still maintain DDA compliant routes through the main body of the site.

Updated response: Since the last consultation, a request from Education in respect of the MUGA was raised. The plans have been updated to adjust the existing school fence to run around the MUGA, enclosing it within school grounds (public access will be maintained via a secondary entrance on the west). As a result of this change, the previous path running 'straight' from east to west has been redirected into the site.

Planning said: MUGA too close to existing properties on east boundary.

Our Response: The MUGA has been repositioned directly adjacent to the school. This revised location increases separation from existing residential properties and responds to concerns raised by local residents regarding visibility and the safety of children using the facility in previous layout iterations. The new location allows the MUGA to be well overlooked by both the school and the proposed flatted blocks, improving natural surveillance.

You said: A new path connection to Stewart Court raised privacy concerns, although others considered it beneficial.

Our Response: Planning policy supports the provision of clear and direct pedestrian routes through new developments. The proposed path improves connectivity between the site, Carlibar Road and Carlibar Primary School and therefore has been retained.

Updated response: Since the last consultation, Police Scotland have highlighted concern within their initial Secured By Design review about the introduction of this path as a potential anti-social behaviour risk and recommended its removal. This has now been removed from the final proposals.

You said: New gardens backing onto existing gardens result in loss of privacy. A buffer between the back garden fences of the existing and proposed gardens was requested.

Our Response: It is not standard practice to introduce buffer zones between residential rear gardens due to maintenance and security concerns. Rear gardens will terminate at a 1.8m high timber fence. A distance of 10m is maintained between the rear elevations of new buildings and site boundaries, in accordance with East Renfrewshire planning policy. Existing properties to the south and east are positioned at oblique angles, further reducing potential overlooking.

Updated response: Since the last consultation, a further pre-application meeting with the council's planning department took place. One of the outcomes of this meeting was a request to increase the area of rear gardens. As a result, this has brought many of the new buildings further away from the site boundary (and therefore increasing the distance of them from existing properties) than they were at the last consultation.

You said: The site is waterlogged and unfit for use.

Our Response: Development of the site will allow existing ground condition issues to be addressed through appropriate engineering and drainage solutions. As a result, the proposed amenity space will be of a significantly higher quality and usability than existing conditions.

Planning said: Road entrance arrangement creates a bottleneck for vehicles and a pavement to only one side would not be acceptable.

Our Response: The entrance road has been widened and pavements are now provided on both sides. The housing block to the south of the road junction has been revised from cottage flats to semi-detached units to accommodate this change. This amendment also reduces the number of new parking bays accessing Commercial Road.

Planning said: Robust justification is required for the development of a site identified as Urban Greenspace within the Local Development Plan.

You said: The loss of open space will negatively impact local residents, particularly given limited open space in the area.

Our Response: In the context of the current housing emergency, the Council regularly undertakes land audits to identify potential opportunities for residential development. Barrhead has a limited supply of suitable and deliverable land for housing. The Commercial Road site is located between two established, high-quality urban green spaces – Dunterlie Park and Carlibar Park – both of which are within close walking distance of the site.

The site itself is currently maintained as managed grassland with minimal tree cover, planting, or defined recreational use, resulting in limited biodiversity and habitat value.

The proposed development seeks to introduce structured, high-quality amenity space within the site, improving usability and environmental quality while contributing to the delivery of much-needed housing.

You said: Development will reduce biodiversity and result in habitat loss.

Our Response: A preliminary ecology survey undertaken as part of the design process identified the site as having limited biodiversity value and minimal suitability as habitat for protected species, largely due to its use as managed grassland.

Development of the site presents an opportunity to enhance biodiversity through the introduction of a wider range of planting, trees, and landscaping features. These measures will encourage habitat creation while also delivering a more attractive and usable environment for residents and the wider community.

You said: Removal of existing scrub and trees along the southern boundary will impact biodiversity and reduce privacy.

Our Response: Preliminary ecological assessments indicate that the existing scrubland and trees along the southern boundary are of limited biodiversity and habitat value. Due to existing site level changes, it is anticipated that a retaining wall will be required along much of the southern boundary adjoining existing rear gardens. This wall will be set back from the boundary, with the upper area providing an opportunity for planting and landscaping. This approach will help mitigate visual impact, maintain privacy, and enhance the appearance of the boundary.

Planning said: Any proposals to develop the site, given it's current allocation as Urban Greenscape, should be of high quality, provide clear, green network routes, with a focus on community led amenity. You said: Community led proposals are welcomed, provided they are well-maintained and do not create risks of anti-social behaviour. A community orchard was welcomed with the idea of edible planting seen as a positive addition. Some residents noted that the central space should be managed grassland.

Our Response: The landscape strategy for the site has been deliberately shaped around the principle of high-quality, accessible and community focussed green space.

The proposals create a clearly defined central amenity area, connected by a network of green routes that run through the new development and link to existing pedestrian paths beyond the site.

The design seeks to strike an appropriate balance between creating a welcoming, well-designed public space and ensuring that it remains practical to manage and maintain in the long term.

By ensuring the central area is well overlooked, well lit and clearly structured, the proposal aims to encourage positive use of the space while reducing opportunities for antisocial behaviour.

Planning Said: A soft landscaped boundary around the SUDS basin would help it blend into the surroundings.

You said: Images showing planted SUDS basins were welcomed more favourably than a grassed basin with some noting this would help provide habitats.

Our Response: Planting is now proposed around and within the SUDS basin. Appropriate species for this particular location will be specified within the planning submission.

Updated response: Since the last consultation, we have been advised that Scottish Water will not adopt a SUDS basin with planting within it. As such this planting has been removed. However the size and shape of the basin has reduced, giving more space over to open space as a result.

You said: Central amenity spaces may attract anti-social behaviour.

Our Response: The site in its current form offers limited natural surveillance, particularly in its more remote southern areas.

The proposed development enables the introduction of formalised amenity spaces that are well overlooked by surrounding residential properties. Combined with appropriate lighting, clear sight lines, and considered landscaping, this approach is expected to promote safety and reduce opportunities for anti-social behaviour.

The central green space will act as a focal point within the development, providing an attractive and legible green route through the site that connects with existing pedestrian networks.

