

PLANNING BOARD – 7 JUNE 2017

Planning Board

Wednesday 7 June 2017 at 3pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, McVey, Moran, Murphy, Curley (for Nelson), Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Service Manager (Roads), Mr G Leitch (Environmental & Commercial Services), Mr J Kerr (for Head of Legal & Property Services) and Ms R McGhee, Legal & Property Services.

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

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An apology for absence was intimated on behalf of Councillor Nelson, with Councillor Curley substituting.

Councillor McVey declared an interest in Agenda item 2(d) (Erection of twenty dwellings and associated works, Plot 1 – 20 Mallard Crescent and Merlin Lane, Greenock (17/0031/IC)).

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There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Erection of four dwellinghouses:
Whitelea Road, Kilmacolm (16/0061/IC)**

Decided: that it be noted that, arising as a result of a procedural matter, the application had been withdrawn and would be submitted to a future meeting of the Planning Board.

**(b) Drainage to the two grass rugby pitches and discharge into the local water course using piped drainage, sand slitting and attenuation:
Birkmyre Park, Knockbuckle Road, Kilmacolm (17/0054/IC)**

Decided: that planning permission be granted subject to the following conditions:-

(1) that prior to the development hereby approved being implemented, a pre-commencement survey to determine the presence of badgers, otters and water vole shall be completed, submitted to and approved in writing by the Planning Authority, in the interests of safeguarding protected species;

(2) that wheel washing facilities shall be provided within the site for the duration of the site works to form the drainage improvements hereby approved, in the interests of road safety on the public and private roads around Birkmyre Park; and

(3) that no development shall commence until full details of all tree protection measures within the application site have been submitted to and approved by the

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Planning Authority in writing; thereafter the approved protection measures shall be completed prior to the commencement and maintained for the duration of the construction of the drainage improvements hereby approved, in the interests of the protection of trees.

**(c) Construction of four-storey hospice building:
Ardgowan Street/Nelson Street, Greenock (16/0290/IC)**

Decided: that planning permission be granted subject to the following conditions:-

(1) that prior to the start of development, a brief statement confirming the absence or presence of Japanese Knotweed within the site shall be submitted to and approved, in writing by the Planning Authority. In the event Japanese Knotweed is identified this statement should be accompanied with a suitable treatment methodology. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(2) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages have been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall also include a Verification Plan. Any subsequent modifications to the Remediation Strategy and Verification Plan must be approved in writing by the Planning Authority prior to implementation, to satisfactorily address potential contamination issues in the interests of environmental safety;

(3) that on completion of remediation and verification works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the Remediation Strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to provide verification that remediation has been carried out to the Authority's satisfaction;

(4) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and amendments to the Remediation Strategy (i.e. that have not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(5) that the development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc., to protect the amenity of the immediate area and prevent the creation of odour nuisance;

(6) that no development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority; development

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thereafter shall proceed utilising the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a continuity of finishing materials in this part of the Greenock West End Conservation Area;

(7) that no development shall commence until full details of 1.8m high privacy screening for the rear balconies on the building's north east elevation have been submitted to and approved in writing by the Planning Authority; the approved privacy screens shall thereafter be erected prior to the balconies being brought into use and retained in perpetuity, to prevent overlooking of the rear windows of flats in Watt Street;

(8) that the hospice building hereby approved shall not be brought into use until the off-street and on-street parking detailed on docquetted drawing L(00)021 has been completed, to prevent obstructive parking on Ardgowan Street and Nelson Street; and

(9) that the building hereby approved shall be equipped with 16 cycle parking spaces prior to it being brought into use; details of the required cycle parking spaces shall be submitted for the prior written approval of the Planning Authority, to ensure that the development is provided with cycle parking facilities that are commensurate with the requirements of the Council's Roads Development Guide.

**(d) Erection of 20 dwellings and associated works:
Plot 1-20, Mallard Crescent and Merlin Lane, Greenock (17/0031/IC)**

Councillor McVey declared a non-financial interest in this matter having submitted a representation in relation to the application and as a Board Member of River Clyde Homes and left the meeting during consideration of this item of business.

