

LOCAL REVIEW BODY

6 JUNE 2018

PLANNING APPLICATION FOR REVIEW

SAVA ESTATES LTD

**PROPOSED ERECTION OF 3 RETAIL UNITS AND 1 HOT FOOD TAKEAWAY WITH
ERECTION OF FLUE TO REAR AND CAR PARKING TO FONT OF PROPOSED
BUILDING:**

1 AUCHMEAD ROAD, GREENOCK (17/0412/IC)

Contents

- 1. Planning Application dated 20 December 2017 together with plans**
- 2. Appointed Officer's Site Photographs together with location plan**
- 3. Planning Statement submitted with Planning Application**
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- 6. Appointed Officer's Report of Handling dated 23 February 2018**
- 7. Consultation responses in relation to planning application**
- 8. Representations in relation to planning application**
- 9. Decision Notice dated 27 February 2018 issued by Head of Regeneration & Planning**
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- 11. Suggested conditions should planning permission be granted on review**

- 1. PLANNING APPLICATION DATED 20 DECEMBER 2017 TOGETHER WITH PLANS**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email:
devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100079444-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear & car parking to front of proposed building

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Bennett Developments and Consulting		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	07989417307	Address 1 (Street): *	Park Court
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:		You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *		Building Number:	1
Last Name: *		Address 1 (Street): *	Auchmead Road
Company/Organisation	Sava Estates Ltd	Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	PA16 0PY
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Club

Address 2:

Auchmead Road

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Greenock

Post Code:

PA16 0PY

Please identify/describe the location of the site or sites

Northing

675231

Easting

224331

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

2070.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

vacant ground, previous use club building demolished

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

Yes – connecting to public drainage network

No – proposing to make private drainage arrangements

Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Waste storage areas formed at rear of building for general waste & recycling. Uplift from service bay by council under contract.

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 1 Retail (food)

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

93

If Class 1, please give details of internal floorspace:

Net trading spaces:

89

Non-trading space:

4

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 1 Retail (non-food)

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

186

If Class 1, please give details of internal floorspace:

Net trading spaces:

178

Non-trading space:

8

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

93

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

hot food takeaway

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Don Bennett

On behalf of: Sava Estates Ltd

Date: 20/12/2017

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). *

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement. *

Yes N/A

Other Statements (please specify). (Max 500 characters)

planning support statement

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr David Jarvie

Declaration Date: 20/12/2017

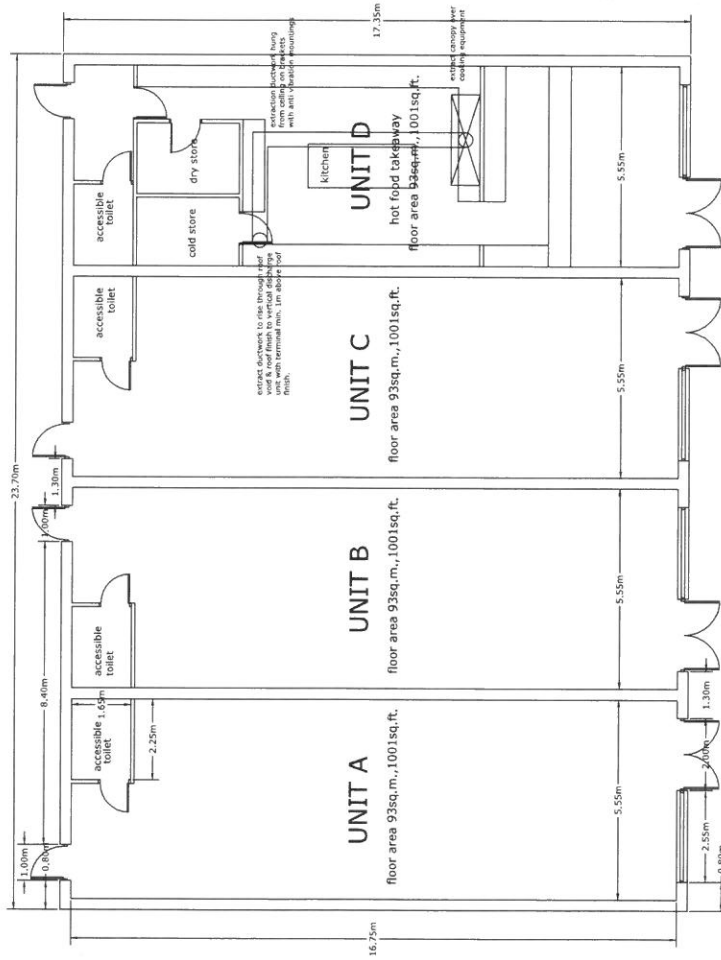
Payment Details

Online payment: ICPP00000141

Payment date: 21/12/2017 17:24:00

Created: 21/12/2017 17:24

area of proposed building's footprint 411,2sq.m.,4424sq.ft.

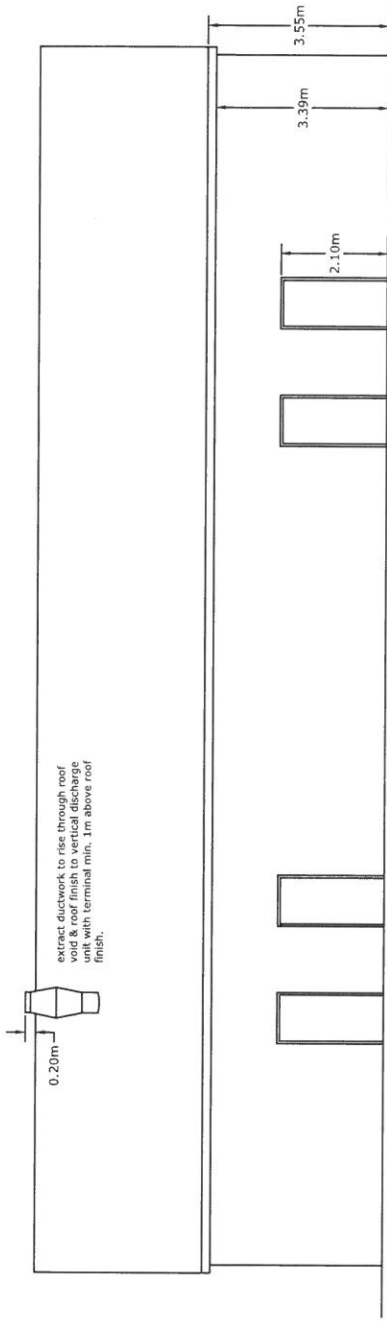


Proposed floor plan

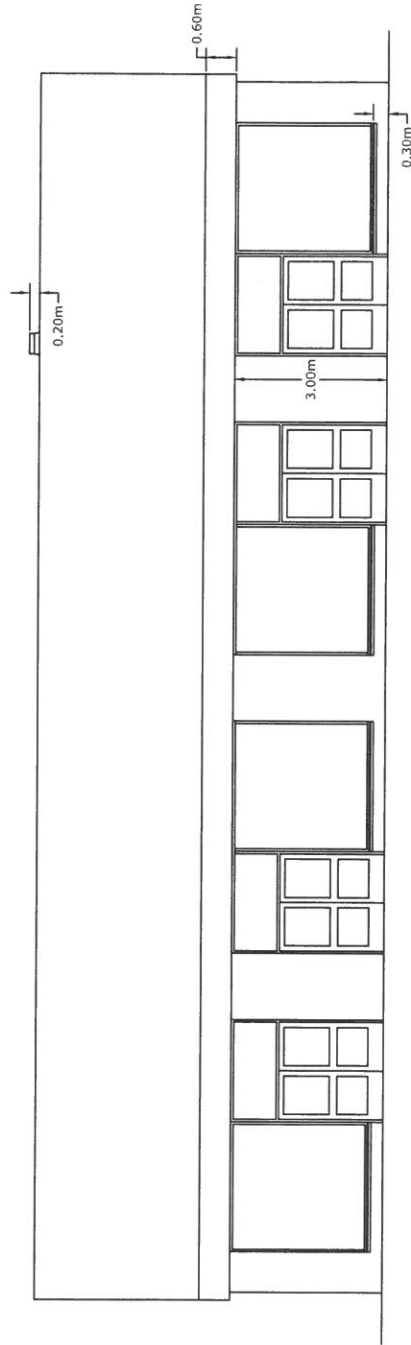
1 Auchmead Road
Greenock
PA16 0PY

scale 1:100
dwg no. 24136/1e





West elevation



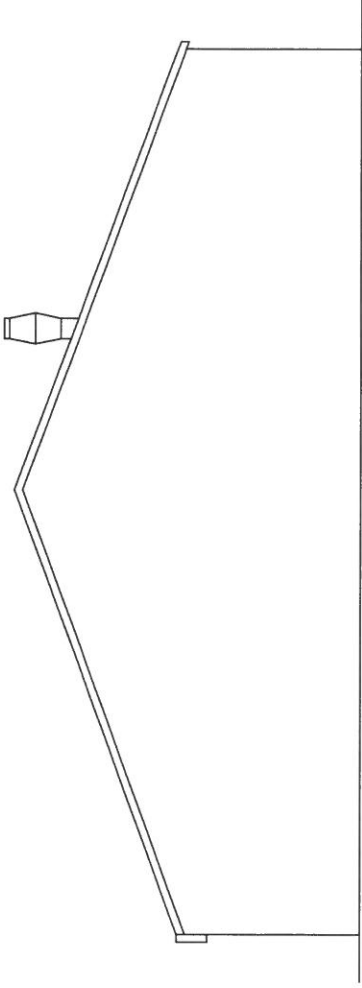
East elevation

Proposed elevations

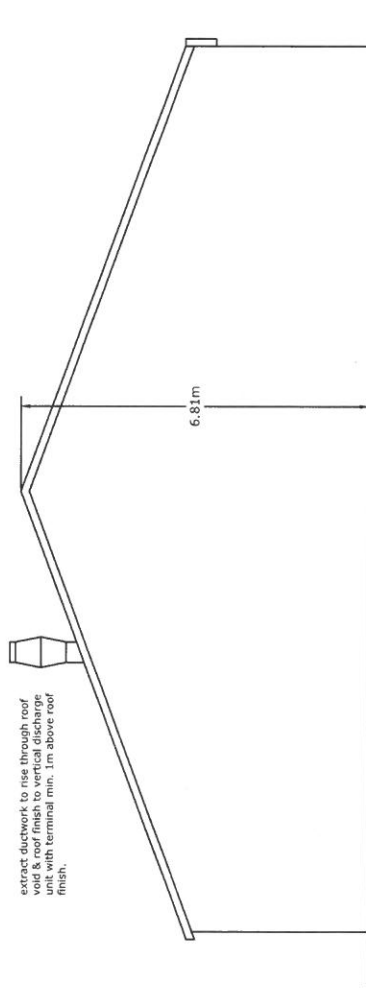
1 Auchmead Road
Greenock, PA16 0PY

scale 1:100 dwg no. 24136.2e





North elevation



extract ductwork to rise through roof void & roof finish to vertical discharge unit with terminal min. 1m above roof finish.

6.81m

South elevation

Proposed elevations



1 Auchmead Road
Greenock, PA16 0PY

scale 1:100 dwg no. 24136.3e



Site plan

1 Auchmead Road
 Greenock
 PA16 0PY

scale 1:250
 dwg no.24136.4e



**2. APPOINTED OFFICER'S SITE PHOTOGRAPHS
TOGETHER WITH LOCATION PLAN**



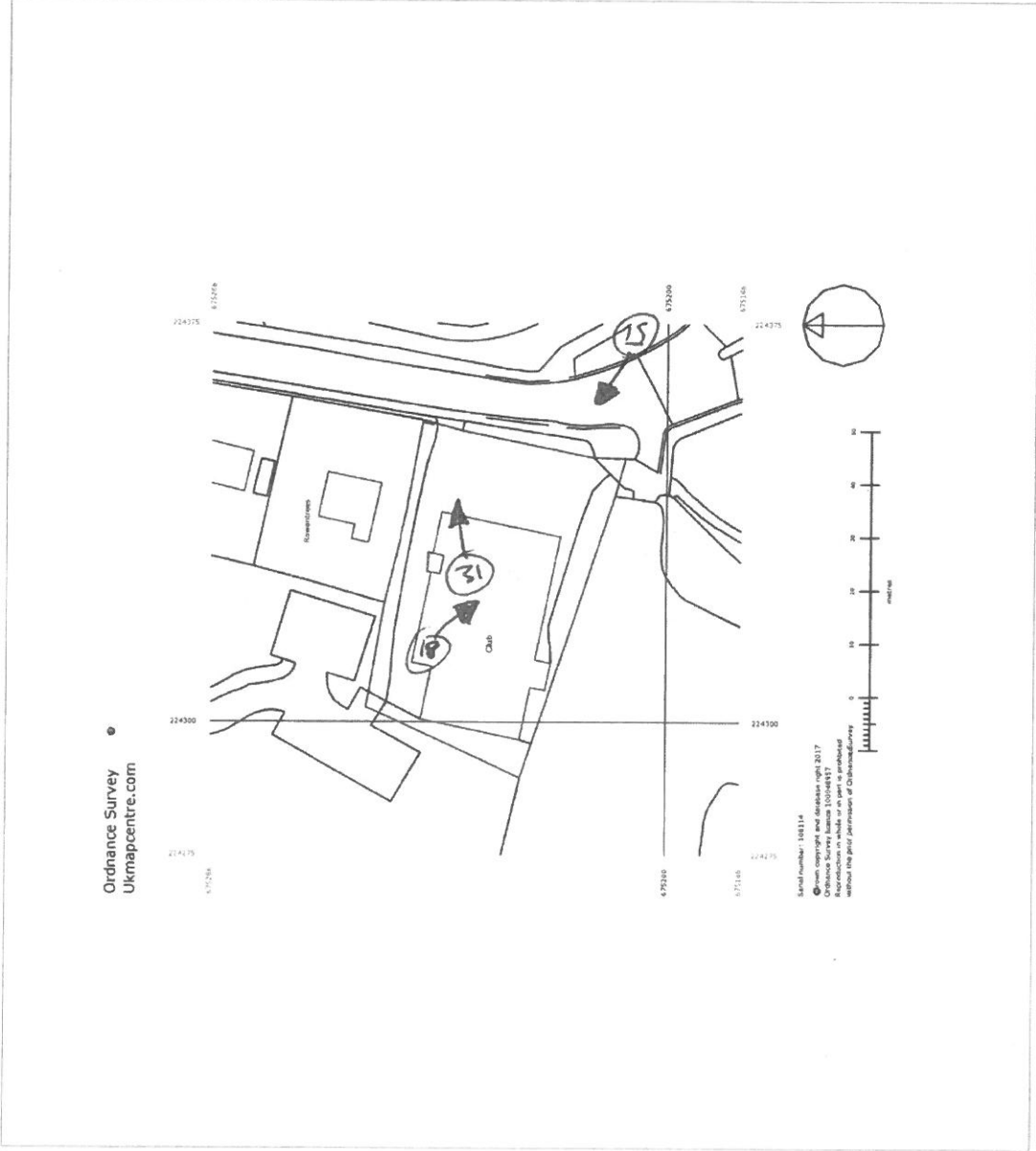




LOCATION PLAN

1 Auchmead Road
Greenock
PA16 0PY

scale 1:1250
dwg no. 24136.L



**3. PLANNING STATEMENT SUBMITTED WITH
PLANNING APPLICATION**

bennett *Developments and Consulting*

10 Park Court,
Glasgow, G46 7PB
don@bennettgroup.co.uk

PLANNING STATEMENT

21.12.2017

1 AUCHMEAD ROAD, GREENOCK

Background

The site in question is located at the junction of Auchmead Road and Inverkip Road in upper Greenock. Now vacant the site was previously occupied by a large Masonic Hall. In 2016 the building was subject to an extensive fire and was subsequently demolished and the site cleared.

The area is designated as residential though there are a number of non residential uses nearby, most significantly Inverclyde Academy.

In 2016 application was made to reuse the existing building and to form a class3 restaurant.(16/0120/IC). This was refused primarily on the basis that there was insufficient car parking for the size of the proposed restaurant and there were issues on the impact of such a use on the local residential area.

Earlier this year permission was granted for a small group of three units with parking (App Ref 17/0099/IC)

Subsequent discussions with a number of potential occupiers suggested that a further unit expressly for the purpose of a hot food takeaway would be most welcome. Having raised the possibility of increasing the size of the approved development, with the planning officer the appellant was advised that any increase in the approved development would require a Retail Impact Assessment(RIA) to be carried out, and this has now been completed and is attached to the application.

Proposal

The proposed development will see the approved layout being increased by the addition of a further unit. The orientation of the units will remain as previously approved as will the access and other infrastructure elements such as refuse storage and servicing. Given the location of the site, far from Greenock town centre, and the large areas of residential properties in the nearby area, it is felt that a small development of four units including a hot food takeaway would be most useful in meeting the daily requirements of the residents. It has been observed that there is a row of shops below residential premises some distance from the site but these appear to be in a very poor state of repair and do not appear to be well patronised perhaps due to their condition.

The development would be single storey, constructed in facing brick with a metal profile roof. The front face would be facing brick with aluminium windows and doors.

The area in front of the units will feature a 3metre wide pedestrian circulation zone beyond which is an area designated for parking with an area to the side left clear and designated for service vehicles. 14 parking spaces are provided with 2 of those designed for car users requiring extra space .Due to the sites proximity to Inverkip Road which is a major trunk road in the area, a single vehicle access to the site has been identified and this is at the point furthest away from Inverkip Road. Cycle parking provision would also be provided.

Each unit will have refuse provision to the rear of the premises which can be easily accessed by refuse collection staff.. This will ensure that the amenity of the group is not prejudiced by untidy refuse containers occupying space in front of the units.

The area in question is some distance from the town centre and topographically on the high land behind the main town centre. The whole raison d'être for the development is to provide residents with access to local services without having to make the time consuming and difficult journey to the town centre. It is implicit in the shopping policy framework that there is a recognised hierarchy of shopping provision which effectively grades shopping provision between the main town centre, secondary centres, local shop groups and individual units. Indeed it is the most effective and proactive way to ensure that all residents have accessed to convenience shopping without the need to travel any great distance Interest in the proposed units has already been considerable with a number of well know retail/food outlets keen to locate in the development, recognition perhaps that the area is currently deficient in such facilities.

Summary.