Updated response: Since the last consultation, Police Scotland have produced their initial Secured by Design response to the proposals. The report outlines recommendations for designing out crime and anti-social behaviour including recommending specific SBD certified products and spe and promoting the removal of the path connection between the cenral amenity area and Stewart Court.

3.0 Pre-App Consultation Activities

3.4 Pre-Application Consultation with Planning Department

The design team and applicant have met a number of times over the history of this project which spans a number of years.

During the PoAN process, the two pre-application meetings have taken place to discuss the proposals. These were held at the East Renfrewshire Council offices on:

Friday 16th January 2026 and;
Friday 6th February 2026

Written feedback was also received from the Roads team on 27th January 2026.

The key discussion points noted at the first meeting were incorporated into the design and displayed as part of the exhibition boards at the final consultation event (refer to 3.3).

Due to diary conflicts, the second pre-application meeting in February took place the day after the final consultation. The key points that were raised during this meeting and which have been incorporated latterly into the design ahead of the formal planning submission being made include:

- Review of garden sizes - garden sizes have been increased to meet the minimum area requirements posed by ERC planning guidance. End terrace and semi-detached blocks now denote a minimum 100m² rear garden, with mid-terrace units providing 50m² or 1.5 times the ground floor area of the house (whichever is larger). This change has resulted in a reduction of 2 units from the site with total units now being 66 compared with the 68 denoted at the last consultation event.
- Review of path to east boundary connecting to Stewart Court - this was noted as a requirement within the planning meeting, with a preference to widen the approach to the boundary and make a feature of the entrance. However since this meeting took place, Police Scotland have also reviewed the plans and strongly advised that this path connection be removed and as such, the submitted site plan now has this omitted.
- Parking figures were also discussed and Roads re-iterated that strong justification in the way of a statement/report outlining a parking survey results from existing nearby ERC affordable developments be undertaken and form part of the submission.

4.0 Appendices

- 4.1 PAN Submission
- 4.2 Newspaper Adverts
- 4.3 Information Event - Presentation Material
- 4.4 Consultation 1 - Presentation Material
- 4.5 Consultation 2 - Presentation Material
- 4.6 Public Event - Feedback Form
- 4.7 Online Consultation - Feedback Form

Proposal of Application Notice

**Town and Country Planning (Scotland) Act 1997
as amended by the Planning etc. (Scotland) Act 2006**



Introduction

You should complete and submit this notice if you are proposing to undertake a 'national' or 'major' development as defined in the Town and Country Planning (Hierarchy of Development)(Scotland) Regulations 2009. You cannot submit for planning permission within 12 weeks of submitting this notice. See the Guidance Note for further information.

<p>1. Please give the name, address, telephone number and email address of the prospective applicant (and their agent if applicable)</p> <table border="0"> <tr> <td>Prospective applicant's details</td> <td>Agent's details applicant's details (if applicable)</td> </tr> <tr> <td>Name: East Renfrewshire Council</td> <td>Name: MAST Architects Ltd</td> </tr> <tr> <td>Address: 2 Spiersbridge Way Thornliebank G46 8NG</td> <td>Address: 51 St Vincent Crescent Glasgow G3 8NQ</td> </tr> <tr> <td>Phone number: 0141 577 3001</td> <td>Phone number: 0141 221 6834</td> </tr> <tr> <td>Email address: david.leaf@eastrenfrewshire.gov.uk</td> <td>Email address: lauren@mastarchitects.co.uk</td> </tr> </table>		Prospective applicant's details	Agent's details applicant's details (if applicable)	Name: East Renfrewshire Council	Name: MAST Architects Ltd	Address: 2 Spiersbridge Way Thornliebank G46 8NG	Address: 51 St Vincent Crescent Glasgow G3 8NQ	Phone number: 0141 577 3001	Phone number: 0141 221 6834	Email address: david.leaf@eastrenfrewshire.gov.uk	Email address: lauren@mastarchitects.co.uk
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Email address: david.leaf@eastrenfrewshire.gov.uk	Email address: lauren@mastarchitects.co.uk										
<p>2. The postal address of the site: Address: Open space located on Commercial Road, Barrhead (south of St John's Primary School).</p> <p>If there is no postal address, please describe the location of the development as best you can:</p>											
<p>3. Please attach a plan (to a recognised scale, 1:1250 is suggested) marked with the outline of the site and attach it to this notice. Please tick to confirm that a plan is attached Yes: <input checked="" type="checkbox"/></p>											
<p>4. Describe the development that is to be carried out and state whether it will be a national or a major application: Development proposals will seek to have the site redesignated for residential development. Proposals will incorporate a mix of 2-2.5 storey houses and 3 storey flats including areas of amenity.</p>											
<p>5. Has the Council adopted a screening opinion; or has the Scottish Government made a screening direction (under the Environmental Impact Assessment (Scotland) Regulations 1999) regarding the need for an Environmental Impact Assessment in respect of the development?</p> <ul style="list-style-type: none"> Screening opinion: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> , if 'yes' give date of opinion: Screening direction: No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> , if 'yes' give date of direction: <p>If yes to either of the above, please provide full details and enclose a copy of the screening opinion/direction:</p>											

4.1 PAN Submission

<p>6. Please give a full account of what consultation will take place⁽¹⁾. Continue on, or attach as separate sheet if appropriate.</p> <p>Please give details of:</p> <p>(a) what consultation will be undertaken, including details of the planned public meeting</p> <p>(b) the date of the consultation</p> <p>(c) who will be consulted</p> <p>A total of 2 consultation events will be held at St John's Primary School. Exact dates to be confirmed, but looking to hold these as per below from 3pm-7pm. Event 1: Week commencing 8th December 2025 Event 2: Week commencing 19th January 2026</p>
<p>7. Please confirm that a copy of the Proposal of Application Notice has been served on the relevant Community Council.</p> <p>The Community Council(s) notified: Barrhead Community Council (currently inactive due to upcoming elections)</p> <p>Who the Notice was served on: (currently inactive due to upcoming elections)</p> <p>The date that the Notice was served:</p>
<p>8. Signed: <i>LR</i></p> <p>Date: 18.11.2025</p> <p>Print name of signatory: Lauren Renwick</p>

