

Community Asset Transfer Notice of Representations Received

Regulations 8 and 9 of The Asset Transfer Request (Procedure)(Scotland) Regulations 2016 require a relevant authority (Renfrewshire Council) to forward representations received on an asset transfer request to the transfer body and to permit the transfer body to comment on said representations and then to publish on a website any representations or comments made.

This document contains all of the representations and responses received in relation to the asset transfer request for

1/2 Lodge and Miracle Span Store, Longcroft Drive Renfrew PA4 8NF

by

Renfrew Development Trust

Date of Request: 16/06/2026

Consultation Period: from – 17/06/2026 to 17/07/2026

NOTE – Only representations provided with a full name and address have been included. All personal or identifying information has been redacted.

From: [REDACTED]
To: [Community Asset Transfer](#)
Subject: Formal Dispute and Objection: Asset Transfer Request – Longcroft Cottage and Miracle Span CAT Request Representation
Date: 25 June 2026 02:01:22
Attachments: [external.png](#)
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[finance_warning.png](#)

🔗 External email >

🔗 First time sender >

🔗 Contains topics of a financial nature >

To: Head of Economy and Development, Chief Executive's Services, Renfrewshire

Dear Sir/Madam,

I am writing to formally log my dispute and objection regarding the Asset Transfer Request made by the Renfrew Development Trust for the ownership of No. 1/2 Lodge House (Longcroft Cottage) and the Miracle Span Store on Longcroft Drive, Renfrew (PA4 8NF).

As a resident living directly opposite the proposed site, I am deeply concerned that this asset transfer will cause significant, irreversible harm to the local community, road infrastructure, and the daily lives of immediate residents. I urge the council to refuse this request based on the following critical material considerations:

1. Severe Impact on Local Infrastructure and Resident Parking Displacement

Longcroft Drive is a narrow residential street with a heavily restricted layout and a severe deficit of designated resident parking. For an extended period, local residents—including myself, a [REDACTED]—have had to rely on the open parking spaces directly associated with the vacant Longcroft Cottages to safely access our homes.

While these spaces are currently marked private, their availability while the buildings have been vacant has provided a vital infrastructure "safety valve" for the street. The proposal to introduce a high-footfall Community Hub and workshop facility features no replacement provisions for visitor parking. Flooding the street with visitor vehicles while permanently sealing off the cottage spaces to residents will completely collapse the delicate parking balance on Longcroft Drive, forcing vulnerable residents and parents

with infants to park unsafely or at a dangerous distance from their properties.

2. Public Safety, Security, and Anti-Social Behaviour Risks

The proposal explicitly includes the installation of a public toilet facility intended for park visitors, alongside a social hub. Positioning a high-footfall public restroom directly opposite a residential boundary raises severe safeguarding and security concerns. Public facilities of this nature, particularly when situated adjacent to parks, frequently become magnets for vandalism, illicit drug use, underage drinking, and youth loitering.

Crucially, the privately owned residential flats directly facing this site do not have a secure buzzer or intercom system, meaning the communal "close" doors remain entirely unsecured. Inviting an influx of transient traffic and providing a secluded public toilet facility directly adjacent to unsecured communal entrances creates an immediate, heightened risk of crime. Individuals engaging in loitering or anti-social behavior could easily access our residential closes for shelter or illicit activity, escalating the risk of theft and burglary. As a [REDACTED] residing here [REDACTED], this drastically compromises our home security, creates a constant state of vulnerability, and leaves residents feeling fundamentally unsafe to leave or return to their own properties.

3. Inappropriate Semi-Industrial Use in a Residential Zone

The inclusion of a practical workshop facility like a "Men's Shed" involves activities akin to light industry (joinery, machinery operation, and material fabrication). Longcroft Drive is a densely populated residential zone. Introducing semi-industrial noise, dust, and commercial waste management directly across from residential front doors represents an incompatible land-use conflict that violates standard residential zoning principles. The noise generated by tools and machinery represents a massive disruption to families who require a quiet environment for infants and young children during the day and evenings.

4. Heightened Road Safety Risks to Children and Pedestrians

Combining an influx of visitor traffic with an increase in pedestrians and children moving between the hub, the public toilet, and the park will severely compromise road safety. Longcroft Drive is not designed to safely accommodate this level of mixed vehicular and pedestrian congestion, posing a direct threat to local children.

5. Severe Loss of Privacy and Environmental Health Concerns

The creation of a combined hub and public restroom will lead to an influx of strangers consistently lingering, queuing, and congregating directly within the line of sight of residential windows. This constitutes a severe loss of basic privacy and overlooks private property. Additionally, there are grave concerns regarding potential odour, litter, and hygiene issues situated so close to residential front doors.

6. Light Pollution and Disruption to Operating Hours

A functioning community hub inevitably extends its operational footprint into early mornings, evenings, and weekends. The resulting light pollution from internal facility lighting, external security floodlights, and vehicle headlights turning on this narrow street will shine directly into the front windows of our residential flats. This poses a severe disruption to the sleep schedules and well-being of young children and working families in the immediate vicinity.

7. Lack of Targeted Local Consultation

While wider generic surveys may have been conducted regarding the future of the derelict cottages, immediate neighbors were not directly or transparently consulted on the severe, high-impact combination of a public toilet facility and an active workshop being positioned right outside their unsecured communal closes. The immediate localized detriment has been entirely overlooked by the applicants.

8. Evaluation of Community Benefit vs. Local Detriment

Under the Community Empowerment (Scotland) Act 2015, the council must evaluate whether the proposed benefits of a transfer outweigh the negative impacts on the immediate community. Utilizing a site that currently absorbs the street's severe parking overflow—and converting it into a facility that compromises residential security, increases crime risks, and generates heavy traffic—proves that this specific location is entirely unsuitable. The severe detriment to immediate neighbors far outweighs the wider public benefit.

Conclusion

Because this proposal threatens our personal safety, compromises the security of

unsecured residential closes, worsens a critical parking deficit, and severely disrupts the peace of a quiet residential area, I strongly dispute that this transfer is in the best interest of the community. I request that the council rejects this application and directs the Trust toward a more suitable, non-residential venue.

Thank you for registering and considering this formal representation.

Yours faithfully,

Signature: [REDACTED]

Print Name: [REDACTED]

Full Address: [REDACTED]

Date: 25/06/2026

**Community Asset Transfer Request – Longcroft Cottages and Miracle Span Store,
Longcroft Drive, Renfrew**

Representations – Response by Renfrew Development Trust

Our proposals have been developed with careful consideration of the surrounding neighbourhoods. The Trust is committed to operating the building as a community-focused facility that respects nearby residents through appropriate management of opening hours, noise, lighting, and outdoor activity. Any refurbishment and future operation of the building will seek to minimise environmental impacts, improve the appearance of the currently vacant site, and enhance the local area through sustainable building improvements where possible.

The proposed activities are intended to provide inclusive community benefits rather than high-intensity commercial use. We will continue to work with Renfrewshire Council, local residents, and other stakeholders throughout the design and development process to identify and address potential issues relating to traffic, parking, accessibility, and environmental management.

To ensure the local community has the opportunity to engage directly with the project, Renfrew Development Trust will be holding a public meeting at Renfrew Town Hall on Tuesday 1 September 2026. Anyone interested is welcome to attend to discuss the Community Asset Transfer, ask questions, make suggestions, raise any concerns, or simply find out more about the proposals. We encourage all interested residents to come along and help shape the future of this important community asset.

Renfrew Development Trust remains committed to being a responsible neighbour and to ensuring that the project delivers lasting social, environmental, and community benefits while respecting the amenity of those living nearby.