Decided: that planning permission be granted subject to the following conditions:-

(1) that prior to the commencement of work on site full details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, the landscaping scheme shall include the central area north of the site, within the ownership of the applicant, outlined in blue on approved Location Plan drawing 9273-P-L(90)001A Rev A, to ensure the provision of an appropriate landscaping scheme for the vacant land located to the north of the application site;

(2) that no development shall commence until full details of all surface water drainage provision within the application site are provided. All surface water during and after development is to be maintained within the site boundary, to ensure that surface water drainage is provided timeously and complies with the principles of SUDS; in order to protect the water environment and flooding from occurring both within and outwith this application site, is provided timeously;

(3) that driveways shall be a minimum of 3.0 metres by 5.5 metres and the gradient shall not exceed 10%. Driveways shall be paved for a minimum distance of 2 metres to prevent loose driveway material being spilled onto the road, in the interests of road safety, and to ensure that the works involved comply with applicable standards;

(4) that traffic calming shall be provided along the length of the road fronting the development. The traffic calming shall be agreed with the Roads Authority, to enable pedestrians to keep outwith the public road and the path of oncoming traffic, in the interests of road safety and to comply with applicable standards;

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(5) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(6) that the development shall not commence until an environmental investigation and risk assessment, including any necessary remediation strategy with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The remediation strategy shall include verification/validation methodologies. This may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(7) that on completion of remediation and verification/validation works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;

(8) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(9) that the use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority detailing all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc.) with plans delineating placement and thickness, to protect receptors from the harmful effects of imported contamination;

(10) that no development shall commence until full details of all boundary treatment have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed in accordance with the approved boundary treatments, unless the Planning Authority gives its prior written approval to any alternatives, to ensure the provision of a quality boundary treatment regime; and

(11) that no development shall commence until samples of all external finishing materials have been submitted to and approved in writing by the Planning Authority; development thereafter shall proceed in accordance with the approved materials, unless the Planning Authority gives its prior written approval to any alternatives, to ensure a choice of external finishes sympathetic to this part of Greenock.

Councillor McVey returned to the meeting at this juncture.

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(e) **Erection of three retail units:
1 Auchmead Road, Greenock (17/0099/IC)**

Decided: that planning permission be granted subject to the following conditions:-

- (1) that samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use, in the interests of visual amenity;
- (2) that elevational details of the bin stores shown on the approved drawing shall be submitted to and approved in writing prior to installation. The approved submissions shall be erected prior to the first of the units being brought into use, in the interests of visual amenity;
- (3) that prior to the commencement of development, full details of all hard and soft landscaping within the application site, including maintenance arrangements and boundary treatments, shall be submitted to and approved in writing by the Planning Authority. All approved hard and soft landscaping shall be completed prior to the first of the units hereby permitted being brought into use and be maintained thereafter in accordance with the approved maintenance scheme, to allow determination of the impact on visual amenity and the proper functioning of the site;
- (4) that any of the planting approved in terms of condition 3 above that dies, is damaged, diseased or removed within the first 5 years after planting shall be replaced within the following planting season with plants of the same size and species, in the interests of visual amenity;
- (5) that prior to the commencement of development, a surface water management plan and drainage plan shall be submitted to and approved by the Planning Authority. It shall include measures for containment of all surface water within the site during and after construction, to ensure no waters flow onto the public footway and carriageway, in the interests of the safety of drivers and pedestrians;
- (6) that deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00, to protect the amenities of occupiers of nearby premises from unreasonable noise and vibration levels;
- (7) that the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Strategy with timescale for implementation of all pollutant linkages, have been submitted to and approved in writing by the Planning Authority. The investigations and assessment shall be site-specific and completed in accordance with acceptable codes of practice. The Remediation Strategy shall also include a Verification Plan. Any subsequent modifications to the Remediation Strategy and Verification Plan must be approved in writing by the Planning Authority prior to implementation. Elevated ground gas is known to be an issue in this area and should be appropriately considered in the risk assessment, to satisfactorily address potential contamination issues in the interests of environmental safety;
- (8) that on completion of remediation and verification works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the Remediation Strategy. This report shall demonstrate that no pollutant linkages remain or are likely to occur and include (but not be limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to provide verification that remediation has been carried out to the Planning Authority's satisfaction;

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- (9) that the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and amendments to the Remediation Strategy (i.e. that have not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately; and
- (10) that before the commencement of development details of street lighting shall be submitted to and approved in writing by the Planning Authority, in the interests of pedestrian and vehicular safety.