This notice should be submitted to:
East Renfrewshire Council, Environment Department,
Development Management Section,
2 Spiersbridge Way,
Spiersbridge Business Park,
Thornliebank,
East Renfrewshire G46 8NG
or email: planning@eastrenfrewshire.gov.uk
For telephone enquires, contact 0141 577 3001

Notes

⁽¹⁾ Please note the statutory minimum consultation requirements and also the expectations of the Council as contained in the accompanying guidance note

Data Protection Act 2018

The information you supply on this form will be used by East Renfrewshire Council to process your application. We may also use your information to verify your identity where required, contact you by post, email or telephone and to maintain our records. The council will use this information because we need to do so to perform a task carried out in the public interest. The information may be shared with other Council services and agencies who may be consulted on the application. You can find out more about how we handle this information and your rights in respect of it by going to www.eastrenfrewshire.gov.uk/planning-and-building-privacy-notice. If you do not have access to a computer and wish a paper copy please let us know by contacting us at planning@eastrenfrewshire.gov.uk or by telephone at 0141 577 3001.

This information will appear in the public register of applications and may also be published on the council's website. Personal details such as signatures, personal phone numbers and personal email addresses will not be published on-line. If you wish any further personal information to be excluded from publication, please request this in writing and the council will consider your request.



Members of the Local Problem Solving Team from Police Scotland launched their festive action plan at the Asda store in Barrhead. Image: Gordon Terris

Seasonal fun

EAST Renfrewshire will host a number of festive events in the weeks ahead.

Christmas craft classes, movie screenings and panto performances are all part of Enjoy East Ren's Winterfest programme.

The cast from Spillers Pantomimes are staging classic fairytale Cinderella at Eastwood Theatre until December 31.

Crafty Christmas workshops will take place at Eastwood House on December 9, 10 and 16, with participants able to make their own festive decorations and gifts.

You can also join Tracy Harrison Butler as she delivers the Victorian Christmas heritage talk at Eastwood House on December 18.

Festive cinema screenings at Eastwood Theatre this month include It's a Wonderful Life.

And music fans can enjoy Buddy Holly and the Cricketers at Eastwood Theatre on December 15.

Local libraries will host singalong sessions for adults, and welcome children to festive storytime sessions.

For the full programme, visit www.enjoyeastren.org/winterfest-2.

Warning over festive scams

A WARNING has been issued over social media scams, with police telling residents: "If it sounds too good to be true, it probably is".

Officers in East Renfrewshire named the issue as a key priority as the local problem-solving team (LPST) launched their action plan for the festive period in Barrhead.

The warning is particularly directed at those who may be tempted to buy goods via social media platforms where unregulated sellers operate.

The danger relates to both the quality of goods purchased and the fact the items may not turn up at all, due to the transaction being a scam.

Sergeant Eddie White said: "Our focus is on purchases via social media platforms such as Facebook, Instagram and Snapchat, and trying to encourage members of the community not to send bank details or sums of money to unregulated businesses who could be running a scam."

"The diversification of platforms and retail environments can have a negative impact in the form of various scams.

Gillian McPherson
gillian.mcpherson@newsquest.co.uk

"This is a concern throughout the year but one that increases at Christmas.

"We will also have a focus on the elderly, as they tend to be the biggest group who are victims of this."

The issue is the primary focus of the LPST's festive plan and one of several priorities for the community policing team which operates out of both Barrhead and Giffnock.

As well as the launch event at the Asda store in Barrhead on Thursday, the LPST hosted a pop-up information event at Barrhead Health Centre on Friday.

Their next pop-up will take place at The Avenue Shopping Centre, in Newton Mearns, this Friday, from 10am to 12pm.

There will be a further event in Barrhead on December 12, from 12pm to 2pm, at a location yet to be confirmed but likely to be The Foundry.

The focus is on engaging with the community on personal, home and online safety. This includes safer ways to travel and the danger of hav-

ing your drink spiked.

There will also be a focus on the 'That Guy' campaign, which aims to reduce rape, serious sexual assault and harassment by encouraging frank conversations between men about their behaviour around women.

The team's festive programme also covers licensed premises, especially those hosting large events and party nights.

Along with their partners in East Renfrewshire Council's licensing department, officers aim to visit these premises to ensure they are complying with the relevant legislation.

They will offer advice and take on board any concerns raised by licence holders.

"A further area of work will be proactive patrols regarding road safety, as well as drink and drug-driving," added Sgt White.

"These ongoing patrols from both the community policing teams and the front-line response shifts will look to reduce the risk to members of the public by targeting those who offend in this way."

PUBLIC NOTICE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Notice under regulation 7(2)(b) pre-application consultation by the prospective applicant.

Proposed development at Commercial Road, Barrhead, comprising a mix of family houses and flats, with associated parking and landscaping.

An online virtual exhibition will also be available from **Tuesday 9th December 2025** through to **10th February 2026** at: <https://mastarchitects.co.uk/consultations/commercial-road-barrhead/> or by scanning QR code



A public consultation event will be held at St John's Primary School, Commercial Road, Barrhead, Glasgow G78 1AJ between the hours of **3.30pm - 7pm on Tuesday 9th December 2025**.
A further event will take place in mid-January 2026 (details to be confirmed).

Persons wishing to comment on the proposals should do so by **Tuesday 10th February 2026** to:
Lauren Renwick, MAST Architects, 51 St Vincent Crescent, Glasgow, G3 8NQ.
Email: lauren@mastarchitects.co.uk

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A public consultation event will be held at St John's Primary School, Commercial Road, Barrhead, Glasgow G78 1AJ between the hours of **3.30pm and 7pm on Tuesday 20th January 2026**. A further event will take place in early February (details to be confirmed).

Persons wishing to comment on the proposals should do so by **Tuesday 10th February 2026** to: **Lauren Renwick, MAST Architects, 51 St Vincent Crescent, Glasgow, G3 8NQ.**
Email: lauren@mastarchitects.co.uk

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TESCO shoppers in Renfrew donated more than 200 toys to an appeal staged during the run-up to Christmas.

A total of 231 toys were handed over at the store as part of the retailer's Toy Donation campaign, ensuring children in need received a gift to open on Christmas Day.