The proposed development envisages a small group of retail units ideally placed to provide convenience shopping facilities in an area currently deficient in such provision. With the number of new residential units being proposed for the area this can only be a positive development and one which will greatly contribute to the attractiveness of the area. Situated directly onto the main road with no residential properties either opposite or adjacent, this small development can be introduced with no impact on the surroundings and would make a very positive contribution to the area.

As required by the Development Plan and requested by the planning officer, a Retail Impact Assessment(RIA) was carried out which demonstrated that the proposed development could be accommodated without any negative impact on existing facilities, indeed the RIA concluded that the proposed development would make a positive contribution to the community.

In the circumstances we would hope that this application will be supported.

**4. RETAIL ASSESSMENT SUBMITTED WITH
PLANNING APPLICATION**

Retail Assessment

Proposed Retail Development, Auchmead
Road, Greenock

December 2017

Turley

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Appendix 1: Catchment Area Plan

Appendix 2: Sequential Site Assessment

Appendix 3: Economic Tables

Client

SAVA Estates

Our reference

SAVE3001

December 2017

1. Introduction

1.1 This Retail Assessment has been prepared by Turley on behalf of Sava Estates. It accompanies a planning application for the following development:

“Erection of commercial development, comprising 4 no. units within Class 1 (Retail) and hot food takeaway use (Sui Generis)”

1.2 The report is structured as follows:

- **Section 2:** introduces the proposed development and the background to the current proposal;
- **Section 3:** reviews the ‘town centre’ policy context against which the proposal should be assessed, including SPP and Inverclyde LDP;
- **Section 4:** reviews the current retail characteristics and performance of defined centres within close proximity of the proposed development drawing on a review of ‘health check’ indicators;
- **Section 5:** sets out an assessment of potential, sequentially preferable sites, focussing on Barrs Cottage and Cumberland Walk local centres;
- **Section 6:** presents an analysis of the likely trade diversion impact to the proposed development; and
- **Section 7:** sets out our conclusions.

1.3 The assessment is supported by the following appendices:

- Appendix 1: Catchment Area Plan
- Appendix 2: Sequential Site Assessment
- Appendix 3: Economic Tables

2. Site Context and Proposed Development

2.1 This section describes the proposed retail development and the context to the development.

Site and Surrounding

2.2 The site is currently vacant having formerly been occupied by Larkhall Masonic Hall. This building has been demolished. The site is located on the western side of Auchmead Road, close to its junction with Inverkip Road, in the south west of Greenock.

2.3 To the immediate north of the site are several residential properties fronting onto Auchmead Road. To the east is the Inverclyde Academy school building and playing fields. Land to the south and west of the site is vacant, having formerly been occupied by Ravenscraig Primary School. It is designated for residential use in the adopted Inverclyde Local Development Plan.

Planning History

2.4 Planning permission was granted at Planning Board in June 2017 for a terrace of 3 no. Class 1 retail unit on the site (ref. 17/0099/IC). The permitted retail units would each provide 74 sq. m. of gross retail floorspace, totalling 222 sq. m.

2.5 Planning Officers concluded that, despite the application site being in a mainly residential area, the proposed retail development would be compatible with the character and amenity of the area and accords with the intent of the Inverclyde Development Plan.

2.6 This permission has not yet been implemented.

Proposed Development

2.7 Following the grant of planning permission in June 2017, Sava Estates has been in discussions with a number of retail and commercial operators regarding occupation of the permitted retail units. These discussions have led to firm interest from Domino's Pizza and a number of Class 1 retailers. However, all the parties have expressed concern with the size of the units. In order to meet their operational requirements, these operators have confirmed they would require larger units than currently permitted.

2.8 As a result, Sava Estates is seeking planning permission for a revised scheme on the site which meets the operator requirements. The number of proposed units has increased from three to four. It is proposed to increase the size of each unit from 74 sq. m. to 93 sq. m., providing 372 sq. m. in total. The permitted scheme assumed that all of the floorspace would be occupied by Class 1 retailers. However, on the basis of operator interest, and reflecting market trends more generally, it is proposed that one of the units is occupied by a Domino's pizza (Sui Generis use).

2.9 The current proposal comprises a 372 sq. m. (4,004 sq. ft.) terrace of 4 no. commercial units of 93 sq. m. As set out above, there is firm interest from Domino's Pizza in occupying one of the units. Although it is assumed that the remaining 3 units will be occupied by Class 1 retailers, the exact operators are currently unconfirmed. Whilst the application is seeking Open Class 1 consent for the remaining 3 retail units, on the basis of market demand and interest received to

date, it is expected that one of the retail units will be operated by a convenience goods retailer and two of the units will be occupied by comparison retailers. For the purposes of the retail assessment it is assumed they would be occupied with a net to gross ratio of circa 80%. The resultant quantum of retail floorspace proposed is set out in Table 2.1 below:

Table 2.1: Proposed retail floorspace

Proposed Class 1 retail units	Sq. m.
Gross floorspace	279
Net floorspace	223
Comparison goods floorspace	156
Convenience goods floorspace	67

- 2.10 The principle of the development remains unchanged from that granted planning permission in June 2017. The increase in the number of units and the total floorspace proposed is required in order to meet specific operator requirements. As a result of the introduction of a pizza takeaway use within one of the units, the current proposal would, in practice, result in a marginal increase in the quantum of permitted Class 1 retail floorspace (46 sq. m. gross).
- 2.11 The current application would result in a development which is commercially viable to commercial operators and provide increase choice and provision to local residents in an accessible location.

3. Policy Context

Relevant Policy Interpretation

- 3.1 The following section provides a summary of key national and development plan policy relevant to the retail and town centre uses proposed within the current application.

National Planning Policy

Scottish Planning Policy (June 2014)

- 3.2 The Scottish Government published a revised SPP in June 2014, which supersedes the 2010 SPP. The document carries forward much of the policy contained within the existing SPP, but has a greater focus on achieving sustainable economic growth.
- 3.3 SPP introduces a presumption in favour of development that contributes to sustainable development. Paragraph 28 states that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term.
- 3.4 Paragraph 61 states that development plans should identify a network of centres and explain how they can complement each other.
- 3.5 In relation to the definition of town centres, paragraph 62 identifies key characteristics including:
- *A diverse mix of uses, including shopping;*
 - *A high level of accessibility;*
 - *Qualities of character and identity which create a sense of place and further the well-being of communities;*
 - *Wider economic and social activity during the day and in the evening; and*
 - *Integration with residential areas.*
- 3.6 Paragraph 70 states that decisions on development proposals should have regard to the context provided by the network of centres in the development plan and the sequential approach. The impact of new development on the character and amenity of town centres, local centres and high streets will be a material consideration in decision making.
- 3.7 Paragraph 71 makes clear that where development proposals in edge-of-centre, commercial centre or out-of-town locations are contrary to the development plan, the applicant should demonstrate that more central options have been assessed and that the impact on existing town centres is acceptable. Where a retail development with a gross floorspace of over 2,500 sq. m. is proposed outwith a town centre and is contrary to the development plan, retail impact analysis should be undertaken.

Inverclyde Local Development Plan

- 3.8 The site is not designated for any specific use in the Inverclyde Local Development Plan (LDP), adopted in August 2014. The site is located outwith any designated centres.
- 3.9 Whilst the proposal will result in a comparable level of retail floorspace to that previously approved, given the overall commercial floorspace to be provided on the site has increased above 250 sq. m., for robustness, consideration is given to LDP Policy TCR7.
- 3.10 Policy TCR7 specifies that larger retail proposals outwith designated centres must be of a high standard of design, have an acceptable impact on traffic management, not adversely impact on road safety and adjacent land uses, and also demonstrate:
- that no appropriate, suitable and available sequentially preferable site exists;
 - that there is capacity for the development in terms of expenditure compared to turnover in the appropriate catchment area; and
 - that there will be no detrimental impact, including cumulatively, on the viability and vitality of the designated Centres.

Emerging Inverclyde Local Development Plan

- 3.11 Inverclyde Council is currently undertaking a review of the adopted LDP with the intention of replacing it with a second iteration in August 2019. Consultation was undertaken on the Main Issues Report (MIR) of LDP2 earlier in 2017, with the Proposed Plan scheduled to be published for consultation in spring 2018.
- 3.12 The MIR sets out the Council's current approach to town centres and retailing, suggesting that the current LDP position remains valid and should be carried forward into the second iteration of the LDP. With regard to small-scale retailing specifically, the MIR specifies that this will be supported in local centres and out-of-centre locations, where it will not adversely affect the vitality and viability of the designated centres.

Policy Summary

- 3.13 In summary, the application site is not designated for any particular use in the adopted LDP. The retail policy context is formed principally by SPP and Inverclyde LDP. Whilst the current application would result in a minor increase in permitted retail floorspace on the site, in view of its location outwith a designated centre and the overall increase in commercial floorspace, for completeness, justification against the criteria set out in LDP Policy TCR7 will be provided. The key considerations are:
- Sequential assessment of the proposed development, to consider whether any in-centre or edge-of-centre opportunities exist within the defined catchment area that could accommodate the development proposed;
 - Consideration of available expenditure; and
 - Impact of the proposed development upon the network of centres to consider whether the proposed development would prejudice the retail hierarchy as set out in the Inverclyde LDP (as the most up to date policy document).

4. Retail Context

Catchment Area

- 4.1 In considering the catchment area of the proposed development, it is necessary to consider the need the new retail floorspace is intended to meet. In this case, the new retail units are intended to meet the localised shopping and service needs of residents and visitors in the immediate surrounding area.
- 4.2 On this basis, to assist in defining a catchment area, a 5 minute off-peak drivetime isochrone from the site has been generated. The full extent of this drivetime includes parts of Gourrock to the north and Inverkip to the west. Whilst these areas are located in close proximity to Greenock's residential areas, in practice they operate as distinct residential areas. Local residents are likely to use shops and services within these areas that are more conveniently located to meet their day-to-day needs. As a result, these areas are excluded from the catchment area. The adopted catchment area is shown on the plan contained at **Appendix 1**.
- 4.3 It is forecast that the proposed retail floorspace will draw 75% of its turnover from the defined catchment area and 25% from 'pass by' trade, given its location and visibility on the junction of Auchmead Road and Inverkip Road, and its proximity to Inverclyde Academy and Aileymill primary and nursery school. Inverclyde Academy's catchment in particular includes areas outwith the defined catchment area, including Wemyss Bay and Inverkip. The proposed retail floorspace is likely to draw some trade from school students or linked trips by parents/carers associated with the school drop off and pick up.

Retail Context

- 4.4 The application site is located in the western area of the Greenock urban settlement. It is located close to the junction of Auchmead Road and Inverkip Road. The site is surrounded by a mix of uses, including residential properties and an education campus, comprising a secondary, primary and nursery school. The site is considered to be highly accessible from the residential areas to the west of Greenock.
- 4.5 The closest retail centres, as defined in the Inverclyde LDP, are as follows:
- Barrs Cottage Local Centre – 1.9 km to the east
 - Cumberland Walk Local Centre – 1.3 km to the south

Local Centre Health Checks

- 4.6 Site visits were undertaken to both of the defined centres within the identified catchment area in September 2017. An assessment has been undertaken against key performance indicators taking into account those identified in Scottish Planning Policy (SPP) (June 2014), including activities, physical environment, property (including vacancy rates and committed developments) and accessibility. These provide an indication of the vitality and viability of the centre and a basis on which to assess the likely impact of the development proposals.

Barrs Cottage Local Centre

4.7 Barrs Cottage is designated as a local centre in the adopted Inverclyde Local Development Plan (LDP). It is located around 1.9 km to the east of the application site. The centre is small in scale and is focussed primarily on Inverkip Road, a main vehicular thoroughfare, and also includes a parade of shops accessed off Dunlop Street. Opposite the parade of shops is an area of public car parking which can accommodate eight cars.

Activities

4.8 An on-street survey of the local centre uses was undertaken in September 2017. Table 4.1 below sets out the composition of uses within Barrs Cottage local centre.

Table 4.1: Barr Cottage local centre composition of uses

Use	No. of units	% of units
Convenience	1	9%
Comparison	0	0%
Service	8	73%
Vacant	2	18%
Miscellaneous	0	0%
Total	11	100%

4.9 The centre contains 11 ground floor uses within retail or service use (as defined by Goad). As illustrated in Table 4.1 above, there is one convenience retail unit in the centre. This convenience retail unit is operated by Londis and is positioned at the northern end of the centre.

4.10 Service uses dominate within the centre, particularly hot food takeaway uses. At 73%, this is significantly above the national average but is indicative of the scale and function of the centre as a key service centre rather than a higher order retail destination. No comparison retail units were identified within the centre.

4.11 In addition to the 11 retail and service units within the centre, there is a library and a public house. These facilities increase dwell time within the centre and provide key local services which attract people into the centre and provide potential for linked trips with shops and service uses. Greenock prison is also located on the edge of the local centre, and is likely to generate trips to the centre by prison staff and visitors.

Property

4.12 As can be seen from Table 4.1, there were two vacant units at the time of the survey; one that fronts onto Old Inverkip Road, and one that has frontage on both Inverkip Road and Old Inverkip Road. Neither property was being marketed at the time of our visit.

Accessibility

4.13 Barrs Cottage local centre is conveniently accessible with bus stands located at either end of the centre. Bus services from these stands connect the centre with the rest of Greenock and nearby settlements including Inverkip, Wemyss Bay, Largs and Gourrock.

- 4.14 The centre is also accessible by private transport, with Inverkip Road (A78) being a key vehicular route, connecting Greenock with settlements to the south west. Eight off-street parking spaces are provided at the southern end of the centre, in addition to several on-street spaces through the centre.
- 4.15 There is a stretch of off-street cycle path connecting Inverkip Road with Dunlop Street, allowing cyclists to bypass the roundabout to the south of the centre. With regard to pedestrian access, there is a pedestrian crossing over Inverkip Road, connecting the two ends of the centre. From observations made during the survey, pedestrian flows are limited within the centre and concentrated primarily on the Londis in the north of the centre.

Physical Environment

- 4.16 The physical environment is mostly in reasonable condition; however, the two vacant properties at the junction of Inverkip Road and Old Inverkip Road lessen the visual amenity of this part of the centre. On the whole, shopfronts are well-maintained, particularly in the southern section of the centre, where there are also areas of landscaping separating the pedestrian and parking from the roundabout to the south of the centre.

Summary

- 4.17 Barrs Cottage is a small local centre dominated by service uses. Due to the absence of any comparison goods retail uses and just one convenience use (Londis), it is unlikely to have a significant influence on retail expenditure patterns in the area. In view of the limited mix of uses, it functions primarily as a service centre serving residents living in the immediate vicinity. It is unlikely to attract many visitors from outwith the immediate area, unless they are visiting the nearby prison.

Cumberland Walk Local Centre

- 4.18 Cumberland Walk is designated as a local centre redevelopment opportunity in the adopted LDP. It does not currently function as a local centre as the last remaining operators moved out of the centre in early September 2017. As a result, an on-street survey of town centre uses could not be undertaken. It is understood that the centre comprised 13 no. ground floor units with 20 no. dwellings located above. All the units within the centre are vacant and boarded up and the building in which they are situated is falling into disrepair.
- 4.19 The LDP identifies that the local centre, at the time at which the LDP was prepared in 2014, was on the market as a retail development opportunity for up to 1,400 sq. m. No scheme has progressed for the site and, in the intervening period, the remaining occupiers have vacated the premises. The site was remarketed for development in September 2017. The LDP2 MIR recommends that the centre's designation is continued into LDP2, however, adds that a residential element should be included.

Other Provision

- 4.20 The remaining retail provision within the catchment area is limited to a series of small commercial terraces or individual small-scale retail units. These commercial premises are dispersed amongst residential properties, and do not form part of a designated centre defined in the Inverclyde LDP or emerging LDP2.
- 4.21 The closest retail floorspace to the application site is an M&S Simply Food unit within the BP petrol filling station on Inverkip Road, around 200 m to the north.

4.22 Located centrally within the residential areas, there are several traditional neighbourhood shopping parades comprising between 1-4 commercial units. These include facilities at Cumberland Road, northern end of Auchmead Road, Braeside Road, Wren Road and Grieve Road. These units are primarily located within traditional terrace shop units with residential properties above, and predominately comprise small convenience stores/newsagents and independent hot food takeaways. These uses meet the immediate, localised needs of local residents and are considered to exert very limited influence on overall expenditure patterns within the Greenock area.

5. Sequential Site Assessment

5.1 This section of the report assesses the proposal in relation to the 'sequential test'.

Area of Search

5.2 As set out previously, the catchment area for the proposed development has been defined based on a 5 minute drivetime from the site, modified as outlined above. This catchment area primarily constitutes the residential areas of west Greenock.

5.3 There are 2 defined retail centres within this catchment area and these form the focus for the area of search adopted for the sequential site assessment. In addition, it has been identified from a review of the Inverclyde LDP that there is an identified retail opportunity site within the catchment area at Spango Valley (LDP ref. TC13). This has, therefore, also been included within the area of search.

5.4 In accordance with the SPP, the application site is accessible by public transport, car and on foot/cycle from the surrounding residential areas. It is thereby preferable to other potential out-of-centre sites and it is not necessary to consider other out-of-centre sites in the sequential site assessment.

Site Identification

5.5 The methodology adopted in identifying sites to be assessed is as follows:

- (a) Development Plan Search: identification of development sites allocated in the adopted Inverclyde Local Development Plan (2014) and Inverclyde Local Development Plan 2 Main Issues Report within or on the edge of the centres identified above;
- (b) Existing Permissions or Proposals: establishment of the existence of any extant permissions or other applications for retail development in relation to these centres; and
- (c) On the Ground Site Survey: establishing, from a detailed site survey, the presence of any other sites or buildings with potential for redevelopment, such as cleared sites, undeveloped sites or redundant buildings.

Site Assessment

5.6 When sites are identified, a thorough assessment is then undertaken in order to establish their suitability and availability to accommodate the form of development proposed in the current application. To be in a position to assess the suitability of the site, it is necessary to establish what requirements the proposed retail development would meet on the application site.

5.7 The application proposals have been developed in order to address specific operator requirements. There is an extant planning permission for retail development on the site, in order to provide new neighbourhood shopping facilities to residents in western Greenock. However, following discussions with potential operators, Sava Estates is seeking to amend the scheme in order to provide additional floorspace within each unit and enable one of the permitted units to be occupied by a hot food takeaway operator. Providing this floorspace in

an alternative location would not meet the same requirement that the application proposals are seeking to address at Auchmead Road.