They were then distributed to local organisations such as Renfrewshire Toy Bank.

Bill Cruickshanks, community champion at Tesco Renfrew, said: "We take pride in supporting our local community through Tesco Stronger Starts and our Community Food Connection programme.

"This year's toy donation campaign gave customers a fantastic opportunity to ensure children had something to open on Christmas Day.

"We are so grateful to our customers who donated what they could to help bring some festive joy to local families over Christmas."

Kibble hailed as 'exceptional'

Jacob Nicol
jacob.nicol@newsquest.co.uk

A SECURE residential care service in Paisley has been recognised for its exceptional support for young people at a point of crisis.

Kibble's Safe Centre has received an overall rating of '5 - Very Good,' and within the category of 'children and young people are safe, feel loved and get the most out of life' was rated as '6 - Excellent' by the Care Inspectorate.

The Safe Centre provides specialist residential care for young people, offering a safe, secure, compassionate and therapeutic environment where they can heal, develop coping skills and rebuild their lives.

The Care Inspectorate report highlights that physical and emotional safety is a top priority at the Safe Centre and, where challenges arise, staff adopt a whole-team approach to understand young people's needs and provide compassionate, informed responses.

This ensures children and young people are consistently supported by people who understand them and their needs.

The strength of relation-



Jim Gillespie is chief executive officer at Paisley-based Kibble

ships between staff and young people was described as "exceptional" and the on-site inspectors observed a culture of respect in all interactions, with staff genuinely enjoying young people's company and interested in what was important to them.

Many of the young people supported at the Safe Centre require intensive care from trauma-informed specialist staff, alongside therapeutic input to address complex needs.

Kibble's multi-disciplinary approach aims to ensure that young people and their families are supported emotionally, physically and socially.

director at Kibble, has welcomed the report.

He said: "Our work at the Safe Centre is about more than keeping young people safe - it's about building trust, supporting emotional growth and creating an environment where they can thrive.

"By understanding each child's unique needs, our teams provide care that is compassionate, consistent and truly transformative."

Jim Gillespie, chief executive officer of Kibble, added: "As the needs of young people accessing secure care continue to evolve, the Safe Centre remains responsive and adaptable, delivering specialist care and support that reflects the changing and increasingly complex needs of those we care for.

"We are working closely with the Scottish Government to further develop our services and Safe Centre provision, ensuring that young people not only feel safe and supported but are also equipped with the skills and confidence they need to successfully reintegrate into society when the time is right."

For further information about Kibble and the services it provides, go online at www.kibble.org.

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A FARM has been honoured for its commitment to herd health and veterinary collaboration.

Auchentiber Farm, near Kilmacolm, was named runner-up in the VetPartners Farm Health Awards, which celebrate progress in animal health and environmental sustainability through innovative approaches and close veterinary partnerships.

The 1050-acre mixed farm, managed by Andrew Laird, supports a 110-cow suckler herd of Aberdeen-Angus and Simmental crosses, alongside 300 Blackface sheep and 200 North County Cheviots, about half of which are Cheviot Mules.

Mr Laird said: "There are new and different challenges to farming livestock every year. To stay on top of things, you have to look forward and try to predict what's going to happen, while working with your vet to manage challenges in addition to preventative herd health planning."

"An example of this on our farm is improving our weaned calf rate to 99% in the last year – an improvement we credit to our vet relationship and participation in the practice's beef and sheep group."

Farm named runner-up in national awards



Auchentiber Farm, which is managed by Andrew Laird, was named runner-up. Picture: Supplied

Man locked ex-partner out of home

A MAN has admitted causing "fear or alarm" by locking his former partner out of her own home.

Ahead of his trial starting at Paisley Sheriff Court last week, Daniel Sullivan pleaded guilty to the offence, which took place in the town's Ferguslie Park Avenue on May 23 last year.

Sullivan, of Kelhead Path, Glasgow, went to his ex-partner's home, refused to leave when asked to do so and entered uninvited.

He shouted abusive remarks, locked the woman out of her home and smashed a candle burner by throwing it on the floor.

On the same date, 37-year-old Sullivan assaulted PC Ronnie Watson while in the execution of his duty by pushing him against a wall.

Sheriff Kevin Duffy deferred sentence for the preparation of a criminal justice social work report and a restriction of liberty order assessment.

Sullivan will return to court for sentencing on February 5.

Dealer jailed for £30k drugs haul

A DRUG dealer has been jailed after £30,000 worth of cocaine was found in his flat.

Police raided Donald McLeod's home in Meadow Lane, Renfrew, on March 16, 2022.

They found a cash counting machine, digital scales and 1.5kg of the Class A drug.

McLeod, 46, wasn't home during the search and officers failed to trace him.

He later failed to attend at an arranged meeting with police, meaning he wasn't traced until August 2024.

Prosecutor fiscal deputy Abigail McKenna previously told Paisley Sheriff Court: "At 7.35am on Wednesday, March 16, 2022, police attended at a property in Meadow Lane, Renfrew, in possession of a search warrant."

"Entry was gained by forced entry, with no persons found within."

"Police thereafter conducted a search of the property and items were recovered, including a cash counting machine, £600 cash in mixed

Emylie Howie
news@gazettegroup.co.uk

notes, a quantity of white powder within polythene bags, digital scales with traces of white powder, in working order, and a black-handled knife with white powder thereon.

"A total of 1.5kg of cocaine was recovered, with an approximate total wholesale of £30,000."

"All attempts to trace the accused were met with a negative result."

"The accused's solicitor contacted police, stating the accused was aware officers had searched his home address, and arrangements were made for the accused to attend at Helen Street police office to be interviewed."

"The accused failed to appear."

"Around 7.10am on August 20, 2024, police attended at the property and traced the accused, where he was arrested and taken to Greenock police station to be processed in the usual

manner."

McLeod pleaded guilty to being concerned in the supply of cocaine.

He also faced a charge which alleged he was involved in the supply of Class B drug cannabis resin.

However, his not guilty plea to this charge was accepted by the Crown.

Defence agent Michael McKeown told the court that McLeod, now of Foxbar Crescent, Paisley, had no previous convictions.

Sheriff Amel Elfallah told McLeod: "I take into account everything in the background report and what Mr McKeown has said on your behalf but I can't get beyond the fact this was a serious high value of drugs, alongside cutting agents and money being found."

"This is a very serious crime and I am afraid there is no alternative to custody."

McLeod was jailed for 21 months, with the sentence being reduced from 28 months to reflect his early admission of guilt.

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<https://mastarchitects.co.uk/consultations/commercial-road-barrhead/>

or by scanning QR code



A final public consultation event will be held at St John's Primary School, Commercial Road, Barrhead, Glasgow G78 1AJ between the hours of **3.30pm and 7pm on Thursday 5th February 2026**.

Please note that in line with regulation 7(4), this final public event will provide feedback to members of the public in respect of comments received by the prospective applicant as regards the proposed development.

Persons wishing to comment on the proposals should do so by Tuesday 10th February 2026 to:

Lauren Renwick, MAST Architects, 51 St Vincent Crescent, Glasgow, G3 8NQ.
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Commercial Road, Barrhead

Pre-planning Application Public Consultation

01

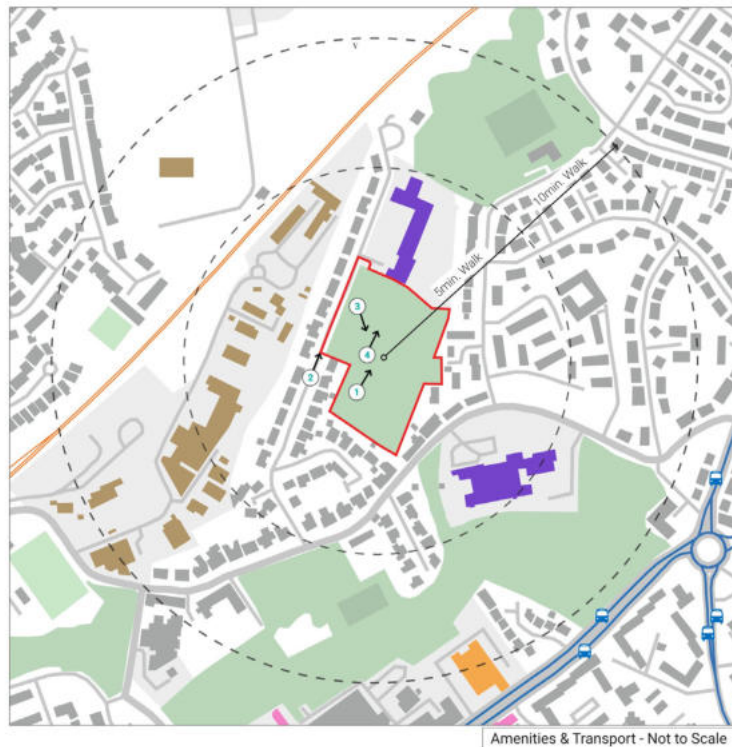
EXISTING SITE



In partnership with CCG Scotland Ltd, East Renfrewshire Council are currently preparing proposals to deliver a new housing development on the existing open space to the south of St John's Primary School.

The purpose of this consultation event follows on from our initial information event in November 2025 and is to showcase the broad design intent for the site and give suggestions for how we could respond to some of the comments raised to date.

A final public consultation will be held in February, with more detailed information about the proposals, ahead of submitting a formal planning application. We would welcome any comments or questions you may have on the proposals, and we will endeavour to take these into consideration as the detailed design develops.



Commercial Road, Barrhead

Pre-planning Application Public Consultation

02

DRAFT SITE LAYOUT



Key Design Principles

- 1. Providing a Diverse and Sustainable Housing Mix**
 The proposals look to achieve approximately 70 new homes for affordable rent with an anticipated mix of 2-3 bed 2-storey houses and 1-2 bed flats/cottage flats. All properties will be designed to adopt the governments **Housing for Varying Needs (HfVN)** standards and that of Police Scotland's **Secured by Design (SBD)** guidance. A percentage of the units will also be designed to **wheelchair adaptable** standards. A fabric first approach will be adopted throughout to **provide warm & healthy homes** - prioritising high levels of insulation, ventilation, airtightness and low carbon heating solutions.
- 2. Providing Usable Open Space**
 Given the sites current designation as an Urban Greenspace, the proposals will look to **maximise open space and amenity**. Consideration will be made to incorporating a mix of **formalised amenity** such as the inclusion of distinct spaces for sitting/playing and **incidental amenity** by including pockets of green spaces and trees within streets. In line with current planning requirements, an emphasis will also be placed on encouraging and enhancing biodiversity, providing a mix of plant species across the site.
- 3. Providing Connectivity to the Wider Community**
 The proposals seek to respond to the formal and informal path routes that already exist around and through the site. **Vehicular access** will be maintained directly from Commercial Road. Streets will be developed to **Designing for Streets** principles - adopting traffic calming measures and placing emphasis on the provision of **safe and pleasant pedestrian routes, punctuated by areas of green space**.
- 4. Providing Facilities For The Local Community**
 A new **Multi-Use Games Area (MUGA)** will be located on the site for use by the school. Management of this facility will be by the Education department.



- Site Boundary
- Terraced/Semi Detached Homes (3 bedroom)
- Terraced/Semi Detached Homes (2 bedroom)
- Flats (1 bedroom)
- Flats (2 bedroom)
- Cottage Flats (1 bedroom)
- Private / Communal Gardens
- Amenity Space
- ↔ Vehicular Access to Sites
- ↔ General pedestrian links through site (connectivity)
- Potential Retention
- 2 Storey Height
- Sewer & wayleave



Commercial Road, Barrhead

Pre-planning Application Public Consultation

LANDSCAPING PROPOSALS

Design proposals for the landscaping are in the early stages of development. The intention will be to incorporate a mix of planting which provide low maintenance, **high biodiversity** areas within the site. This may include incorporating wildflower meadows at embankments/edges, as well as specimen trees/shrubs within the site to provide **year-round interest** using species that flower, have berries and autumn colour.

The central amenity space will form a key part of the overall development, and the intention is that this area will likely include a mix of **seating, planters and incidental landscaped play space** with low key, natural features such as stepping stones. The final requirements of these spaces will be discussed with planning.