Site Assessment

- 5.8 Full details of the sites identified are provided in **Appendix 2**.
- 5.9 We have visited each of the defined local centres in the catchment area, which forms the area of search. These centres being:
- Barrs Cottage local centre; and
 - Cumberland Walk local centre.
- 5.10 We have searched for sites or premises within or on the edge of each of the centres above which could potentially meet the same requirements as the application proposals. These requirements are: quantum of floorspace, accessibility from west Greenock residential area and customer car parking, taking into account the need for operator flexibility. The proposed floorspace of the development is 372 sq. m. gross. In order to demonstrate flexibility, we have assessed the ability of each alternative site to accommodate a retail development assuming 70% of the gross floorspace proposed, i.e. 260 sq. m. gross. Given the application proposals are seeking an increase in the permitted floorspace in order to meet commercial requirements, there is no guarantee that the development would remain viable at this scale or meet the identified need.
- 5.11 We have not identified any sequentially preferable sites within or adjacent to existing centres and conclude that the proposal complies with the sequential test. Our assessment of sites is set out below.

Site 1: Cumberland Walk Local Centre

- 5.12 As highlighted in the previous chapter, Cumberland Walk is identified as a proposed redevelopment opportunity in the adopted LDP and MIR of LDP2. It does not currently function as a local centre; all units within the centre are boarded up after the last remaining tenants vacated in early September 2017. The building in which the units are located is falling into disrepair and has been identified for demolition as part of the comprehensive redevelopment of the site. The site was marketed by Inverclyde Council for redevelopment in 2015. A development brief was prepared for the site in 2015 which identified potential for between 900 – 1,400 sq. m. of retail floorspace, comprising one small supermarket and up to eight smaller units. Council officers have confirmed that no proposals have been prepared for the comprehensive redevelopment of the centre. Whilst a demolition warrant for the site was recently submitted to the Council on behalf of River Clyde Homes on 28 November, it is unlikely that any development would come forward in the short to medium term. As such, the site is not considered available within a reasonable timescale to accommodate the proposed floorspace. It is not, therefore, considered sequentially preferable.

Site 2: Spango Valley

- 5.13 Spango Valley is located in the south west of Greenock and identified as a 'Major Area of Change' in the adopted LDP (MAC7). It extends to 56 hectares and is divided into three sub-areas:

- North eastern area – under the ownership of the Scottish Prison Service which has secured planning permission in principle for a new prison on the site. The remaining land within this section is under private ownership and is earmarked in both the adopted LDP and the MIR of LDP2 as a residential development opportunity for 120 units (site ref. 44), in addition to an out of centre retail development opportunity (ref. tc13).
- Central area – retained for business and industrial uses. The proposed restructuring and refurbishment of this area has not progressed and the majority of the existing buildings are derelict and at risk of demolition.
- South western area – the MIR of LDP2 outlines that this business and industrial, recreation and leisure, and renewable energy uses.

5.14 The Council has aspirations to provide retail development within the north eastern area of Spango Valley. This part of the site is currently vacant with no immediate prospect of retail development coming forward on the site. No planning applications have been submitted for either retail development on the identified retail opportunity site, or for residential development on the remainder of the north east area. As such, it is considered that development is unlikely to come forward on this site in the short to medium term. It therefore cannot be considered available to accommodate the application proposals.

5.15 Furthermore, it is intended that any retail floorspace at Spango Valley would be complementary to, and provide a supporting facility for, the remaining uses to be brought forward at the site. As the site would meet a different need and catchment area to the proposed floorspace at Auchmead Road, it is not considered suitable.

5.16 In summary, it is considered that the identified retail opportunity site at Spango Valley is both unavailable and unsuitable, and is therefore not sequentially preferable.

Site 3: Vacant Units, Barrs Cottage Local Centre

5.17 As noted in the previous chapter, there are two vacant units within Barr Cottage local centre, on Old Inverkip Road and Inverkip Road. These units are not actively being marketed and it is unclear whether these units are available to accommodate the proposed floorspace. Furthermore, there is no information available on the quantum of floorspace provided within these units or their physical composition. As such, it is not possible to conclude whether or not these units will be suitable to accommodate the proposed development. These units have therefore been discounted and are not considered to be sequentially preferable.

Summary

5.18 We have undertaken a sequential assessment focussing on Barrs Cottage and Cumberland Walk local centres, as the only designated centres within the defined catchment area. The assessment has not identified any available, suitable or viable alternative sites within or on the edge of these local centres capable of accommodating the proposal.

5.19 The proposed development is an amendment to the previously approved scheme on the site in order to meet operator requirements. If the additional retail floorspace was proposed elsewhere (in whole or part), it would not be able to meet the same need. Applying the sequential approach on a flexible basis (as required by policy) there are no other suitable or available alternative sites capable of meeting the identified need.

5.20 A sensible and logical interpretation and application of the 'sequential test' confirms that the proposal complies with the relevant locational provisions of SPP. Moreover, our assessment demonstrates that, even adopting a flexible approach, there are no premises or sites in sequentially preferred locations that are capable currently of accommodating the scale and nature of floorspace proposed in the current application

6. Retail Impact Assessment

- 6.1 This section of the report sets out our assessment of retail impacts associated with the proposed development.
- 6.2 We have assessed the impact of the proposed development on existing centres on an individual ('solus') basis. In assessing the significance of impacts we have had regard to the current health and performance of key centres as presented in Section 4.
- 6.3 Whilst the proposed retail floorspace falls significantly under the 2,500 sq. m. threshold set out in SPP, the Inverclyde LDP considers retail proposals above 250 sq. m. to fall outwith the category of 'local shopping provision', and therefore Policy TCR7 applies. Notwithstanding the fact that the Class 1 retail floorspace proposed in the current scheme actually falls under the 250 sq. m. threshold at 248 sq. m., and is only marginally greater than that previously approved on the site, for robustness and at the Council's request, an impact assessment has been undertaken.
- 6.4 It should be noted, however, that SPP advises that assessments should be proportionate to the scale and nature of the proposal, and its likely impact. As such, a broad quantitative impact assessment of the proposed development has been undertaken. The methodology adopted is summarised below.

Methodology

- 6.5 We have adopted a conventional step-by-step approach. This methodology is widely applied in retail assessment work and is considered to be logical, robust and transparent.
- 6.6 The approach is based on an estimate of scheme turnover and supporting catchment area expenditure in the 'design year' for both convenience and comparison goods. For the purposes of the retail impact analysis, we have assumed an assessment year of 2022 by which time the retail floorspace will have been constructed, opened and achieved a settled trading pattern.
- 6.7 A series of judgements relating to the proportion of turnover estimated to be diverted from existing centres and retail facilities are then made. These judgements reflect factors such as scale, nature of retail offer, location/distance, and extent of 'trading overlap' (or competition), underpinned by the principle of 'like competing with like'.
- 6.8 Proximate facilities with a similar catchment, and trading in the same market sector, will experience the greatest impacts adopting this approach. Conversely, distant facilities of a differing scale and nature (such as large superstores and larger town centres) will be far less likely to experience diversion of trade.

Economic Assessment

Expenditure Capacity

- 6.9 To assist in the assessment of impact, consideration has been given to the levels of available convenience and comparison goods expenditure in the catchment area (see Appendix 3 for full assessment).
- 6.10 As set out in Table 5B of Appendix 3, it is forecast that the proposed retail floorspace will draw around £0.26 million of convenience goods and £0.45 million of comparison goods turnover from the defined catchment area in 2022.
- 6.11 The estimated turnover of the development accounts for just 0.7% of available convenience goods and 0.9% of comparison goods expenditure within the defined catchment area in 2022. This is summarised in Table 6.1 below. The forecast trade diversion impacts of the proposed development should be considered in that context.

Table 6.1: Catchment Area Available Expenditure in 2022

	Available expenditure (£m)	Proportion of proposal turnover drawn from area	Turnover (£m)	Penetration of available expenditure
Comparison Goods	51.9	75%	0.26	0.7%
Convenience Goods	37.9	75%	0.45	0.9%

- 6.12 Indeed, in considering expenditure capacity and the turnover of the proposed retail floorspace it is worth noting that the proposed floorspace will draw only marginally more expenditure from the catchment area than the extant permission. This equates to only +£0.06 million of convenience goods expenditure and +£0.09 million of comparison goods expenditure in 2022 (see Table 5A and 5B of **Appendix 3**).

Impact

- 6.13 In addition to the above expenditure capacity analysis, a quantitative assessment of the trade diversion likely to result from the proposed development has been undertaken.
- 6.14 Based on the approach outlined above and set out at **Appendix 3**, Figure 6.2 provides a summary of the anticipated trade diversion of the proposal from retail destinations within and outwith the defined catchment area.

Table 6.2: Anticipated Impact on the Convenience and Comparison Retail Turnover of Existing Retail Destinations by 2022

Centre / Facility	Convenience trade diversion (£m)	Comparison trade diversion (£m)
Barrs Cottage local centre	0.03	0.03

M&S Simply Food, BP Filling Station	0.03	0.03
Other local facilities within C/A	0.07	0.06
Gourock town centre	0.03	0.12
Greenock town centre	0.03	0.12
Sainsbury's Local, Inverkip	0.02	0.03
Other local stores and facilities	0.12	0.21

- 6.15 Given the nature of the proposed development, the impacts are forecast to be spread across a number of stores within the catchment area and beyond. As such, the impact upon any particular store and centre is considered to be limited, and will not be at a level that will have a significant adverse impact upon their ongoing viability. This is demonstrated by Table 6.2 above which illustrates that the estimated trade diversion impacts on existing stores are low in all cases. Whilst the comparison goods trade diversion on 'other stores' outwith the catchment is forecast to be slightly higher at £0.21 million, these will be spread across a wide number of stores and facilities. The anticipated impact upon any one store is considered to be negligible.
- 6.16 In terms of defined centres within the catchment area, these are limited to Cumberland Walk and Barrs Cottage local centre. In respect of Barrs Cottage local centre, as set out in Section 4, this centre is dominated by service uses, with no comparison goods retailers identified from our visit to the centre. The only convenience facility in the centre is a Londis neighbourhood store which caters for the day-to-day needs of residents living or visiting the vicinity. At nearly 2 km from the application site, it is unlikely that a convenience store of this scale and nature will compete directly with the retail floorspace on the application site. As such, it is forecast that the proposed retail floorspace would divert only around £0.03 million convenience goods expenditure from facilities in Barrs Cottage local centre. Whilst there is not a specific comparison outlet in Barrs Cottage, the Londis convenience store will sell an element of comparison goods, such as toiletries, pet food etc., and some trade diversion may be experienced. However, this is forecast to be minimal at only £0.03 million. The local centre would continue to be the focus for service uses and the convenience goods shopping needs of residents within the immediate vicinity.
- 6.17 Cumberland Walk local centre is currently vacant and is intended to be subject to redevelopment proposals over the medium-long term. As a result, this centre is not currently absorbing any retail expenditure. There will therefore be no impact on this centre.
- 6.18 The trade diversion impact upon facilities within Greenock and Gourock town centres are forecast to be similarly low. Whilst it is anticipated that trade will be diverted from a number of facilities within these town centres, the impact upon any one facility is likely to be negligible. Greenock town centre in particular serves an extensive catchment area, encompassing the majority of the Inverclyde local authority area. The application proposals, meanwhile, will only draw a small proportion of trade from those residents living in the western Greenock residential areas. In addition, localised retail floorspace, such as that proposed at Auchmead Road, is just one small element of Greenock town centre. The majority of retail, service, community and leisure uses in the centre will not be affected by the application proposals.

- 6.19 In terms of other facilities both within and outwith the catchment area, these relate to small shops located across the urban area. These stores are primarily located centrally within residential estates and primarily meet the retail needs of those living in the immediate vicinity. Whilst there is no indication that these stores will be significantly adversely impacted by the proposed retail floorspace, they are all out-of-centre in retail policy terms and do not benefit from any policy protection.
- 6.20 In considering the likely impact of the proposed development the 'fallback' position should be noted, in that the applicant could lawfully implement the existing planning permission on the site for 222 sq. m. gross retail floorspace.
- 6.21 As demonstrated in Tables 5A and 5B of **Appendix 3**, should the extant permission be implemented, it would achieve only a slightly lower turnover to that forecast to be achieved by the current application proposals. Whilst it is not the applicant's preference to implement the extant permission (as the permitted units do not meet potential operator requirements), the extant permission is a highly material planning consideration. The proposed development is likely to have only a marginally higher level of impact upon existing centres than that which has already been permitted. In all cases, it is considered that the proposed development would not threaten the viability of any individual store within the identified centres, and would not give rise to any material impact upon the vitality and viability of any centre as a whole.
- 6.22 In considering the impact of the proposed development upon existing facilities in the area, it is necessary to balance any negative impacts with the positive benefits that the scheme will deliver.
- 6.23 First, it should be reiterated that in order to meet operator requirements, the application proposals are an alternative to a scheme that already benefits from planning permission. The proposed development for which permission is sought will ensure that the proposal is commercially viable and is able to deliver the already permitted floorspace to enhance consumer choice in the locality.
- 6.24 The site is currently vacant and is in a prominent location on the junction of Auchmead Road and Inverkip Road. The redevelopment of the site will provide a modern commercial scheme of good quality design, which will significantly improve the visual appearance of the site. The proposed development will also create new employment opportunities in the local area.
- 6.25 In addition, by providing new facilities which provide increased choice for local residents, the new development will reduce the need for residents to travel to similar facilities further afield, particularly by private car. It is also envisaged that a significant proportion of customers will access the proposal by foot or cycle.

Summary

- 6.26 To assess the implications of the proposal on the network of centres, we have quantified the convenience and comparison goods impact of the proposed retail floorspace on retail facilities within the area.
- 6.27 Trade diversion is forecast to be spread across a number of shops and facilities within and beyond the defined catchment area. The proposal will not result in any significant adverse impacts upon any centre within the catchment area. Despite the minor increase in floorspace,



the commercial units will continue to function as a localised neighbourhood facility and will remain below the defined local centres in the retail hierarchy.

- 6.28 The delivery of the application proposals would not alter the defined network of centres. Although the quantum of floorspace is marginally greater, the nature of the development remains essentially unchanged from that previously granted planning permission.
- 6.29 The extant planning permission for 222 sq. m. gross retail floorspace on the site provides a 'fallback' position which should be considered when assessing the potential impact of the current proposals. It has been demonstrated that the forecast trade diversion impacts for the proposed development are only marginally higher than those of the extant permission. In all cases, trade diversions are low and would not give rise to material impacts upon the vitality and viability of any centre as a whole.
- 6.30 In summary, the assessment confirms that the effects of the current proposal will not lead to a significant adverse impact on the continued role and function of defined centres within and beyond the catchment area. It therefore meets the retail impact test.

7. Summary and Conclusion

- 7.1 This report has provided an assessment of the retail floorspace element of the proposed development at Auchmead Road against relevant retail policies, namely LDP Policy TCR7.
- 7.2 Planning permission was granted in June 2017 for retail development on the site comprising 222 sq. m. gross retail floorspace across 3 no. retail units. Sava Estates has been in discussions with a number of retail and commercial operators and as a result is seeking planning permission for a revised scheme on the site in order to meet operator requirements.
- 7.3 The number of proposed units has increased from three to four. It is proposed to increase the size of each unit from 74 sq. m. to 93 sq. m., providing 372 sq. m. in total. The permitted scheme assumed that all of the floorspace would be occupied by Class 1 retailers. However, on the basis of operator interest, and reflecting market trends more generally, it is proposed that one unit will be occupied by Domino's Pizza (Sui Generis use). The total retail floorspace to be provided will be 248 sq. m. gross, only marginally more than the approved development.
- 7.4 It has been demonstrated that there are no alternative sequentially preferable sites which are suitable, available and can viably accommodate development of the scale and nature proposed.
- 7.5 Whilst the proposed retail floorspace falls significantly below the 2,500 sq. m. threshold for the retail impact test set out in SPP, this statement has been prepared at the request of Planning Officers and in accordance with LDP Policy TCR7.
- 7.6 In terms of the impact of the proposed retail floorspace on facilities in existing centres, this assessment has demonstrated that the development will not have a significant adverse impact in terms of impact considerations set out in SPP. In particular:
- the turnover of the development equates to just 0.7% of available convenience goods expenditure and 0.9% of available comparison goods expenditure within the catchment area;
 - the proposed retail floorspace will divert trade from a number of existing facilities across the Greenock urban area and beyond, thereby having a limited impact on any particular store or centre; and
 - the impact upon Gourock and Greenock town centres will be negligible given that the proposed floorspace will not compete directly with the majority of uses within these centres.
- 7.7 This assessment demonstrates that the proposed retail development meets the sequential and retail impact tests. The extant planning permission for 222 sq. m. gross retail floorspace on the site provides a 'fallback' position which is highly material in planning terms. This should be considered when assessing the current proposals. It has been demonstrated that the forecast trade diversion impacts for the proposed development are only marginally higher than those of the extant permission. In all cases, trade diversions are low and would not give rise to material impacts upon the vitality and viability of any centre as a whole.

Appendix 1: Catchment Area Plan

-  1 Auchmead Road, Greenock (1)
-  Adjusted 5 Minute Drivetime (1)



Appendix 2: Sequential Site Assessment

Site ref. 1	Cumberland Walk Local Centre
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Site Visual



Key Information

Location	South-west Greenock. Designated local centre in the adopted Inverclyde Local Development Plan (August 2014).
Site Area	c. 0.83 ha
Existing Use	Vacant, derelict building comprising 13 no. ground floor commercial units and 20 no. residential dwellings above.

Availability

The existing building is unoccupied, having been vacated by the last remaining retail tenants in early September 2017. The site was previously marketed by Inverclyde Council for redevelopment in 2015. No scheme has progressed for the site and it has since been remarketed for development in September 2017.

A building warrant for demolition of the building, including adjoining raised deck access from Cumberland Road and associated external access stairs, was submitted to Inverclyde Council in November 2017. Inverclyde Council has advised that, despite the submission of a building warrant for demolition of the existing building, it is currently not aware of any proposals for the redevelopment of the site. It is therefore unlikely that any new development will come forward in the short to medium term. As such, the site is not considered available within a reasonable timescale to accommodate the proposed development.

Suitability

Due to its poor physical condition, the existing building is unsuitable for occupation. Significant and costly renovations to the existing building would be required to make the structure suitable to accommodate the proposed development. However, it is likely that the cost of these works would render the development scheme unviable. Despite the warrant for the demolition of the building, there is no indication of any comprehensive redevelopment proposal coming forward in the near

future. The site is therefore not considered suitable in the short to medium term to accommodate the proposed development.