Finally, the opportunity for a **community growing space**, accessible for use by the school and the wider area is also proposed along the north boundary of the site. Again, the design is at the early stages of development, and we would welcome your thoughts on what this space could include.

All in all, while in the early stages, the intention is to utilise the landscaping in the development to **enhance a sense of community and general well being** among residents, creating a **strong sense of place**.



Commercial Road, Barrhead

Pre-planning Application Public Consultation

PRECEDENT & MATERIALITY

The proposals are in the early stages of development and as such, the built form and aesthetics are not yet designed. The images below demonstrate a broad set of precedents of recent projects by our architects, **MAST Architects**, many of which have been delivered locally for **East Renfrewshire Council** and built by our contractor, **CCG Scotland Ltd**.



Robertson Street, Barrhead



Fenwick Drive, Barrhead



Civic Way, Kirkintilloch



Balckbyres Court, Barrhead



Balgraystone Road, Barrhead



Balgraystone Road, Barrhead

NEXT STEPS

Application date is subject to change.



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Commercial Road, Barrhead

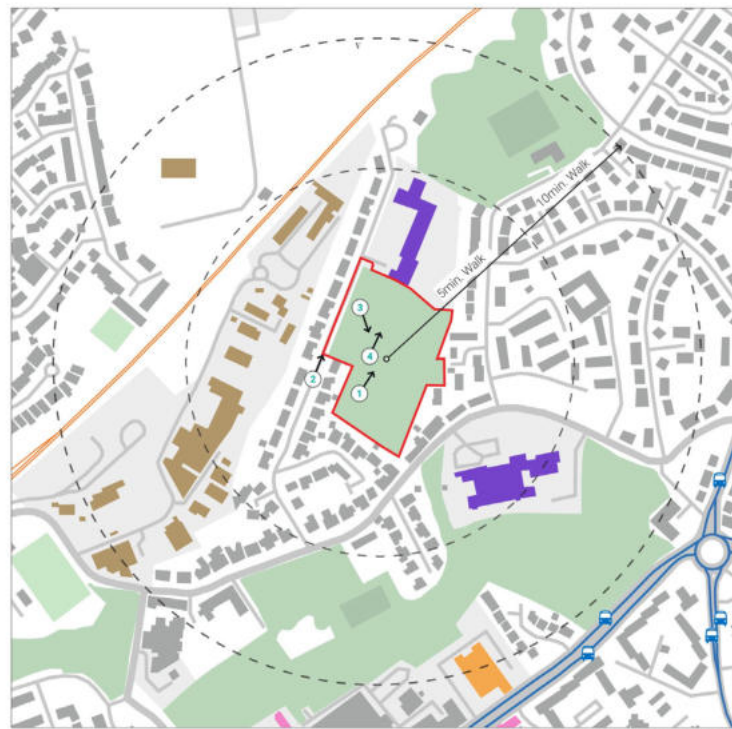
Pre-planning Application Public Consultation

01

EXISTING SITE



In partnership with CCG Scotland Ltd, East Renfrewshire Council are currently preparing proposals to deliver a new housing development on the existing open space to the south of St John's Primary School. This is the first of two public consultations that will be held for this development. The purpose of this first event is to showcase the broad design intent. A second public consultation will be held in the new year with more detailed information about the proposals, ahead of submitting a formal planning application. We would welcome any comments or questions you may have on the proposals, and we will endeavour to take these into consideration as the detailed design develops.



- Schools
- Retail Units
- Green Space
- Bus Stop
- Medical Centre
- Industrial Units
- Trainline
- Bus Route



Commercial Road, Barrhead

Pre-planning Application Public Consultation

02

DRAFT SITE LAYOUT



Key Design Principles

- 1. Providing a Diverse and Sustainable Housing Mix**
 The proposals look to achieve approximately 70 new homes for affordable rent with an anticipated mix of 2-3 bed 2-storey houses and 1-2 bed flats/cottage flats. All properties will be designed to adopt the governments **Housing for Varying Needs (HFVN)** standards and that of Police Scotland's **Secured by Design (SBD)** guidance. A percentage of the units will also be designed to **wheelchair adaptable** standards. A fabric first approach will be adopted throughout to **provide warm & healthy homes** - prioritising high levels of insulation, ventilation, airtightness and low carbon heating solutions.
- 2. Providing Usable Open Space**
 Given the sites current designation as an Urban Greenspace, the proposals will look to **maximise open space and amenity**. Consideration will be made to incorporating a mix of **formalised amenity** such as the inclusion of distinct spaces for sitting/playing and **incidental amenity** by including pockets of green spaces and trees within streets. In line with current planning requirements, an emphasis will also be placed on encouraging and enhancing biodiversity, providing a mix of plant species across the site.
- 3. Providing Connectivity to the Wider Community**
 The proposals seek to respond to the formal and informal path routes that already exist around and through the site. **Vehicular access** will be maintained directly from Commercial Road. Streets will be developed to **Designing for Streets** principles - adopting traffic calming measures and placing emphasis on the provision of **safe and pleasant pedestrian routes, punctuated by areas of green space**.
- 4. Providing Facilities for The Local Community**
 A new **Multi-Use Games Area (MUGA)** will be located on the site for use by the school. Management of this facility will be by the Education department.



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- Private / Communal Gardens
- Amenity Space
- ↔ Vehicular Access to Sites
- ↔ General pedestrian links through site (connectivity)
- Potential Retention
- 2 Storey Height
- ▨ Sewer & wayleave



Commercial Road, Barrhead

Pre-planning Application Public Consultation

03

LANDSCAPING PROPOSALS

Design proposals for the landscaping are in the early stages of development. The intention will be to incorporate a mix of planting which provide low maintenance, **high biodiversity** areas within the site. This may include incorporating wildflower meadows at embankments/edges, as well as specimen trees/shrubs within the site to provide **year-round interest** using species that flower, have berries and autumn colour.

The central amenity space will form a key part of the overall development, and the intention is that this area will likely include a mix of **seating, planters and incidental landscaped play space** with low key, natural features such as stepping stones. The final requirements of these spaces will be discussed with planning.