Conclusion

The existing building at Cumberland Walk is in poor physical condition and not able to accommodate the proposed development without significant and costly refurbishment. The cost of this refurbishment to accommodate the development proposal is likely to render the scheme unviable. The site is therefore considered unsuitable to accommodate the proposed development.

In terms of the site's comprehensive redevelopment potential which would involve the demolition of the existing building, there is no indication of any redevelopment proposal coming forward in the short to medium term. As such, the site is not considered available within a reasonable timescale to accommodate the proposed development.

In conclusion, it is considered that Cumberland Walk is not considered sequentially preferable to the application site.

Site ref. 2	Spango Valley
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Site Visual



Key Information

Location	Between the A78 and the Glasgow to Wemyss Bay railway line, south-west Greenock. Identified as a 'Major Area of Change' in the adopted Inverclyde Local Development Plan (August 2014).
Site Area	56 ha
Existing Use	Vacant buildings, formerly occupied by IBM, with vacant land to the north-east and south-west.

Availability

The north western part of the site is owned by the Scottish Prison Service and planning permission in principle has been secured for a new prison on this section of the site. The remainder of the site is identified in the adopted Local Development Plan for a variety of uses, including an out of centre retail development opportunity. There is no extant planning permission and no planning applications for retail development have been submitted on the identified opportunity site. It is unlikely that development which could accommodate the proposals will come forward in the short to medium term. The site is therefore considered unavailable.

Suitability

Due to the scale and nature of the uses proposed across the wider site as set out in the adopted Inverclyde Local Development Plan, the site is not considered suitable to accommodate the proposals.

Furthermore, it is intended that any retail floorspace at Spango Valley would be complementary to, and provide a supporting facility for, the remaining uses to be brought forward at the site. As the site would meet a different need and catchment area to the proposed floorspace at Auchmead Road, it is not considered suitable.

Conclusion

The adopted Local Development Plan identifies an out of centre retail development opportunity on part of the site. As no planning applications have been submitted for retail development and in view of the scale of uses planned for the wider site, it is considered that the identified retail opportunity site at Spango Valley is both unavailable and unsuitable. In any event, on the basis that the development plan identifies the site as an 'out of centre retail opportunity' and does not benefit from any existing access or infrastructure, the site cannot be considered sequentially preferable to the application site.

Site ref. 3

Vacant Units, Barrs Cottage Local Centre

Site Visual



Key Information

Location	Inverkip Road and Old Inverkip Road, south-west Greenock.
Site Area	Unknown
Existing Use	2 no. vacant units

Availability

Whilst the retail units appear vacant, they are not being actively marketed. It is unclear whether they are available to accommodate the proposed development.

Suitability

There is no information available on the quantum of floorspace or the physical composition of these units. It is not possible to conclude whether they would be suitable to accommodate the proposed development. If there is insufficient space to accommodate the application proposals there is little scope to amalgamate a larger development site given the proximity of residential properties to the west and commercial units to the north.

Conclusions

These units are not considered to be sequentially preferable as it is uncertain as to whether they are available to accommodate the proposal or whether there is sufficient floorspace to accommodate the extent of development proposed. This site is clearly unsuitable for retail development and even if the site could accommodate the application proposal, its comprehensive redevelopment would be likely to render the scheme unviable.

Appendix 3: Economic Tables

TABLE 1: POPULATION AND CONVENIENCE GOODS EXPENDITURE WITHIN CATCHMENT AREA

		Primary Catchment Area	
	2017		
Population		17,987	
Expenditure per Head (£)		2,129	
Total Expenditure (£m)		38.30	
	2022		
Population		17,368	
Expenditure per Head (£)		2,183	
Total Expenditure (£m)		37.91	
Population Growth 2017-2022		-619	
Expenditure Growth 2017-2022 (£m)		-0.38	

NOTES:

1. The Primary Catchment Area is based on a 5 minute off-peak drivetime from the proposal site, with adjustments made where appropriate.
2. Population and expenditure per capita derived from Pitney Bowes Geolinsight (2015 based estimates) for the defined area.
3. Expenditure per capita identified to grow at ultra long term growth rate of +0.5% p/a (as identified by Pitney Bowes Retail Expenditure Guide, October 2016).
4. SFT for convenience goods deducted at 3.0% at 2017 (as identified by Pitney Bowes Retail Expenditure Guide, October 2016).

TABLE 2: POPULATION AND COMPARISON GOODS EXPENDITURE WITHIN CATCHMENT AREA

		Primary Catchment Area	
	2017		
Population		17,987	
Expenditure per Head (£)		2,331	
Total Expenditure (£m)		41.93	
	2022		
Population		17,368	
Expenditure per Head (£)		2,989	
Total Expenditure (£m)		51.92	
Population Growth 2017-2022		-619	
Expenditure Growth 2017-2022 (£m)		9.99	

NOTES:

1. The Primary Catchment Area is based on a 5 minute off-peak drivetime from the proposal site, with adjustments made where appropriate.
2. Population and expenditure per capita derived from Pitney Bowes Geolinsight (2015 based estimates) for the drivetime area.
3. Expenditure per capita identified to grow at ultra long term growth rate of +5.1% p/a (as identified by Pitney Bowes Retail Expenditure Guide, October 2016).
4. SFT for comparison goods deducted at 19.7% at 2017 (as identified by Pitney Bowes Retail Expenditure Guide, October 2016).

TABLE 3: COMMITTED AND PROPOSED DEVELOPMENT FLOORSACE SCHEDULE

Proposed Development	Total Floorspace Sq m Gross	Gross	Class 1 Retail Floorspace (sq m)		Comparison
			Net	Convenience	
Committed development	222	222	178	53	124
Proposed development	372	279	223	67	156
Difference	150	57	46	14	32

NOTES:

1. The proposed floorspace will be split evenly across the four proposed units (4 x 93 sq m gross). One unit will be occupied by a hot food takeaway use (omitted from the above retail floorspace table).
2. Convenience / comparison sales area based on information provided by developer on prospective operators. Assumed that one of the retail units will be occupied by a convenience operator and two retail units will be occupied by comparison goods retailers.

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TABLE 4A: ESTIMATED TURNOVER OF COMMITTED RETAIL DEVELOPMENT

Proposed Development	Floorspace (sq m)		Sales Area (sq m)		Sales Density (£'s per sq m)		Benchmark Turnover (£m) - 2017		Benchmark Turnover (£m) - 2022	
	Net	Comparison	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison
Retail Units	178	124	53	124	5,000	3,500	0.27	0.44	0.27	0.48
Total	178	124	53	124			0.27	0.44	0.27	0.48

NOTES:

1. Convenience/comparison sales areas derived from Table 3.
2. Sales densities assumed on the basis of small operators likely to occupy the units, based on Turley judgement.
3. Floorspace efficiency at + 0.4%, per annum for convenience goods and +1.8% per annum for comparison goods applied between 2017 and 2022.

TABLE 4B: ESTIMATED TURNOVER OF PROPOSED RETAIL DEVELOPMENT

Proposed Development	Floorspace (sq m)		Sales Area (sq m)		Sales Density (£'s per sq m)		Benchmark Turnover (£m) - 2017		Benchmark Turnover (£m) - 2022	
	Net	Comparison	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison	Convenience	Comparison
Retail Units	223	156	67	156	5,000	3,500	0.33	0.55	0.34	0.60
Total	223	156	67	156			0.33	0.55	0.34	0.60

NOTES:

1. Sales densities assumed on the basis of small operators likely to occupy the units, based on Turley judgement.
2. Floorspace efficiency at + 0.4%, per annum for convenience goods and +1.8% per annum for comparison goods applied between 2017 and 2022.

AT 2015 PRICES

SITE AT AUCHMEAD ROAD GREENOCK

TABLE 5A: ORIGIN OF TURNOVER OF COMMITTED RETAIL DEVELOPMENT IN 2022

Location	Convenience Goods		Penetration of available convenience goods expenditure	Trade Drawn	Comparison Goods Turnover	Penetration of available convenience goods expenditure
	Trade Drawn	Turnover				
Primary Catchment Area	75.0%	0.20	0.5%	75.0%	0.36	0.7%
Beyond Primary Catchment Area	25.0%	0.07	25.0%	25.0%	0.12	
	100.0%	0.27	100.0%	100.0%	0.48	

TABLE 5B: ORIGIN OF TURNOVER OF PROPOSED RETAIL DEVELOPMENT IN 2022

Location	Convenience Goods		Penetration of available convenience goods expenditure	Trade Drawn	Comparison Goods Turnover	Penetration of available convenience goods expenditure
	Trade Drawn	Turnover				
Primary Catchment Area	75.0%	0.26	0.7%	75.0%	0.45	0.9%
Beyond Primary Catchment Area	25.0%	0.09	25.0%	25.0%	0.15	
	100.0%	0.34	100.0%	100.0%	0.60	

NOTES:

1. Turnover from catchment area and beyond based on nature of surrounding uses, accessibility of the site and location of existing facilities

AT 2015 PRICES

SITE AT AUCHMEAD ROAD GREENOCK

TABLE 6A: ANTICIPATED TRADING EFFECTS OF COMMITTED DEVELOPMENT (CONVENIENCE AND COMPARISON GOODS) - 2022

Destination/Store	Convenience Goods		Comparison Goods	
	Trade Diversion to Committed Retail Units (%)	Trade Diversion to Committed Retail Units (£m)	Trade Diversion to Committed Retail Units (%)	Trade Diversion to Committed Retail Units (£m)
Within Catchment Area				
Barrs Cottage local centre	10.0%	0.03	5.0%	0.02
M&S Simply Food, BP Filling Station	10.0%	0.03	5.0%	0.02
Local shops, Cumberland Road	20.0%	0.05	10.0%	0.05
Outwith Catchment Area				
Gourock town centre	10.0%	0.03	15.0%	0.07
Greenock town centre	10.0%	0.03	15.0%	0.07
Sainsbury's Local, Inverkip	5.0%	0.01	5.0%	0.02
Other local stores and facilities	35.0%	0.10	45.0%	0.21
Total	100.0%	0.27	100.0%	0.48

TABLE 6B: ANTICIPATED TRADING EFFECTS OF PROPOSED DEVELOPMENT (CONVENIENCE AND COMPARISON GOODS) - 2022

Destination/Store	Convenience Goods		Comparison Goods	
	Trade Diversion to Proposed Retail Units (%)	Trade Diversion to Proposed Retail Units (£m)	Trade Diversion to Proposed Retail Units (%)	Trade Diversion to Proposed Retail Units (£m)
Within Catchment Area				
Barrs Cottage local centre	10.0%	0.03	5.0%	0.03
M&S Simply Food, BP filling station	10.0%	0.03	5.0%	0.03
Other local stores and facilities	20.0%	0.07	10.0%	0.06
Outwith Catchment Area				
Gourock town centre	10.0%	0.03	20.0%	0.12
Greenock town centre	10.0%	0.03	20.0%	0.12
Sainsbury's Local, Inverkip	5.0%	0.02	5.0%	0.03
Other local stores and facilities	35.0%	0.12	35.0%	0.21
Sub-total	100.0%	0.34	100.0%	0.60

NOTES:

1. Cumberland Walk Local Centre has not been included within the existing facilities as there are currently no operational shops within the centre

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**5. DRAINAGE AND SUDS REPORT SUBMITTED
WITH PLANNING APPLICATION**

WES Consulting Engineers
Drainage and SUDS Report
1 Auchmead Road, Greenock
For
Sava Estates

	Drainage Report, 1 Auchmead Road, Greenock
--	---

Revision	Date of issue	Comments	Prepared by	Checked by
0		1st issue	PD	JW

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Appendix A	Existing Scottish Water Records
Appendix B	Foul Calculations
Appendix C	Surface Water Runoff Calculations
Appendix D	Source Control Calculations
Appendix E	SEPA Simple Index Tool
Appendix F	Drainage Layout

1.0 Introduction

- 1.1 WES Consulting Engineers were commissioned by Sava Estates to act as Consulting Civil and Structural Engineers on the development. We have also been commissioned to design appropriate drainage solutions to satisfy the requirements of the local council and water authority.
- 1.2 This report will outline the drainage requirements of the development design proposal and the drainage strategies that are to be employed.
- 1.3 The calculations provided within this report will prove the design methodology to restrict flows to 14 litres per second without resulting in flooding based on the 1 in 200 year storm scenario including a 30% allowance for climate change.
- 1.4 The proposed development is located on 1 Auchmead Road, Greenock . The development is bounded by residential properties to the north and west, to the South the former Ravenscraig Primary School land, and to the east Auchmead Road. The development is brownfield and previously utilised for Larkfield Masonic Hall.
- 1.5 Records indicate there are foul and surface water sewers within Auchmead Road. There are no records available indicating where the discharge points are from the existing building.

2.0 Our Proposal

2.1 We propose to utilise separate foul and surface water sewers within the development prior to discharging to the existing foul and surface water sewers. To satisfy the SUDS requirements we propose to utilise source control methods in the form of permeable paving within the parking area of the proposed retail development, with flows being restricted to 5 litres per second through the use of an orifice within the last surface water manhole prior to discharging to the surface water sewer.

2.2 Foul Sewers

2.2.1 Foul flows from the development are proposed to connect by gravity to the connection point with the existing foul sewer within the development through the construction of a new manhole.

2.2.2 Foul sewer calculations are included in Appendix B.

2.3 Storm Sewers and SUDS

2.3.1 Storm water outflow from the development is proposed to be restricted to a minimum allowance of 5 litres per second. The brownfield runoff from the existing development has been calculated to 18 litres per second, therefore the proposed design has reduced the surface water flows from the development by 13 litres per second. Calculations are included in Appendix C.

2.3.2 The outflow is proposed to be restricted through the use of a 49mm diameter orifice located within manhole S3, prior discharging to the existing surface water sewer.

2.3.3 Restricted flows from the orifice are proposed to be attenuated within the construction makeup of the permeable paving structure located within the proposed parking area. The volume of attenuation available within the permeable paving ensures that no flooding occurs from the system up to the 1 in 200 year storm event with a 30% allowance for climate change. Source Control calculations for the permeable paving are included within Appendix D.

2.3.4 Sustainable Urban Drainage Systems (SUDS) are a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than “conventional” techniques. The requirement for SUDS to account for the quantity and quality of surface water is an intrinsic part of the planning process and all new developments.

2.3.5 In consideration of SUDS solutions, the site has been assessed to match best practice with natural topography, nature of surrounding developments, geotechnical conditions, catchment criteria and relationship to the site to structured drainage systems. The SEPA Simple Index Tool has been used to confirm that the porous paving provides adequate treatment for the car parking and that filter trenches are sufficient for the roof surface water run-off. These results can be found in Appendix E.

2.4 Flood Risk

2.4.1 Proposed levels within the development removes the low points associated with the surface water ponding.

- 2.4.2 Simulations of the proposed surface water drainage system attenuated the restricted flows for the critical storm duration up to the 1 in 200 year storm event with an allowance of 30% for climate change without exceedance. Therefore the development is not at risk of flooding from the proposals.
- 2.4.3 Although given proper maintenance the risk of flooding due to failure of the proposed drainage system is a minimal risk, in the event of failure, surface water flows are directed away from the proposed commercial units and generally directed to the car park or vehicular access areas where above ground storage is available until suitable maintenance can be carried out. In extreme event flows would be directed towards the adjacent carriageways and the surface water drainage systems without posing risk to neighbouring property.

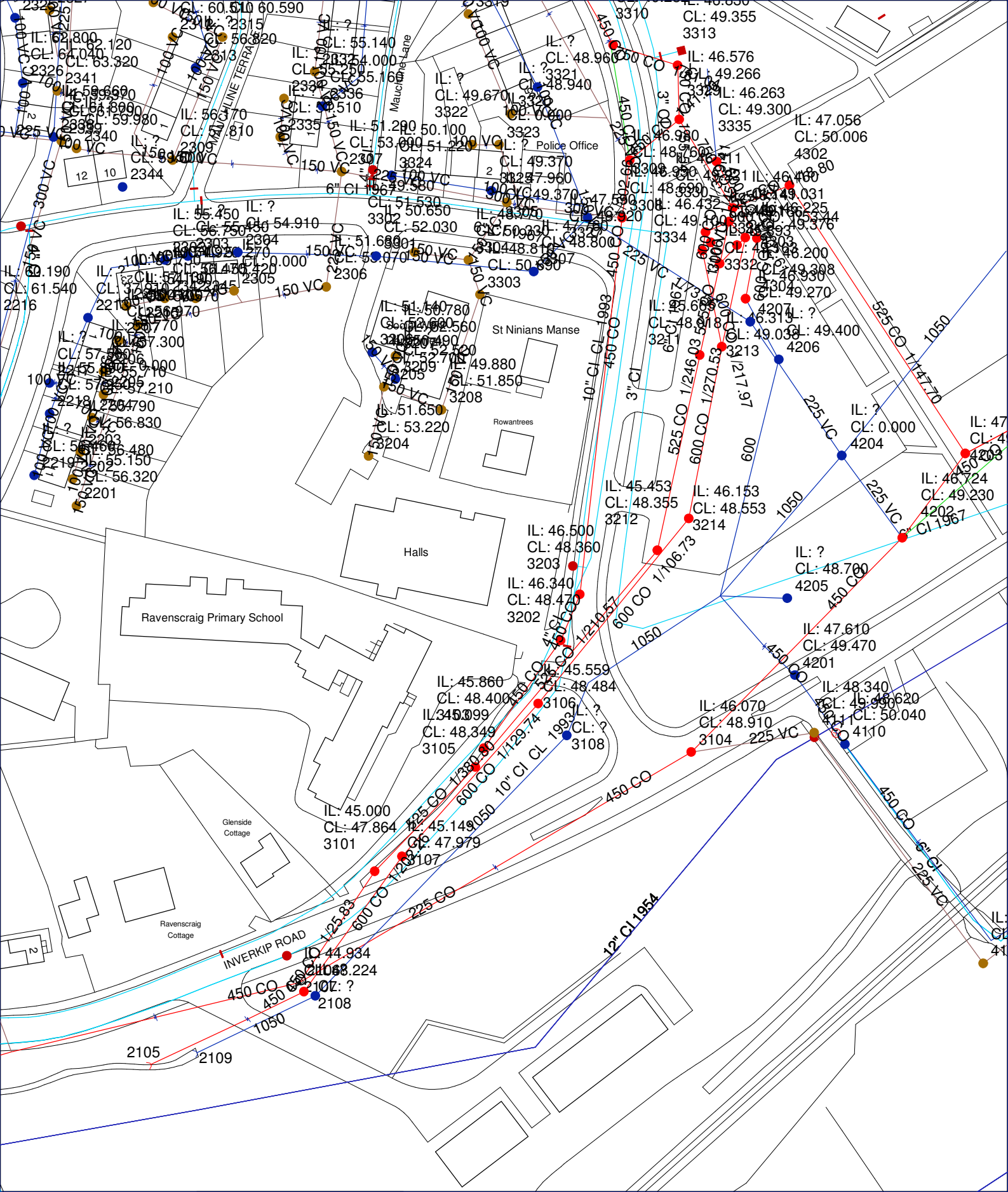
3.0 Conclusion

3.1 This report and the design drawings and calculations contained within the appendixes confirm that the design meets with the requirements;

- Water quality - providing adequate levels of treatment to all carriageway and roof areas using the SEPA Simple Index Tool.
- Control of discharge rates - limited to 5 litres per second
- Attenuation of restricted up to the 1 in 200 year storm event with a 30% allowance for climate change without resulting flooding
- Provides an outfall connecting foul and surface water discharges to the adopted sewer network.

Appendix A

Existing Scottish Water Records



Project Information:
 Project Name: North

Plot Information:
 Date of Plot:
 Tuesday, January 30, 2018
 14:29:31

Metres
 10 0 10 20 30 40

Map Scale 1: 1249

Legend:

- Fire
- Distribution
- Foul
- Surface
- Abandoned
- Trunk main
- Combined
- Abandoned - Water
- Pressure Reducing Valve - Water
- Chamber: Foul - Waste Water
- Revenue Meter - Water
- OutFall: Surface Water - Waste Water
- Service Point - Water
- Taper - Water
- Air Valve Single - Water
- Change Collar - Water
- Bulk Meter - Water
- Other - Water
- Terminal Hydrant
- Chamber: Combined
- Control Valve (Closed)
- Water Supply Valve
- Chamber: Combined
- Change of Attribute
- Combined Storm
- TWS - Assets
- Blind Cap - Water
- Abandoned - Waste Water
- Chamber: Surface - Waste Water
- Control Valve (Open) - Water
- Fire Hydrant - Water
- TWP - Assets

The position of East of Scotland Water's apparatus is shown as accurately as possible, but the positions must be regarded as approximate only. There may, however, be no record is held. In particular, the positions of the apparatus may not be shown. You should ensure that all properties have a service connection to the apparatus shown on the map. In cases where there is any doubt as to the route of our apparatus, we will attend the site at your request and identify the routes and/or existence of our apparatus.

East of Scotland Water

Appendix B Foul Calculations

Existing Foul Discharge

Larkfield Masonic Hall:

Estimated Capacity - 40 people, 4 staff

Flow per person (Flows and Loads) - 12 litres per day

Flow per staff (Flows and Loads) - 50 litres per day

Total Flows - $(40 * 12) + (4 * 50) = 480 + 200 = 680$ litres per day = **0.008 litres per second**

Proposed Foul Discharge

3 retail units:

Estimated Capacity - 4 staff per unit

Flow per staff (Flows and Loads) - 50 litres per day

Total Flows - $3 * (4 * 50) = 600$ litres per day = **0.007 litres per second**

Appendix C

Surface Water Discharge Rates

Existing Brownfield Surface Water Runoff

Existing Hardstanding Area which is impermeable - 1620m²

Rainfall - 40mm/hr

Flow - $1620 * 0.040 = 64.8$ m³/hr

Flow rate l/s - $(64.8 / 60 / 60) * 1000 = 18$ litres per second

Proposed Surface Water Runoff

Development Area which is impermeable - 1292m²

Rainfall - 40mm/hr

Flow - $1292 * 0.040 = 52$ m³/hr


Flow rate l/s - $(52 / 60 / 60) * 1000 = 14$ litres per second

However this will be attenuated to 5 l/sec

Appendix D

Source Control Calculations

1 in 30 Year+ 30% Climate change

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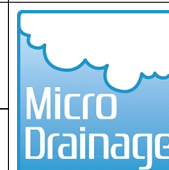
Summary of Results for 30 year Return Period (+30%)

Half Drain Time : 65 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m ³)	Status
15 min Summer	47.654	0.154	0.0	1.8	1.8	7.1	O K
30 min Summer	47.685	0.185	0.0	2.0	2.0	10.0	O K
60 min Summer	47.709	0.209	0.0	2.2	2.2	12.4	O K
120 min Summer	47.725	0.225	0.0	2.2	2.2	13.9	O K
180 min Summer	47.729	0.229	0.0	2.3	2.3	14.3	O K
240 min Summer	47.728	0.228	0.0	2.3	2.3	14.2	O K
360 min Summer	47.722	0.222	0.0	2.2	2.2	13.6	O K
480 min Summer	47.713	0.213	0.0	2.2	2.2	12.8	O K
600 min Summer	47.705	0.205	0.0	2.1	2.1	12.0	O K
720 min Summer	47.696	0.196	0.0	2.1	2.1	11.2	O K
960 min Summer	47.681	0.181	0.0	2.0	2.0	9.7	O K
1440 min Summer	47.656	0.156	0.0	1.8	1.8	7.3	O K
2160 min Summer	47.628	0.128	0.0	1.6	1.6	4.9	O K
2880 min Summer	47.608	0.108	0.0	1.5	1.5	3.5	O K
4320 min Summer	47.582	0.082	0.0	1.2	1.2	2.0	O K
5760 min Summer	47.568	0.068	0.0	1.0	1.0	1.4	O K
7200 min Summer	47.562	0.062	0.0	0.9	0.9	1.1	O K
8640 min Summer	47.557	0.057	0.0	0.8	0.8	1.0	O K
10080 min Summer	47.553	0.053	0.0	0.7	0.7	0.8	O K
15 min Winter	47.665	0.165	0.0	1.9	1.9	8.2	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	66.744	0.0	8.5	22
30 min Summer	47.005	0.0	12.5	34
60 min Summer	31.491	0.0	17.2	56
120 min Summer	20.536	0.0	22.8	90
180 min Summer	15.872	0.0	26.6	126
240 min Summer	13.200	0.0	29.6	160
360 min Summer	10.154	0.0	34.3	228
480 min Summer	8.420	0.0	38.0	294
600 min Summer	7.277	0.0	41.1	360
720 min Summer	6.459	0.0	43.8	424
960 min Summer	5.349	0.0	48.4	548
1440 min Summer	4.100	0.0	55.6	792
2160 min Summer	3.139	0.0	63.8	1148
2880 min Summer	2.595	0.0	70.2	1504
4320 min Summer	1.983	0.0	80.1	2208
5760 min Summer	1.637	0.0	87.9	2936
7200 min Summer	1.411	0.0	94.3	3672
8640 min Summer	1.250	0.0	99.8	4336
10080 min Summer	1.129	0.0	104.7	5104
15 min Winter	66.744	0.0	9.7	23


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XP Solutions		Source Control 2016.1



Summary of Results for 30 year Return Period (+30%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max Σ Outflow (l/s)	Max Volume (m³)	Status
30 min Winter	47.700	0.200	0.0	2.1	2.1	11.5	O K
60 min Winter	47.728	0.228	0.0	2.3	2.3	14.2	O K
120 min Winter	47.745	0.245	0.0	2.4	2.4	15.8	O K
180 min Winter	47.746	0.246	0.0	2.4	2.4	16.0	O K
240 min Winter	47.743	0.243	0.0	2.3	2.3	15.6	O K
360 min Winter	47.730	0.230	0.0	2.3	2.3	14.4	O K
480 min Winter	47.715	0.215	0.0	2.2	2.2	13.0	O K
600 min Winter	47.701	0.201	0.0	2.1	2.1	11.6	O K
720 min Winter	47.688	0.188	0.0	2.0	2.0	10.4	O K
960 min Winter	47.666	0.166	0.0	1.9	1.9	8.2	O K
1440 min Winter	47.633	0.133	0.0	1.6	1.6	5.3	O K
2160 min Winter	47.599	0.099	0.0	1.4	1.4	2.9	O K
2880 min Winter	47.578	0.078	0.0	1.2	1.2	1.8	O K
4320 min Winter	47.562	0.062	0.0	0.9	0.9	1.2	O K
5760 min Winter	47.555	0.055	0.0	0.7	0.7	0.9	O K
7200 min Winter	47.550	0.050	0.0	0.6	0.6	0.7	O K
8640 min Winter	47.546	0.046	0.0	0.6	0.6	0.6	O K
10080 min Winter	47.543	0.043	0.0	0.5	0.5	0.6	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Discharge Volume (m³)	Time-Peak (mins)
30 min Winter	47.005	0.0	14.2	35
60 min Winter	31.491	0.0	19.4	60
120 min Winter	20.536	0.0	25.6	96
180 min Winter	15.872	0.0	29.9	134
240 min Winter	13.200	0.0	33.3	172
360 min Winter	10.154	0.0	38.5	244
480 min Winter	8.420	0.0	42.7	314
600 min Winter	7.277	0.0	46.2	380
720 min Winter	6.459	0.0	49.2	444
960 min Winter	5.349	0.0	54.4	570
1440 min Winter	4.100	0.0	62.5	810
2160 min Winter	3.139	0.0	71.8	1152
2880 min Winter	2.595	0.0	79.0	1500
4320 min Winter	1.983	0.0	90.2	2180
5760 min Winter	1.637	0.0	98.9	2936
7200 min Winter	1.411	0.0	106.2	3648
8640 min Winter	1.250	0.0	112.4	4344
10080 min Winter	1.129	0.0	118.0	5024

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Model Details

Storage is Online Cover Level (m) 48.500

Porous Car Park Structure

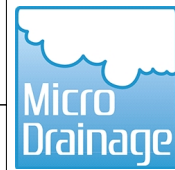
Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	10.0
Membrane Percolation (mm/hr)	1000	Length (m)	24.0
Max Percolation (l/s)	66.7	Slope (1:X)	150.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.40	Evaporation (mm/day)	3
Invert Level (m)	47.500	Membrane Depth (m)	0

Orifice Outflow Control

Diameter (m) 0.049 Discharge Coefficient 0.600 Invert Level (m) 47.500

1 in 200 year + 30% Climate change

AUCHMEAD ROAD
GREENOCK



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XP Solutions

Source Control 2016.1

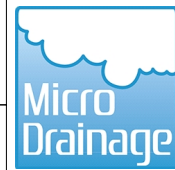
Summary of Results for 200 year Return Period (+30%)

Half Drain Time : 91 minutes.

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Control (l/s)	Max E Outflow (l/s)	Max Volume (m ³)	Status
15 min Summer	47.701	0.201	0.0	2.1	2.1	11.6	O K
30 min Summer	47.752	0.252	0.0	2.4	2.4	16.5	O K
60 min Summer	47.793	0.293	0.0	2.6	2.6	20.4	O K
120 min Summer	47.817	0.317	0.0	2.7	2.7	22.8	O K
180 min Summer	47.824	0.324	0.0	2.7	2.7	23.4	O K
240 min Summer	47.824	0.324	0.0	2.7	2.7	23.4	O K
360 min Summer	47.816	0.316	0.0	2.7	2.7	22.7	O K
480 min Summer	47.805	0.305	0.0	2.7	2.7	21.6	O K
600 min Summer	47.793	0.293	0.0	2.6	2.6	20.5	O K
720 min Summer	47.781	0.281	0.0	2.5	2.5	19.3	O K
960 min Summer	47.759	0.259	0.0	2.4	2.4	17.2	O K
1440 min Summer	47.722	0.222	0.0	2.2	2.2	13.7	O K
2160 min Summer	47.682	0.182	0.0	2.0	2.0	9.8	O K
2880 min Summer	47.654	0.154	0.0	1.8	1.8	7.1	O K
4320 min Summer	47.616	0.116	0.0	1.5	1.5	4.0	O K
5760 min Summer	47.593	0.093	0.0	1.3	1.3	2.6	O K
7200 min Summer	47.577	0.077	0.0	1.2	1.2	1.8	O K
8640 min Summer	47.568	0.068	0.0	1.0	1.0	1.4	O K
10080 min Summer	47.563	0.063	0.0	0.9	0.9	1.2	O K
15 min Winter	47.718	0.218	0.0	2.2	2.2	13.3	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
15 min Summer	100.119	0.0	13.4	23
30 min Summer	71.454	0.0	19.7	36
60 min Summer	47.634	0.0	26.6	62
120 min Summer	30.637	0.0	34.6	96
180 min Summer	23.425	0.0	39.8	130
240 min Summer	19.331	0.0	43.9	164
360 min Summer	14.689	0.0	50.2	234
480 min Summer	12.070	0.0	55.0	302
600 min Summer	10.358	0.0	59.1	368
720 min Summer	9.138	0.0	62.6	434
960 min Summer	7.497	0.0	68.5	562
1440 min Summer	5.671	0.0	77.7	810
2160 min Summer	4.280	0.0	87.9	1172
2880 min Summer	3.501	0.0	95.7	1532
4320 min Summer	2.633	0.0	107.5	2244
5760 min Summer	2.150	0.0	116.6	2944
7200 min Summer	1.836	0.0	124.1	3672
8640 min Summer	1.615	0.0	130.5	4352
10080 min Summer	1.449	0.0	136.2	5104
15 min Winter	100.119	0.0	15.2	23

AUCHMEAD ROAD
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Summary of Results for 200 year Return Period (+30%)

Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (1/s)	Max Control (1/s)	Max Σ Outflow (1/s)	Max Volume (m ³)	Status
30 min Winter	47.776	0.276	0.0	2.5	2.5	18.8	O K
60 min Winter	47.824	0.324	0.0	2.7	2.7	23.4	O K
120 min Winter	47.851	0.351	0.0	2.9	2.9	26.0	O K
180 min Winter	47.857	0.357	0.0	2.9	2.9	26.6	O K
240 min Winter	47.854	0.354	0.0	2.9	2.9	26.3	O K
360 min Winter	47.838	0.338	0.0	2.8	2.8	24.8	O K
480 min Winter	47.819	0.319	0.0	2.7	2.7	22.9	O K
600 min Winter	47.799	0.299	0.0	2.6	2.6	21.0	O K
720 min Winter	47.781	0.281	0.0	2.5	2.5	19.3	O K
960 min Winter	47.748	0.248	0.0	2.4	2.4	16.1	O K
1440 min Winter	47.697	0.197	0.0	2.1	2.1	11.3	O K
2160 min Winter	47.649	0.149	0.0	1.8	1.8	6.6	O K
2880 min Winter	47.617	0.117	0.0	1.5	1.5	4.1	O K
4320 min Winter	47.581	0.081	0.0	1.2	1.2	2.0	O K
5760 min Winter	47.566	0.066	0.0	1.0	1.0	1.3	O K
7200 min Winter	47.559	0.059	0.0	0.8	0.8	1.0	O K
8640 min Winter	47.554	0.054	0.0	0.7	0.7	0.9	O K
10080 min Winter	47.551	0.051	0.0	0.7	0.7	0.8	O K

Storm Event	Rain (mm/hr)	Flooded Volume (m ³)	Discharge Volume (m ³)	Time-Peak (mins)
30 min Winter	71.454	0.0	22.2	36
60 min Winter	47.634	0.0	30.0	62
120 min Winter	30.637	0.0	38.9	102
180 min Winter	23.425	0.0	44.7	140
240 min Winter	19.331	0.0	49.3	178
360 min Winter	14.689	0.0	56.4	252
480 min Winter	12.070	0.0	61.8	324
600 min Winter	10.358	0.0	66.4	392
720 min Winter	9.138	0.0	70.3	460
960 min Winter	7.497	0.0	76.9	590
1440 min Winter	5.671	0.0	87.2	840
2160 min Winter	4.280	0.0	98.7	1196
2880 min Winter	3.501	0.0	107.5	1536
4320 min Winter	2.633	0.0	120.9	2216
5760 min Winter	2.150	0.0	131.1	2936
7200 min Winter	1.836	0.0	139.6	3608
8640 min Winter	1.615	0.0	146.9	4384
10080 min Winter	1.449	0.0	153.3	5040

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Model Details

Storage is Online Cover Level (m) 48.500

Porous Car Park Structure

Infiltration Coefficient Base (m/hr)	0.00000	Width (m)	10.0
Membrane Percolation (mm/hr)	1000	Length (m)	24.0
Max Percolation (l/s)	66.7	Slope (1:X)	150.0
Safety Factor	2.0	Depression Storage (mm)	5
Porosity	0.40	Evaporation (mm/day)	3
Invert Level (m)	47.500	Membrane Depth (m)	0

Orifice Outflow Control

Diameter (m) 0.049 Discharge Coefficient 0.600 Invert Level (m) 47.500

Appendix E
SEPA Simple Index Tool

SIMPLE INDEX APPROACH: TOOL



HRW shall not be liable for any direct or indirect damage claim, loss, cost, expense or liability whatsoever arising out of the use or impossibility to use the tool, even when HRW has been informed of the possibility of the same. The user hereby indemnifies HRW from and against any damage claim, loss, expense or liability resulting from any action taken against HRW that is related in any way to the use of the tool or any reliance made in respect of the output of such use by any person whatsoever. HRW does not guarantee that the tool's functions meet the requirements of any person, nor that the tool is free from errors.

- The steps set out in the tool should be applied for each inflow or 'runoff area' (ie each impermeable surface area separately discharging to a SuDS component).
- The supporting 'Design Conditions' stated by the tool must be fully considered and implemented in all cases.
- Relevant design examples are included in the SuDS Manual Appendix C.
- Each of the steps below are part of the process set out in the flowchart on Sheet 3.
- Sheet 4 summarises the selections made below and indicates the acceptability of the proposed SuDS components.

DROP DOWN LIST RELEVANT INPUTS NEED TO BE SELECTED FROM THESE LISTS, FOR EACH STEP
USER ENTRY USER ENTRY CELLS ARE ONLY REQUIRED WHERE INDICATED BY THE TOOL

STEP 1: Determine the Pollution Hazard Index for the runoff area discharging to the proposed SuDS scheme

This step requires the user to select the appropriate land use type for the area from which the runoff is occurring

If the land use varies across the 'runoff area', either:

- use the land use type with the highest Pollution Hazard Index
- apply the approach for each of the land use types to determine whether the proposed SuDS design is sufficient for all. If it is not, consider collecting more hazardous runoff separately and providing additional treatment.