A **SUDS basin** is planned to the east of the site as part of the wider drainage plan. Its main job is to collect **excess rainwater** from the development and release it slowly into the wider drainage system, helping to reduce the risk of flooding. The basin will also **support wildlife and improve biodiversity**. For safety, it will be fenced off, and trees are proposed around it's perimeter to help it blend into the surrounding area.

All in all, while in the early stages, the intention is to utilise the landscaping in the development to **enhance a sense of community and general well being** among residents, creating a **strong sense of place**.



Commercial Road, Barrhead

Pre-planning Application Public Consultation

04

DESIGN DEVELOPMENT



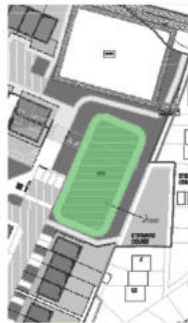
BUILDING HEIGHTS ALONG COMMERCIAL ROAD

YOU SAID: Some concerns were raised about the impact of three-storey buildings next to existing two-storey homes, including privacy and scale.

OUR RESPONSE: Three-storey buildings are considered appropriate and help meet housing needs identified through the planning process to date.

However, if fewer homes were supported overall, we would welcome feedback on whether reducing the height of the street facing flats along Commercial Road to two-storeys would be more palatable to residents.

Possibility to reduce highlighted areas from 3 to 2 storey



GROUND CONDITIONS AND SUDS BASIN

YOU SAID: Some residents raised concern over the ground conditions and its suitability for new housing due to its boggy nature.

Concerns were also raised about the proposed SUDS basin, including safety, smells, and standing water.

OUR RESPONSE: Detailed ground and drainage studies will be carried out as part of any application. These will ensure the right foundations and drainage solutions are put in place.

SUDS are a standard feature within new developments. They help manage rainwater and reduce flood risk during heavy rainfall. Any water within the basin is surface rainwater only and is not connected to foul drainage.

The basin would be fenced and carefully designed. It also provides environmental benefits by increasing biodiversity and supporting local wildlife.



GREEN SPACE AND OUTDOOR AREAS

YOU SAID: Some people were concerned about the loss of informal green space currently used by residents and the nearby school, especially for children's play.

OUR RESPONSE: The proposals include new, high-quality landscaped amenity within the site, designed to be safe, attractive, and usable. These areas will support a range of activities and include new planting to improve the look of the site and increase biodiversity.

Proposals seek to enclose the central amenity space with low level planting which will provide a safe and functional space for children's play, which also benefits from being well overlooked by the new houses too.

We welcome feedback on the sketch landscape proposals illustrated adjacent.



PARKING AND TRAFFIC ON COMMERCIAL ROAD

YOU SAID: One of the key concerns raised to date relates to concerns over parking availability and congestion, particularly during school drop-off and pick-up times.

OUR RESPONSE: The current layout includes 7 parking bays along the southern side of Commercial Road. We are exploring whether additional bays could be provided along this boundary. This would help reduce the number of cars parked in a parallel fashion to both sides of the Commercial Road, which would increase the effective road width in areas and in turn, act as a means of natural traffic calming.

The current proposals indicate 1 space per dwelling plus an additional 20% visitor bays. While there is concern over more cars being brought into the area, the addition of new development provides additional parking not currently present available for use.

We welcome your views on this approach.



PRIVACY FOR EXISTING NEIGHBOURS

YOU SAID: Residents living near Stewart Court raised concerns about how close new homes would be to their existing gardens.

OUR RESPONSE: The site boundary cannot be changed and leaving unused land between properties would be difficult to manage.

The layout follows council planning guidance, with around 10 metres maintained from the rear of each new home to site boundaries. This in turn means that there is approximately 20 metres between habitable rooms of new and existing homes.



Section A-A



Section B-B

Built Form: Elevational Treatments:



Block 1 Front Elevation (Commercial Street)



Block 1 Side Elevation (showing stepped levels arrangement)



Block 3 Front Elevation (street facing within site)



Block 3 Side Elevation (overlooking SUDS)



House Type 1 Front Elevation



House Type 2 Front Elevation



Cottage Flat Front Elevation



Commercial Road, Barrhead

Pre-planning Application Public Consultation

05

PRECEDENT & MATERIALITY



Artistic Impression

The proposals are in the early stages, with design development ongoing. The above image is an artistic impression created to demonstrate an indication of the type of built form that is proposed for the site. The images below also demonstrate a broad set of precedents of recent projects by our architects, **MAST Architects**, all of which have been delivered locally for **East Renfrewshire Council** and built by our contractor, **CCG Scotland Ltd**.



Robertson Street, Barrhead



Balgraystone Road, Barrhead



Balgraystone Road, Barrhead



Blackbyres Court, Barrhead



Fenwick Drive, Barrhead

NEXT STEPS

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*In line with regulation 7(4), this final public event will provide feedback to members of the public in respect of comments received by the prospective applicant as regards the proposed development.



Commercial Road, Barrhead

Pre-planning Application Public Consultation

01

EXISTING SITE



In partnership with CCG (Scotland) Ltd, East Renfrewshire Council are currently preparing proposals to deliver a new housing development on the existing open space to the south of St John's Primary School.

This consultation event follows our previous two events held in November 2025 and January 2026. It represents the final public consultation and provides more detailed information on the proposals ahead of the submission of a formal planning application.

The purpose of this event is to demonstrate how the feedback received to date, both through the consultation process itself and through pre-application meetings with the planning department, have informed the proposals.

The presentation documents highlight the key issues raised and identify where the proposals have been adapted in response. Where matters have not been accommodated, an explanation is provided.



- Schools
- Retail Units
- Green Space
- Bus Route
- Medical Centre
- Industrial Units
- Bus Stop
- Trainline



Commercial Road, Barrhead

Pre-planning Application Public Consultation

02

DRAFT SITE LAYOUT / HOUSING MIX



Commercial Road, Barrhead

Pre-planning Application Public Consultation

03

DRAFT LANDSCAPING PROPOSALS

Planning said: Robust justification is required for the development of a site identified as Urban Greenspace within the Local Development Plan.

You said: The loss of open space will negatively impact local residents, particularly green limited open space in the area.