If the generic land use types suggested are not applicable, select 'Other' and enter a description of the land use and agreed user defined indices in the row below the drop-down list.

Runoff Area Land Use Description	Hazard Level	Pollution Hazard Indices		
		Total Suspended Solids	Metals	Hydrocarbons
Select land use type from the drop down list (or 'Other' if none applicable)				
Non-residential car parking with frequent change (eg hospitals, retail)	Medium	0.7	0.6	0.7
Landuse Pollution Hazard Index	Medium	0.7	0.6	0.7

DESIGN CONDITIONS	
1	2

STEP 2A: Determine the Pollution Mitigation Index for the proposed SuDS components

This step requires the user to select the proposed SuDS components that will be used to treat runoff - before it is discharged to a receiving surface water body or downstream infiltration component

If the runoff is discharged directly to an infiltration component, without upstream treatment, select 'None' for each of the 3 SuDS components and move to Step 2B

This step should be applied to evaluate the water quality protection provided by proposed SuDS components for discharges to receiving surface waters or downstream infiltration components (note, in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design)

If you have fewer than 3 components, select 'None' for the components that are not required

If the proposed component is bespoke and/or a proprietary treatment product and not generically described by the suggested components, then 'Proprietary treatment system' or 'User defined indices' should be selected and a description of the component and agreed user defined indices should be entered in the rows below the drop-down lists

SuDS Component Description	Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
Select SuDS Component 1 (i.e. the upstream SuDS component) from the drop-down list			
Perforated pavement (where the pavement is not designed as an infiltration component)	0.7	0.6	0.7
Select SuDS Component 2 (i.e. the second SuDS component in a series) from the drop-down list			
None			
Select SuDS Component 3 (i.e. the third SuDS component in a series) from the drop-down list			
None			
Aggregated Surface Water Pollution Mitigation Index	0.7	0.6	0.7

DESIGN CONDITIONS			
1	2	3	

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at <= 0.95. In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, the outcome would need more detailed verification).

Is the runoff now discharged to an infiltration component?
 Yes? [Go to Step 2B](#)
 No? [Go to Step 2C](#)

STEP 2B: Determine the Pollution Mitigation Index for the proposed Groundwater Protection

This step requires the user to select the type of groundwater protection that is either part of the SuDS component or that lies between the component and the groundwater

This step should be applied where a SuDS component is specifically designed to infiltrate runoff (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design)

'Groundwater protection' describes the proposed depth of soil or other material through which runoff will flow between the runoff surface and the underlying groundwater

Where the discharge is to surface waters and risks to groundwater need not be considered, select 'None'

If the proposed groundwater protection is bespoke and/or a proprietary product and not generically described by the suggested measures, then a description of the protection and agreed user defined indices should be entered in the row below the drop-down list

Select type of groundwater protection from the drop-down list	Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
None	0	0	0
Groundwater Protection Pollution Mitigation Index	0	0	0

DESIGN CONDITIONS			
1	2	3	4

STEP 2C: Determine the Combined Pollution Mitigation Indices for the Runoff Area

This is an automatic step which combines the proposed SuDS Pollution Mitigation Indices with any Groundwater Protection Pollution Mitigation Indices

Combined Pollution Mitigation Indices for the Runoff Area	Combined Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
	0.7	0.6	0.7

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at <= 0.95. In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, the outcome would need more detailed verification).

STEP 2D: Determine Sufficiency of Pollution Mitigation Indices for Selected SuDS Components

This is an automatic step which compares the Combined Pollution Mitigation Indices with the Land Use Hazard Indices, to determine whether the proposed components are sufficient to manage each pollutant category type

When the combined mitigation index exceeds the land use pollution hazard index, then the proposed components are considered sufficient in providing pollution risk mitigation

In England and Wales, where the discharge is to protected surface waters or groundwater, an additional treatment component (ie rear and above that required for standard discharges), or other equivalent protection, is required that provides additional protection in the event of an unexpected pollution event or poor system performance. Protected surface waters are those designated for drinking water abstraction. In England and Wales, protected groundwater resources are defined as Source Protection Zone 1. In Northern Ireland, a more prescriptive approach may be required and this should be checked with the environmental regulator on a site by site basis

Sufficiency of Pollution Mitigation Indices	Sufficiency of Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
Sufficient	Sufficient	Sufficient	

DESIGN CONDITIONS

Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see Chapter 7 The SuDS design process). The proximity of developments or other sites close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England

SIMPLE INDEX APPROACH: TOOL



HRW shall not be liable for any direct or indirect damage claim, loss, cost, expense or liability whatsoever arising out of the use or impossibility to use the tool, even when HRW has been informed of the possibility of the same. The user hereby indemnifies HRW from and against any damage claim, loss, expense or liability resulting from any action taken against HRW that is related in any way to the use of the tool or any reliance made in respect of the output of such use by any person whatsoever. HRW does not guarantee that the tool's functions meet the requirements of any person, nor that the tool is free from errors.

- The steps set out in the tool should be applied for each inflow or 'runoff area' (ie each impermeable surface area separately discharging to a SuDS component).
- The supporting 'Design Conditions' stated by the tool must be fully considered and implemented in all cases.
- Relevant design examples are included in the SuDS Manual Appendix C.
- Each of the steps below are part of the process set out in the flowchart on Sheet 3.
- Sheet 4 summarises the selections made below and indicates the acceptability of the proposed SuDS components.

DROP DOWN LIST RELEVANT INPUTS NEED TO BE SELECTED FROM THESE LISTS, FOR EACH STEP
USER ENTRY USER ENTRY CELLS ARE ONLY REQUIRED WHERE INDICATED BY THE TOOL

STEP 1: Determine the Pollution Hazard Index for the runoff area discharging to the proposed SuDS scheme

This step requires the user to select the appropriate land use type for the area from which the runoff is occurring

If the land use varies across the 'runoff area', either:

- use the land use type with the highest Pollution Hazard Index
- apply the approach for each of the land use types to determine whether the proposed SuDS design is sufficient for all. If it is not, consider collecting more hazardous runoff separately and providing additional treatment.

If the generic land use types suggested are not applicable, select 'Other' and enter a description of the land use and agreed user defined indices in the row below the drop-down list.

Runoff Area Land Use Description	Hazard Level	Pollution Hazard Indices			
		Total Suspended Solids	Metals	Hydrocarbons	
Select land use type from the drop down list (or 'Other' if none applicable)					
Commercial/Industrial roofing, inert materials	Very low	0.3	0.2	0.05	
Landuse Pollution Hazard Index		Very low	0.3	0.2	0.05

DESIGN CONDITIONS		
1	2	

STEP 2A: Determine the Pollution Mitigation Index for the proposed SuDS components

This step requires the user to select the proposed SuDS components that will be used to treat runoff - before it is discharged to a receiving surface water body or downstream infiltration component

If the runoff is discharged directly to an infiltration component, without upstream treatment, select 'None' for each of the 3 SuDS components and move to Step 2B

This step should be applied to evaluate the water quality protection provided by proposed SuDS components for discharges to receiving surface waters or downstream infiltration components (note, in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

If you have fewer than 3 components, select 'None' for the components that are not required

If the proposed component is bespoke and/or a proprietary treatment product and not generically described by the suggested components, then 'Proprietary treatment system' or 'User defined indices' should be selected and a description of the component and agreed user defined indices should be entered in the rows below the drop-down lists

SuDS Component Description	Pollution Mitigation Indices			
	Total Suspended Solids	Metals	Hydrocarbons	
Select SuDS Component 1 (i.e. the upstream SuDS component) from the drop-down list:				
Filter drain (where the trench is not designed as an infiltration component)	0.4	0.4	0.4	
Select SuDS Component 2 (i.e. the second SuDS component in a series) from the drop-down list:				
None				
Select SuDS Component 3 (i.e. the third SuDS component in a series) from the drop-down list:				
None				
Aggregated Surface Water Pollution Mitigation Index		0.4	0.4	0.4

DESIGN CONDITIONS			
1	2	3	

SuDS components can only be assumed to deliver these indices if they follow design guidance with respect to hydraulic and treatment efficiency. In each case, a separate zone, set out in the relevant technical component chapters of the SuDS Manual. See also checklists in Appendix B.

Filter drains should be preceded by gullweed components that trap(s) oil, or designed specifically to treat sediment in a separate zone, easily accessible for maintenance, such that the sediment will not be re-suspended in subsequent events.

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at <= 0.95. In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, the outcome would need more detailed verification).

Is the runoff now discharged to an infiltration component?
 Yes? [Go to Step 2B](#)
 No? [Go to Step 2C](#)

STEP 2B: Determine the Pollution Mitigation Index for the proposed Groundwater Protection

This step requires the user to select the type of groundwater protection that is either part of the SuDS component or that lies between the component and the groundwater

This step should be applied where a SuDS component is specifically designed to infiltrate runoff (note: in England and Wales this will include components that allow any amount of infiltration, however small, even where infiltration is not specifically accounted for in the design).

'Groundwater protection' describes the proposed depth of soil or other material through which runoff will flow between the runoff surface and the underlying groundwater.

Where the discharge is to surface waters and risks to groundwater need not be considered, select 'None'

If the proposed groundwater protection is bespoke and/or a proprietary product and not generically described by the suggested measures, then a description of the protection and agreed user defined indices should be entered in the row below the drop-down list

Select type of groundwater protection from the drop-down list:	Pollution Mitigation Indices			
	Total Suspended Solids	Metals	Hydrocarbons	
None	0	0	0	
Groundwater Protection Pollution Mitigation Index		0	0	0

DESIGN CONDITIONS			
1	2	3	4

STEP 2C: Determine the Combined Pollution Mitigation Indices for the Runoff Area

This is an automatic step which combines the proposed SuDS Pollution Mitigation Indices with any Groundwater Protection Pollution Mitigation Indices

Combined Pollution Mitigation Indices for the Runoff Area	Combined Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
	0.4	0.4	0.4

Note: If the total aggregated mitigation index is > 1 (which is not a realistic outcome), then the outcome is fixed at <= 0.95. In this scenario, the proposed components are likely to have a very high mitigation potential for reducing pollutant levels in the runoff and should be sufficient for any proposed land use (note: where risk assessment is required, the outcome would need more detailed verification).

STEP 2D: Determine Sufficiency of Pollution Mitigation Indices for Selected SuDS Components

This is an automatic step which compares the Combined Pollution Mitigation Indices with the Land Use Hazard Indices, to determine whether the proposed components are sufficient to manage each pollutant category type

When the combined mitigation index exceeds the land use pollution hazard index, then the proposed components are considered sufficient in providing pollution risk mitigation.

In England and Wales, where the discharge is to protected surface waters or groundwater, an additional treatment component (ie near and above that required for standard discharges), or other equivalent protection, is required that provides additional protection in the event of an unexpected pollution event or poor system performance. Protected surface waters are those designated for drinking water abstraction. In England and Wales, protected groundwater resources are defined as Source Protection Zone 1. In Northern Ireland, a more prescriptive approach may be required and this should be checked with the environmental regulator on a site by site basis.

Sufficiency of Pollution Mitigation Indices	Sufficiency of Pollution Mitigation Indices		
	Total Suspended Solids	Metals	Hydrocarbons
Sufficient	Sufficient	Sufficient	Sufficient

Reference to local planning documents should also be made to identify any additional protection required for sites due to habitat conservation (see Chapter 7 The SuDS design process). The protection of developments or other sites close proximity to an area with an environmental designation, such as a Site of Special Scientific Interest (SSSI), should be considered via consultation with relevant conservation bodies such as Natural England.

Appendix F Drainage Layout

CONTRACTOR NOTES:

- THE CONTRACTOR MUST UNDERTAKE A RISK ASSESSMENT IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND SPECIFICATIONS A METHODO STATEMENT OF WORKS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK CARRIED OUT BY THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE RELEVANT REGULATIONS AND SPECIFICATIONS AND ALL OTHER RELEVANT LEGISLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.
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CONTRACTOR NOTES:

- REFER TO ARCHITECTS DRAWINGS FOR FULL SCOPE OF THE PROPOSED CONTRACT WORKS.
- DO NOT SCALE FROM THIS DRAWING.
- ANY DIMENSIONS BETWEEN THE ARCHITECTS AND ENGINEER SHALL BE TAKEN FROM THE ARCHITECTS DRAWINGS UNLESS OTHERWISE STATED TO THE CONTRARY.
- WHERE REQUIRED, ALL EXCAVATIONS TO BE EXACTLY SUPPORTED TO THE CONTRACTOR. USE ALL TEMPORARY WORKS TO BE DESIGNED BY THE CONTRACTOR.
- IF ANY PARTIES INVOLVED IN THE PROJECT ARE IN ANY DOUBT OR UNCERTAINTY AS TO THE INTERPRETATION OF ANY DRAWING OR SPECIFICATION, THEY SHOULD CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION. CONSULTING ENGINEERS SHALL NOT BE HELD RESPONSIBLE FOR ANY MISINTERPRETATION OF INFORMATION SHOWN ON THIS DRAWING.

ISSUED FOR PLANNING

no	description	by	date	chk

AMENDMENTS

project title
**RETAIL DEVELOPMENT
 1 AUCHMEAD ROAD
 GREENOCK**

drawing title
DRAINAGE LAYOUT

client
SAVA ESTATES

WES Consulting Engineers
 Structural Design Solutions

10th Floor, 100
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drawing title			
drawn by	checked by	scale	sheet size
PD	JW	1:200	A1
project number	drawing number	revision	
639	C001		

CONTRACTOR NOTES:

- THE CONTRACTOR MUST UNDERTAKE A RISK ASSESSMENT IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND SPECIFICATIONS A METHODO STATEMENT OF WORKS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- ALL WORK CARRIED OUT BY THE CONTRACTOR MUST COMPLY WITH THE REQUIREMENTS OF THE RELEVANT REGULATIONS AND SPECIFICATIONS AND ALL OTHER RELEVANT LEGISLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK.
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ISSUED FOR PLANNING

no	description	by	date	chk

AMENDMENTS

project title
**RETAIL DEVELOPMENT
 1 AUCHMEAD ROAD
 GREENOCK**

drawing title
DRAINAGE LAYOUT

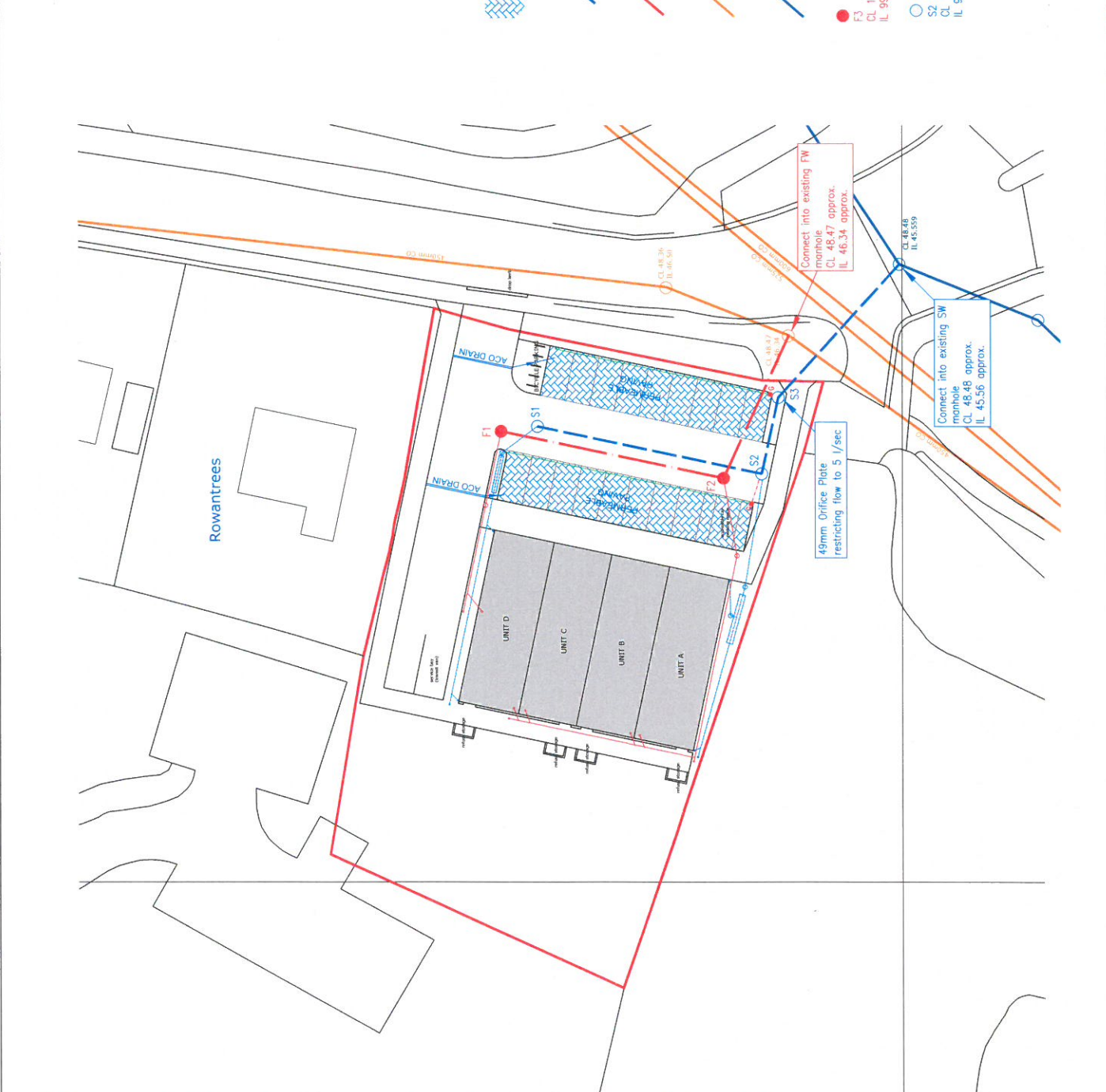
client
SAVA ESTATES

WES Consulting Engineers
 Structural Design Solutions

10th Floor, 100
 100, 100, 100
 Glasgow G1 1JW

Tel: 0141 664 1231
 Email: wes@wes.co.uk
 Website: www.wesconsulting.co.uk

drawing title			
drawn by	checked by	scale	sheet size
PD	JW	1:200	A1
project number	drawing number	revision	
639	C001		



- F3 CL 100.325 IL 99.269
- S2 CL 100.300 IL 99.394

- DENOTES THE AREA OF PERMEABLE PAVING
- - - DENOTES THE SURFACE WATER PIPELINE
- . - DENOTES THE FOUL WATER PIPELINE
- DENOTES THE EXISTING FOUL SEWER PIPELINE
- DENOTES THE EXISTING STORM SEWER PIPELINE

- DENOTES PROPOSED FOUL WATER MANHOLE WITH COVER AND INVERT LEVELS SHOWN
- DENOTES PROPOSED SURFACE WATER MANHOLE WITH COVER AND INVERT LEVELS SHOWN

**6. APPOINTED OFFICER'S REPORT OF HANDLING
DATED 23 FEBRUARY 2018**

REPORT OF HANDLING

Report By: David Ashman

Report No: 17/0412/IC

**Local Application
Development**

**Contact
Officer:** 01475 712416

Date: 23rd February 2018

Subject: Proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear
& car parking to front of proposed building at
1 Auchmead Road, Greenock

SITE DESCRIPTION

The application relates to the grounds of the former Larkfield Masonic Association located on the western side of Auchmead Road, Greenock close to the junction with Inverkip Road. The site, which currently lies vacant, slopes gently down towards Auchmead Road from a high point to the rear (west). Residential properties adjoin the site to the north and vacant ground lies to the south and west. This vacant ground is allocated as a residential development opportunity in the Inverclyde Local Development Plan. Playing fields within the grounds of Inverclyde Academy lie across the road to the east.

PROPOSAL

Planning permission is sought for the construction of a building measuring 23.7 metres by 17.35 metres by 6.81 metres high to the top of its apex roof. The building is to contain four equal sized units with a floor area of 93 square metres, three of which are to be Class 1 retail units with the remaining one, the northernmost unit, a hot food take away. Each unit will have one large frontage shop window and double entrance doors with a smaller area of glazing above. Each will also have a single rear service door. Aside from the front elevation no other fenestration is shown. The building is to be finished in facing brick with aluminium windows and doors, with a metal profile roof. The site is to be levelled over the footprint of the building.

Access to 14 car parking spaces, including 2 accessible spaces to the front of the shop units, and a van service bay to the northern (side) elevation is proposed from the northernmost connection to Auchmead Road (an existing second access to the south would be closed off to vehicular traffic). Refuse storage areas are to be provided to the rear of the units. The remainder of the site will be grassed. The rear of the site is to be bound by 1.8 metres high vertically lapped timber fencing dropping to 1.2 metres high beyond the front of the building.

The application is supported by a planning statement, a retail impact assessment and a flood risk assessment.

Planning permission was granted on this site in June 2017 for the erection of 3 retail units. Planning permission was refused earlier, however, in July 2016 for the change of use of the former building to a restaurant. The reasons related to lack of demonstration that a sequentially preferential site was not available in town centres; detrimental effects on the amenity of nearby

residents due to noise and activity, particularly late in the evening; from odour nuisance; and due to inadequate parking provision.

DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;
- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

Policy TCR3 -Town Centre Uses

The following town centre uses will be directed to the Central Area of Greenock Town Centre, Port Glasgow and Gourock Town Centres and the Local Centres, subject to Policy TCR7:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Policy TCR7 - Assessing Development Proposals for Town Centre Uses

To assist the protection, enhancement and development of the designated Centres, all proposals for the development of town centre uses identified in Policy TCR3, or for any other commercial uses within a designated centre, will require to satisfy the following criteria:

- (a) the size of the development is appropriate to the centre for which it is proposed;
- (b) it is of a high standard of design;
- (c) it has an acceptable impact on traffic management and must not adversely impact on road safety and adjacent and/or nearby land uses;
- (d) it does not have a detrimental effect on amenity or the effective operation of existing businesses;

- (e) it is consistent with any Town Centre Strategy or other relevant initiative; and
- (f) has regard to Supplementary Guidance on Planning Application Advice.

Proposals for town centre uses outwith the designated Centres, unless they are small scale development to meet local needs that are subject to Policy TCR10, must also demonstrate:

- (g) that no appropriate sequentially preferable site exists;
- (h) that there is capacity for the development in terms of expenditure compared to turnover in the appropriate catchment area;
- (i) that there will be no detrimental impact, including cumulatively, on the viability and vitality of the designated Centres (Policy TCR1); and
- (j) in the case of temporary street markets, the operation will be for a maximum of 13 days in any 12 month period.

Proposals for retail and leisure development over 2,500 square metres outwith the designated town centres and that are not in accordance with the Development Plan should be accompanied by a retail impact analysis, as should any town centre proposal that the Council considers likely to have a potentially detrimental impact on the vitality and viability of the designated Centres. At the Council's discretion, applications for small-scale development of town centre uses outwith the designated Centres may be exempted from the requirement to be justified against criteria (g) - (i).

Policy TCR10 - Shopping Facilities to Meet Local Needs

The retention, improvement and, subject to Policy TCR7, the provision of local neighbourhood shopping facilities up to 250 square metres gross, where they do not compromise residential amenity and/or road safety will be supported. A proposed change of use to non-retail will only be supported where it can be demonstrated that the business has been marketed for a minimum of 12 months and is no longer viable.

CONSULTATIONS

Head of Environmental and Commercial Services - The access to the car park from the historic access to the south of the site shall be stopped up. All footways shall be a minimum of 2 metres wide. The public footway adjacent to Auchmead Road should be strengthened to form a commercial access. All changes to the public road network will require a Section 56 Agreement. Street lighting details shall be provided for the agreement of the Roads Authority. All surface water should be contained within the site during and after the construction phase. More detail is required regarding surface water management of the site. A surface water management plan and drainage plan should be submitted for approval prior to commencement of works on the site.

Head of Safer and Inclusive Communities - No objection, subject to a conditions in respect of contaminated land, discharge for cooking odours, waste containers, external lighting, times and methods of working, delivery time restrictions and positioning of external air conditioning etc units. Advisory notes are suggested in respect of site drainage, vermin and gull control, the Construction (Design & Management) Regulations 2015 and food safety and health and safety at work legislation.

Transport Scotland - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 12th January 2018 as a Schedule 3 development.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Two objections have been submitted. The points of objection may be summarised as follows:

1. Concerns about impact of odours on neighbouring residences.
2. Concerns over possible litter.
3. Hot food take aways encourage loitering and anti-social behaviour by school children and the proposal is in close proximity to a school.
4. Lack of information over occupiers of the units including opening and closing hours.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Development Plan, the consultation responses and the objections. The determining factor is does this proposal comply with the Development Plan?

The application site is located within a mainly residential area, and Policy RES1 of the Local Development Plan seeks to safeguard and, where practicable, enhance the character and amenity of residential areas. As a non-residential proposal within a residential area it requires to be assessed under Policy RES6. This policy indicates that proposals for uses other than residential development in residential areas will be acceptable subject to satisfying certain criteria, the most relevant of which, in this instance, are (a) compatibility with the character and amenity of the area; (c) impact of the volume, frequency and type of traffic likely to be generated; (d) infrastructure availability; (e) social and economic benefits; and (f) the cumulative impact of such a use or facilities on an area.

Within the surrounding area there are a range of uses including residential development, two schools and the Ravenscraig Sports Stadium, together with a small group of shops on Cumberland Road and one at the nearby petrol filling station on Inverkip Road. Although the surrounding area is mainly residential in nature, it is not exclusively so and small groups of shops or individual shops are characteristic of the area. Whilst the principle of a small group of shops is characteristic of larger residential areas I do have concerns over the potential implications for residential amenity of the proposed hot food take away element of the proposal. Such uses can generate odours and noise from traffic movements which can be to the detriment of residential amenity.

Odours can become an issue if adequate ventilation and odour control arrangements are not put in place. The Head of Safer and Inclusive Communities has indicated, however, that with a slight height extension the proposed ventilation arrangements would be acceptable.

I am concerned, however, by the type of traffic associated with hot food take aways, particularly from a noise perspective. Hot food take aways are a predominantly night time use and I consider it inevitable that the proposal would bring increased pedestrian and vehicular movements into the area. Experience has demonstrated that there would be associated noise from patrons talking, vehicles revving and idling, car doors closing and in-car entertainment systems. The proposed hot food take away is immediately adjacent to houses. The applicant has offered to locate the proposed hot food take away to the opposite side of the proposed development. It would remain the case, however, particularly with the access position shown that the degree of noise and disturbance the proposal would introduce would be harmful to residential amenity and character. The applicant has also claimed that the nature of their proposed client's business is largely home deliveries rather than passing trade and that there would be less implications for amenity as a result. A planning permission, however, cannot distinguish between different types of operator and a permission for a hot food take away would allow any operator of that nature to occupy the premises. I consequently regard the proposal as unacceptable with reference to criterion (a), with

respect to impact on character and amenity, and with reference to criterion (c), due to the volume, frequency and type of traffic likely to be generated.

There would be adjacent infrastructure to which connections could be made (criterion (d)). Whilst the proposed development could bring small scale local economic benefits in the form of employment (criterion (e)), I consider that these are outweighed by the concerns over the potential for noise. Cumulative impact in the immediate area is not an issue (criterion (f)).

Hot food take aways and Class 1 retail uses are identified by Policy TCR3 as uses to be directed to the Central Area of Greenock Town Centre, Port Glasgow and Gourock Town Centres and the Local Centres, subject to Policy TCR7. Policy TCR10 in respect of shopping facilities to meet local needs is also relevant.

Policy TCR10 states that, subject to Policy TCR7, the provision of local neighbourhood shopping facilities up to 250 square metres gross, where they do not compromise residential amenity and/or road safety, will be supported. As this proposal is out of centre and has a gross floorspace greater than 250 square metres, it is not supported by Policy TCR10 and should be assessed against Policy TCR7. The proposal is not within a designated centre and therefore criteria (a)–(f) do not apply. Criteria (g)–(i) do, however, apply.

Criterion (g) requires it be demonstrated that that no appropriate, suitable and available sequentially preferable site exists. To this end a retail assessment was submitted alongside the application. This states that there is a requirement for this type of development within this area, therefore only locations that would serve the same catchment are relevant. Two sequentially preferable centres are identified as falling into this category; Barr's Cottage and Cumberland Walk local centres. One vacant unit is identified at Barr's Cottage, but is discounted as a viable alternative location for the proposed development as it is not being marketed. Cumberland Walk is identified as entirely vacant and in a state of dereliction. The assessment notes it is included in the Main Issues Report for the forthcoming new Local Development Plan for a mix of retail/commercial and residential uses, but concludes that with no proposals currently progressing it is also not a viable alternative site for the proposal.

I am satisfied with the catchment and alternative locations identified in the report for assessment. Annual monitoring shows that the building at Barr's Cottage has been vacant for a number of years, with no applications to bring it back into use during that time. The Head of Property and Legal Services advises that there is currently no timetable for the demolition of the existing buildings or the start of redevelopment works at Cumberland Walk. I therefore agree that neither of these sites represent a currently available alternative location for the proposal, and it is therefore acceptable in terms of criterion (g) of Policy TCR7.

The assessment goes on to analyse spending and turnover patterns and concludes there is expenditure capacity for the proposed shops within the catchment and that they would have no substantial negative impact on Inverkip or Barr's Cottage local centres or on Greenock or Gourock town centres. I find this analysis and the conclusions drawn acceptable and, although the impact on the viability of the proposed new centre at Cumberland Walk is not assessed, I am content that the proposal would not make new retail development at this location unviable. The proposal is therefore acceptable in terms of criteria (h) and (i) of Policy TCR7.

I therefore conclude that although the proposal accords with Policy TCR7 it could not be justified by criteria (a) and (c) of Policy RES6 and, therefore, would be contrary to Policy RES1.

Notwithstanding my conclusion on the Local Development Plan it remains to be considered if there are any other material considerations which suggest that planning permission should not be granted.

With respect to the consultation replies, the Head of Environmental and Commercial Services' concerns over street lighting, surface water containment and management could be addressed by condition, as could the Head of Safer and Inclusive Communities' comments in respect of contaminated land and delivery time restrictions. The remaining matters of concern are addressed by other legislation but may be the subject of advisory notes on a grant of planning permission. Ordinarily street lighting would be a matter addressed by Roads Construction Consent but as a new road is not proposed it is appropriate in this instance that a planning condition could be introduced.

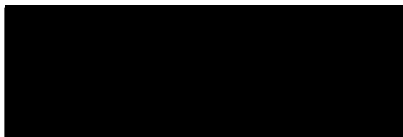
With respect to the points of objection not already addressed above, I note the concerns over potential loitering by school children and litter but these are speculative in nature, particularly as no end users have been yet identified and, as such, would not alone merit refusal of planning permission. The lack of end users also means that closing and opening hours cannot be determined, other than the reasonable supposition that the hot food take away will, by nature, include late opening hours.

RECOMMENDATION

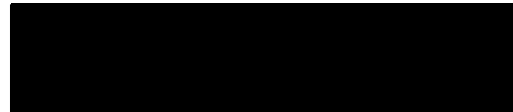
That the application be refused for the following reason:

1. The proposal would have a detrimental effect on the amenity within the established residential area and to the residents living adjacent to the premises in terms of noise and activity, as the proposed changes may, on a regular basis, generate an unacceptable level of noise and activity particularly late into the evening contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan.

Signed:



Case Officer: David Ashman



Stuart Jamieson
Head of Regeneration and Planning

7. CONSULTATION RESPONSES IN RELATION TO PLANNING APPLICATION

To: Head of Regeneration & Planning **Your Ref:** 17/0412/IC
Our Ref: EP/14/04/17/0412/IC
From: Head of Environmental & Commercial Services **Contact:** E Provan
Tel: (01475) 714814
Subject: Observations On Planning Application **PA Ref:** 17/0412/IC [REDACTED]
Detail: Proposed erection of 3 retail units & 1 hot food **Dated:** 04/01/2018
Received: 04/01/2018
takeaway with erection of flue to rear & car
parking to front of proposed building
Site: Club 1, Auchmead Road, Greenock, PA16 0PY **Applicant:** Sava Estates Ltd
Type of Consent: Detailed Permission/ ~~In Principle/ Approval of Matters/ Change of Use~~

Comments:

1.	The parking requirements for retail units set out in the National Road Development Guidelines is 3 spaces per 100sqm. The total GFA of the proposed development is 279sqm. Therefore the parking requirement is 8 parking spaces. The parking requirement for a takeaway is 1 space per 5sqm. The GFA of the proposed takeaway is 93sqm. Therefore the parking requirement is 19 parking spaces. The proposed development has parking provision for 14 vehicles including 2 disabled bays. This is almost half of the parking required and is not acceptable.
2.	The application contains a service bay and parking for 2 service vehicles. This is acceptable.
3.	The access to the car park from the historic access to the south of the site shall be stopped up.
4.	All footways within the site shall be a minimum of 2m wide. The public footway adjacent to Auchmead Road should be strengthened to form a commercial access. All changes to the public road network will require a Section 56 Agreement.
5.	The applicant has demonstrated that 5 cycle parking spaces will be provided. This is acceptable.
6.	Street lighting details shall be provided for agreement with the Roads Authority.
7.	A flood risk assessment is not required for the site. All surface water should be contained within the site during and after construction phase. More detail required regarding surface water management of the site. A surface water management plan and drainage plan should be submitted for approval prior to commencement of works on site.

Notes For Intimation To Applicant

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ Stopping Up Order

*Relevant Section of the Roads (Scotland) Act 1984

Signed: [REDACTED]
Steven Walker, Service Manager (Roads)

Date: 23/01/2018

Memorandum

Safer Communities Planning Application Consultation Response

To: Planning Services For the Attention of David Ashman	
From: Safer and Inclusive Communities	Date of Issue to Planning: 10.1.18

Lead Officer: Janet Stitt	
Tel: 01475 714 270	Email: janet.stitt@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	17/0412/IC
Planning Application Address:	1 Auchmead Road Greenock
Planning Application Proposal:	Erection of retail units and hot food takeaway

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	8.1.18
<i>Contaminated Land</i>	Roslyn McIntosh	9.1.2018
Public Health & Housing	Janet Stitt	5.1.18
Noise		8.1.18

Amend table entries as appropriate and insert date when each officer review is completed.



Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

Delete or amend as appropriate

Food & Health

No Comments

Air Quality

No Comments

Contaminated Land

1.

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 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.

Reason: To satisfactorily address potential contamination issues in the interests of environmental safety.

2.

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 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.

Reason: To provide verification that remediation has been carried out to the Authority's satisfaction.

3.

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 has not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

Note: Elevated ground gas is known to be an issue in this area and should be appropriately considered in the risk assessment.

Public Health & Housing

The location of the proposed development in close proximity to occupied property will require the provision of high level discharge for cooking odours.

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.

Reason: To protect the amenity of the immediate area and prevent the creation of odour nuisance.

4.

The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not

commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

5. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

Noise

6. The applicant must consult or arrange for their main contractor to consult with either Sharon Lindsay or Emilie Smith at Inverclyde Council, Safer Communities (01475 714200), prior to the commencement of works to agree times and methods to minimise noise disruption from the site.

Reason: To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

7. Deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00.

Reason: To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.

8. [Air conditioning units/ heating units/ refrigeration units etc](#) if attached to the property must be suitably insulated or isolated.

Reason: To minimise the effects of vibration in neighbouring properties.

Recommended Advisory Notes

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. **Site Drainage:** Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.
- ii. **Rats, drains and sewers:** Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.
- iii. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and it's implications on client duties etc.
- iv. **Surface Water:** Any SUDS appraisal must to give appropriate weight to not only any potential risk of pollution to watercourses but to suitable and sufficient measures for the effective collection and disposal of surface water to prevent flooding. Measures should be implemented during the construction phase of the project as well as the within the completed development to prevent flooding within the application site and in property / land nearby.
- v. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.
- vi. **Consultation on Proposed Use:** It is strongly recommended that prior to the commencement of any works the applicant consults with Officers of Safer and Inclusive Communities to ensure structural compliance with legislation relating to;
 - a) Food Safety Legislation,
 - b) Health and Safety at Work etc. Act 1974,

Response On Development Affecting Trunk Roads and Special Roads

The Town and Country Planning (Scotland) Act 1997

**The Town and Country Planning (Development Management Procedure)
(Scotland) Regulations 2013 S.I.2013 No 155 (S.25)**

Town and Country Planning (Notification of Applications) (Scotland) Direction 2009

To Inverclyde Council Development Management, Municipal Buildings, Clyde Square, Greenock, PA15 1LY	Council Reference:-	17/0412/IC
	TS TRBO Reference:-	SW/2/2018

Application made by Sava Estates Ltd per Bennett Developments And Consulting, Don Bennett 10 Park Court GLASGOW G46 7PB and received by Transport Scotland on 09 January 2018 for planning permission for proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear & car parking to front of proposed building located at Club 1 Auchmead Road Greenock affecting the A78 Trunk Road.