Our Response: In the context of the current housing emergency, the Council regularly undertakes land audits to identify potential opportunities for residential development. Barrhead has a limited supply of suitable and deliverable land for housing. The Commercial Road site is located between two established, high-quality urban green spaces – Dunferlie Park and Carlibar Park – both of which are within close walking distance of the site.

The site itself is currently maintained as managed grassland with minimal tree cover, planting, or defined recreational use, resulting in limited biodiversity and habitat value.

The proposed development seeks to introduce structured, high-quality amenity space within the site, improving usability and environmental quality while contributing to the delivery of much-needed housing.

You said: Development will reduce biodiversity and result in habitat loss.

Our Response: A preliminary ecology survey undertaken as part of the design process identified the site as having limited biodiversity value and minimal suitability as habitat for protected species, largely due to its use as managed grassland.

Development of the site presents an opportunity to enhance biodiversity through the introduction of a wider range of planting, trees, and landscaping features. These measures will encourage habitat creation while also delivering a more attractive and usable environment for residents and the wider community.

You said: Removal of existing scrub and trees along the southern boundary will impact biodiversity and reduce privacy.

Our Response: Preliminary ecological assessments indicate that the existing scrubland and trees along the southern boundary are of limited biodiversity and habitat value. Due to existing site level changes, it is anticipated that a retaining wall will be required along much of the southern boundary adjoining existing rear gardens. This wall will be set back from the boundary, with the upper area providing an opportunity for planting and landscaping. This approach will help mitigate visual impact, maintain privacy, and enhance the appearance of the boundary.



Planning said: Any proposals to develop the site, given its current allocation as Urban Greenspace, should be of high quality, provide clear, green network routes, with a focus on community-led amenity.

You said: Community-led proposals are welcomed, provided they are well-maintained and do not create risks of antisocial behaviour. A community orchard was welcomed with the idea of edible planting seen as a positive addition. Some residents noted that the central space should be managed grassland.

Our Response: The landscape strategy for the site has been deliberately shaped around the principle of high-quality, accessible and community-focused green space.

The proposals create a clearly defined central amenity area, connected by a network of green routes that run through the new development and link to existing pedestrian paths beyond the site.

The design seeks to strike an appropriate balance between creating a welcoming, well-designed public space and ensuring that it remains practical to manage and maintain in the long term.

By ensuring the central area is well overlooked, well lit and clearly structured, the proposal aims to encourage positive use of the space while reducing opportunities for antisocial behaviour.

Planning said: A soft landscaped boundary around the SUDS basin would help it blend into the surroundings.

You said: Images showing planted SUDS basins were welcomed more favourably than a grassed basin with some noting this would help provide habitats.

Our Response: Planting is now proposed around and within the SUDS basin. Appropriate species for this particular location will be specified within the planning submission.

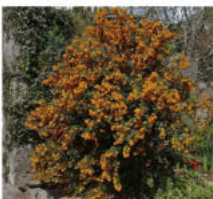
You said: Central amenity spaces may attract anti-social behaviour.

Our Response: The site in its current form offers limited natural surveillance, particularly in its more remote southern areas.

The proposed development enables the introduction of formalised amenity spaces that are well overlooked by surrounding residential properties. Combined with appropriate lighting, clear sight lines, and considered landscaping, this approach is expected to promote safety and reduce opportunities for anti-social behaviour.

The central green space will act as a focal point within the development, providing an attractive and legible green route through the site that connects with existing pedestrian networks.

Layout indicated is in draft format - intended to show key principles only



Commercial Road, Barrhead

Pre-planning Application Public Consultation

04

BUILT FORM



House Type 1
Ground Floor Plan



House Type 1
First Floor Plan



House Type 1
Front Elevation



House Type 1
Side Elevation



House Type 2
Ground Floor Plan



House Type 2
First Floor Plan



House Type 2
Front Elevation



House Type 2
Side Elevation



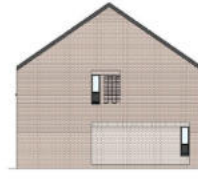
Cottage Flat
Ground Floor Plan



Cottage Flat
First Floor Plan



Cottage Flat
Front Elevation



Cottage Flat
Side Elevation



Block 3 Ground Floor Plan



Block 3 First Floor Plan



Block 3 Front Elevation (street facing within site)



Block 3 Side Elevation (overlooking SUDS)



Block 1 Ground Floor Plan



Block 1 First Floor Plan



Block 1 Front Elevation (Commercial Road)



Block 1 Side Elevation (showing stepped levels arrangement)



Commercial Road, Barrhead

Pre-planning Application Public Consultation

05

ARTISTIC IMPRESSIONS



NEXT STEPS

5th February 2026

Final Consultation Event

In line with regulation 7(4), this final public event will provide feedback to members of the public in respect of comments received by the prospective applicant as regards the proposed development.

February/March 2026

Planning Application Submission

Application date is subject to change.



Scan the QR code to view the online virtual exhibition from Tuesday 9th December through to 10th February 2026, or visit <https://mastarchitects.co.uk/consultations/commercial-road-barrhead/>



4.6 Information Event - Presentation Material



First Event



Second Event



Third Event (Final Feedback)

Commercial Road, Barrhead

Feedback Form



1. What are your thoughts on the new homes being proposed?

2. Are there any opportunities or constraints you think we should be aware of when progressing the design for the site?

3. The initial plans for the site include areas of open space. What would you like to see delivered in these areas?

4. Are you supportive of the proposed development?

Yes No Not Sure

5. Please provide any additional comments you would like to make.

4.8 Online Consultation Information

1. Do you feel that the site is appropriate for a new housing development?

- Yes
- No
- I'm not sure

2. What do you like about the proposals for the new development at Commercial Road?

3. Is there anything you don't like about the proposals for the new development at Commercial Road?

4. Is there anything that concerns you about the development of the site for housing? What do you see as being important things for the design team to consider?

5. The development will include a variety of accommodation including family homes, cottage flats and common-close flats. Are you supportive of this provision?

6. The new homes will range between two and three storeys in height, working with existing level changes throughout the site. Do you think this is appropriate for the local area?

4.7 Online Consultation Information

7. Are there aspects of the proposals that you feel will benefit the surrounding area?
Alternatively, are there aspects that you think may be detrimental?

8. Do you have any other suggestions or comments on the proposals?