Director, Trunk Roads Network Management Advice

1. The Director does not propose to advise against the granting of permission
2. The Director advises that planning permission be refused (see overleaf for reasons).
3. The Director advises that the conditions shown overleaf be attached to any permission the council may give (see overleaf for reasons).

To obtain permission to work within the trunk road boundary, contact the Route Manager through the general contact number below. The Operating Company has responsibility for co-ordination and supervision of works and after permission has been granted it is the developer's contractor's responsibility to liaise with the Operating Company during the construction period to ensure all necessary permissions are obtained.

TS Contact:-

Route Manager (A78) 0141 272 7100 Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF
--

Operating Company:-

SOUTH WEST

Address:-

150 Polmadie Road, Glasgow, G5 0HN

Telephone Number:-

0141 218 3800

e-mail address:-

planning@scotlandtranserv.co.uk

Transport Scotland Response Date:- 18-Jan-2018

Transport Scotland Contact:- Fred Abercrombie

Transport Scotland Contact Details:-

Trunk Road and Bus Operations, Network Operations - Development Management

Buchanan House, 58 Port Dundas Road, Glasgow, G4 0HF

Telephone Number: 0141 272 7382

e-mail: development_management@transport.gov.scot

NB - Planning etc. (Scotland) Act 2006

Planning Authorities are requested to provide Transport Scotland, Trunk Road and Bus Operations, Network Operations - Development Management with a copy of the decision notice, and notify Transport Scotland, Trunk Roads Network Management Directorate if the recommended advice is not accepted.

Rona McGhee

From: David Ashman
Sent: 23 February 2018 15:49
To: Laura Graham
Subject: FW: 1 AUCHMEAD ROAD GREENOCK

17/0412/IC

Consultee reply from Flooding Officer

From: Gordon Leitch
Sent: 22 February 2018 14:25
To: David Ashman
Subject: RE: 1 AUCHMEAD ROAD GREENOCK

David

This FRA is acceptable

Regards

Gordon

Gordon Leitch
Team Leader (Consultancy)
Environmental & Commercial Services
Inverclyde Council
Vehicle Maintenance Facility
8 Pottery Street
Greenock
PA15 2UH

Phone (office) – 01475 714826
Phone (mobile) - 07771806211
e-mail – gordon.leitch@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk
Inverclyde on Twitter – twitter.com/inverclyde

Inverclyde Council - Best Government Services Employer in the UK 2016 – Bloomberg Business Best Employer Awards 2016

From: David Ashman
Sent: 22 February 2018 10:32
To: Gordon Leitch
Subject: FW: 1 AUCHMEAD ROAD GREENOCK

Gordon ,

Same question about this one. Had a chance to read yet? Good to go?

Thanks.

David

From: David Ashman
Sent: 19 February 2018 09:53
To: Gordon Leitch
Subject: FW: 1 AUCHMEAD ROAD GREENOCK

Gordon,

This is related to 17/0412/IC. Could you assess and advise please?

Thanks.

David

David Ashman
Development Management Team Leader
Regeneration and Planning

Inverclyde Council

Municipal Buildings
Clyde Square
Greenock
Inverclyde
PA15 1LY

Phone (office): 01475 712416
E-mail: devcont.planning@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk
Inverclyde on Twitter – twitter.com/inverclyde

Let us know how satisfied you are with the service received from Building Standards or Development Management by completing our customer survey at Survey Monkey - Building Standards or Survey Monkey - Development Management

From: Don Bennett [<mailto:don@bennettgroup.co.uk>]
Sent: 19 February 2018 08:47
To: David Ashman
Subject: 1 AUCHMEAD ROAD GREENOCK

Morning David,

Ref the above, please find attached requested Drainage Report. I have also spoken with Janet at Env Services and have sent her the full specification for the proposed ventilation/extraction system and the amended vent pipe as she requested.

Regards,

Don

Rona McGhee

From: David Ashman
Sent: 19 February 2018 09:55
To: Laura Graham
Subject: FW: 1 AUCHMEAD VENTILATION DETAILS
Attachments: auchmeadventspec.docx

17/0412/IC

Consultation reply from Head of Safer and inclusive Communities

From: Janet Stitt
Sent: 19 February 2018 09:05
To: David Ashman
Subject: FW: 1 AUCHMEAD VENTILATION DETAILS

I have now received further information regarding the specification of the ventilation system I am satisfied that the proposals coupled with the extension of the flue termination point although I have yet to receive the amended drawing.

From: Don Bennett [<mailto:don@bennettgroup.co.uk>]
Sent: 16 February 2018 14:12
To: Janet Stitt
Subject: 1 AUCHMEAD VENTILATION DETAILS

Afternoon Janet,

I have attached the spec which is proposed for the above development. The architect is in the process of amending the vent on the drawing and I will get it over to you asap.

Regards,

Don

8. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION

Comments for Planning Application 17/0412/IC

Application Summary

Application Number: 17/0412/IC

Address: Club 1 Auchmead Road Greenock PA16 0PY

Proposal: Proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear & car parking to front of proposed building

Case Officer: David Ashman

Customer Details

Name: Mr Robin Thomson

Address: Inverclyde Academy Parent Council c/o Inverclyde Academy Greenock

Comment Details

Commenter Type: Other External Organisation

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Huge concerns around another outlet open during school hours selling fast food. Site is right opposite the rear entrance to the school.

I have heard that local residents have complained to the school that the current shops near main entrance to the school are a focal point for anti-social behavior

Local wardens do not start until after 2pm so area is uncontrolled and outside of direct control of school. My understanding was that no new fast-food outlets were allowed this close to a school?

Comments for Planning Application 17/0412/IC

Application Summary

Application Number: 17/0412/IC

Address: Club 1 Auchmead Road Greenock PA16 0PY

Proposal: Proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear & car parking to front of proposed building

Case Officer: David Ashman

Customer Details

Name: Mrs Mary Payne

Address: Rowantrees 3 Auchmead Road Greenock

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to make my objection to the said proposal. When the 1st application was made, it was for 4 units. This application was removed and a further application was made for 3 units which was granted. Now the application is for 3 units plus a "hot food takeaway".

I haven't as much received any information as to what the other retail units would be and the opening and closing times for the said units.

To have a hot food takeaway in the close proximity of my home would lead to the overwhelming odours being expelled through the "flue". Other concerns I have is the amount of litter which would be disarrayed around the area. Groups of teenage children gathering around the area and causing me upset when they are being rowdy. I would be unable to clean up litter which may be thrown over my hedge into my property.

[REDACTED]

[REDACTED]

**9. DECISION NOTICE DATED 27 FEBRUARY 2018
ISSUED BY HEAD OF REGENERATION &
PLANNING**

DECISION NOTICE

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 17/0412/IC

Online Ref:100079444-001

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

Sava Estates Ltd
1 Auchmead Road
GREENOCK
PA16 0PY

Bennett Developments And Consulting
Don Bennett
10 Park Court
GLASGOW
G46 7PB

With reference to your application dated 21st December 2017 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed erection of 3 retail units & 1 hot food takeaway with erection of flue to rear & car parking to front of proposed building at

1 Auchmead Road, Greenock

Category of Application: Local Application Development

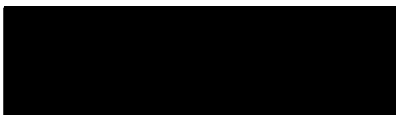
The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal would have a detrimental effect on the amenity within the established residential area and to the residents living adjacent to the premises in terms of noise and activity, as the proposed changes may, on a regular basis, generate an unacceptable level of noise and activity particularly late into the evening contrary to Policies RES1 and RES6 (a) and (c) of the Inverclyde Local Development Plan.

The reason why the Council made this decision is explained in the attached Report of Handling.

Dated this 27th day of February 2018



Head of Regeneration and Planning

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.

- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>

Drawing No:	Version:	Dated:
24136.L		
24136/1E		
24136.2E		
24136.3E		
24136.4E		

**10. NOTICE OF REVIEW FORM DATED 8 MARCH
2018 TOGETHER WITH PLANNING STATEMENT**

Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100086917-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Bennett Developments and Consulting		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Don	Building Name:	
Last Name: *	Bennett	Building Number:	10
Telephone Number: *	07989417307	Address 1 (Street): *	Park Court, Giffnock
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G46 7PB
Email Address: *	don@bennettgroup.co.uk		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="other"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="other"/>	Building Number:	<input type="text" value="1"/>
Last Name: *	<input type="text" value="other"/>	Address 1 (Street): *	<input type="text" value="Auchmead Road"/>
Company/Organisation	<input type="text" value="Sava Estates limited"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Greenock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA16 0PY"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="CLUB"/>
Address 2:	<input type="text" value="AUCHMEAD ROAD"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GREENOCK"/>
Post Code:	<input type="text" value="PA16 0PY"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="675231"/>	Easting	<input type="text" value="224331"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Proposed erection of 3 retail units and 1 hot food takeaway with erection of flue to rear and car parking to front of proposed building

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Failure to demonstrate through legislation a justification for the decision to refuse.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

PLANNING APPEAL STATEMENT

Application Details

Please provide details of the application and decision.

What is the application reference number? *

17/0412/IC

What date was the application submitted to the planning authority? *

21/12/2017

What date was the decision issued by the planning authority? *

27/02/2018

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Don Bennett

Declaration Date: 08/03/2018

bennett *Developments and Consulting*

10 Park Court,

Glasgow, G46 7PB

don@bennettgroup.co.uk

PLANNING STATEMENT

8.3.2018

APPEAL TO THE REVIEW COMMITTEE AGAINST THE REFUSAL OF PLANNING PERMISSION FOR THE ERECTION OF 3 RETAIL UNITS AND 1 HOT FOOD TAKEAWAY WITH FLUE TO THE REAR AND CAR PARKING TO FRONT OF PROPOSED BUILDING AT 1 AUCHMEAD ROAD, GREENOCK.

APPLICATION REF: 17/0412/IC

Background:

The proposed development relates to an area of vacant ground at the junction of Auchmead Road and Inverkip Road, Greenock.

Previously occupied by a large social club which was the subject of fire and subsequently demolished, the site currently has consent for a small 3 retail unit development which was granted in June 2017.

Subsequent to that consent being granted, discussions with a number of potential occupiers led the applicant to reconsider the approved scheme and to submit a fresh application for a new development which would increase the approved scheme by a further unit for the purposes of accommodating a hot food takeaway., in this case a Domino's Pizza outlet. After discussing the development with the planning officer the fresh application was lodged on 21/12/2017

The applicant was then advised that both a Retail Impact Assessment(RIA) and a Flood Risk Assessment(FRA) would be required. This was challenged by the applicant as whilst it was accepted that the overall sq footage had increased, it was only the hot food takeaway element which took the proposed development beyond the threshold identified in the LDP and hot food takeaways are not assessed or indeed included within a RIA

The response from the planning officer was that whilst it may not be a requirement within Scottish Planning Policy(SPP) it was a requirement within the Local Development Plan which suggests that the Local Development Plan is at variance with the national guidelines and is imposing unnecessary and costly demands on the applicant.

On challenging the need for a FRA , given that this had not been required in the previous application, no explanation was forthcoming though after some dialogue the FRA was reduced to a Drainage Input Assessment(DIA) which is a considerably less costly exercise.

In agreeing to carrying out these extra assessment albeit that neither appeared to be legal requirements, the applicant did so in the understanding that in principle the application was acceptable and that these assessments were needed purely to quantify that acceptability.

It is normal practice in most planning authorities, where the basic principle is problematic to advise an applicant of that fact before requesting the submission of costly reports. Whilst not a legal requirement it is recognised as a courtesy, as it follows that if the very basis of the proposal is unacceptable then there may be little point in incurring any needless expense.

At no time was it ever suggested that the presence of the hot food takeaway was problematic, indeed the first time this was raised was in an e mail of 14/2/2018 from the planning officer 2 months after the application had been lodged, in which the spectre of the hot food takeaway became a major concern and we were advised that there would need to be discussions with the Head of Safer and Inclusive Communities and Environmental Services.

Whilst greatly concerned that the applicant had been asked to carry out a number of questionable assessments, the applicant entered into dialogue with the Environmental Services officer who had concerns about the proposed extraction system and further details were provided which satisfied the concerns of the officer, and no objections were raised.

Further representation were made to the planning officer on the full nature of the proposed development explaining that this was not simply an application for a hot food takeaway but was for a small quality development which would provide a much needed community hub and was supported by and justified within the RIA . It subsequently transpired that the Head of Safer and Inclusive Communities offered no objection presumably because it is evident that the proposed development had considerable merit and would benefit the community.

Assessment against policy

In determining an application it is necessary for the application to be assessed against the current approved and adopted Development Plan, in this case the Inverclyde Local Development Plan.

Within that plan it has been claimed that the proposed development was at variance with and contrary to Policies RES1 and RES6(a and c) in that *the proposal would have a detrimental effect on the amenity within the established residential area and to the residents living adjacent to the premises in terms of noise and activity, as the proposed **changes** may, on a regular basis generate an unacceptable level of noise and activity particularly late into the evening*

The word "**changes**" is highlighted as we are unable to ascertain what changes are being referred to. Changes to what? It almost appears that the planning officer is referencing this application with the previously approved application which did not contain a takeaway facility. If this is the case then we must register our greatest concern as the previous application has no basis in the determination of this application, apart from it being a statement of fact that a previous application for retail units was granted.

In determining the application the planning officer is required to produce a Report of Handling(ROH)which essentially explains and outlines how the decision was reached and the policies and guidance which had been taken into account in reaching that decision.

In this case the ROH should clearly outline the facts and details which would justify a refusal in the context of the above policies and as these are the only policies cited, no other policies are material. It is a matter of concern therefore that notwithstanding the above, the ROH makes almost no reference to the aforementioned policies, indeed the ROH is little more than an explanation of the assessment process in particular the need for a RIA which consumes almost all of the ROH. Given that the requested RIA was examined and accepted by the Policy Team within the planning department who confirmed that the proposed development would not impact unfavourably on any other centre and would be a positive development, it is questionable as to why it features so large in the ROH.

The same is true of the Drainage Input Assessment which is not referred to at all in the ROH yet was deemed important enough for the applicant to be forced to incur extra expense in having it commissioned.

In examining the cited policies it is evident that policy RES1 is an overarching policy aimed at safeguarding residential amenity and that RES6 and the contained sub sections a-f, develop that theme by outlining the sort of criteria which any development should aspire to.

Whilst such policies are highly laudable in that residential amenity and the safeguarding of that amenity is essential, the policies still require that the claimed threat to amenity needs to be demonstrated and justified. It is not sufficient merely to state the fact, the fact must be proven and that has not been addressed in this determination.

Indeed it would appear that whilst all of the quantifiable aspects of this proposal have been shown to be acceptable, the determination is based on nothing more than a personal opinion with no supporting or sustainable evidence to support its contention.

Summary:

Throughout this process, the applicant has sought to work with the local authority to deliver a development which would benefit the local area and provide much needed facilities in a modern quality structure.

Even when the demands of the planning officer seemed unreasonable and were not supported by legislation the applicant still assisted in the process. However it is true to say that the desire of the applicant to assist was in the context of there being no in-principle objection to the hot food takeaway, and it was reasonable for the applicant to consider that to be the case, as at no time was concern over the hot food takeaway ever raised.

This development, and it must be stressed as the tone of the ROH seems to infer differently, is for a **group of retail units and a hot food takeaway**, it is not for a stand-alone take away and yet that appears to be the manner in which it is being addressed.

In dialogue with the planning officer it was explained that the applicant wanted to deliver a quality development with a range of uses to cater for the local community. It was also explained that the takeaway alone, which was identified as being a Domino's Pizza, would provide employment for 30 persons. Another occupier who is ready to conclude legal is Greggs Bakers who would be employing a further 10 persons. In all the total development would offer employment in excess of 40 persons, would see a vacant derelict site developed, a service to the community delivered, and income to the local authority though rates payable. Dominos and Greggs are quality tenants and have a long track record of sound management so issues of an anti social nature, should they occur are dealt with expeditiously. Planning officers can be guilty of rebuffing such claims on the basis that the operator might change and a less conscientious operator take over which is true, but that is no different from giving consent to a quality store and it becoming something less in subsequent years. The fact remains that the local authority has to deal with the situation as they find it and whilst years later there may be issues that is not a material consideration.

Notwithstanding all of that and the fact that The Head of Safer and Inclusive Communities who as part of that sections remit would have regard to the overall wellbeing of the community, had no objection, the planning officer with no supporting evidence saw fit to offer a personal opinion as fact, and refused the application. Indeed the only evidence cited by the planning officer in defence of his flawed decision is the standard stereotypical comments associated with take aways, ie noise,

litter etc and they are just that, stereotypical with little basis in fact. The fact that the policy itself uses language such as “may” is indicative of the speculative nature of the comments, and that the effects are nothing more than a possibility and not a certainty

Given that the last recorded use was a social club, and that use only ceased a few years ago, it would have been entirely appropriate for the applicant to apply for the same use which could not have been refused. In essence the community could have had to accept a use which most definitely would have generated considerable vehicle movements and parking, late night revelry, noise and greatly increased site activity. Instead they are being offered a well mannered development aimed at meeting local needs and it has been rejected.

It is a matter of great concern that the applicant was offering a quality development aimed at catering for the needs of the local community, a development which was acceptable to all the other consultees in particular those tasked with the role of ensuring the well-being of the community, yet that was all disregarded. That the opportunities inherent in the development have been lost to the community who will now be denied access to quality services on nothing more than the unsubstantiated and subjective opinion of the planning officer whose language alone in using the first person singular... “ I think, I do not, I etc” rather confirms that the views expressed are entirely personal. Convention requires that such reports are written by the appropriate officer on behalf of the local authority and as such the use of the word “I” is neither appropriate or acceptable.

If the application was to be refused on such subjective and speculative grounds as...” the *possible* banging of doors, *possible* noise, *possibly* increased activity on the site, it does beg the question of why then was the applicant required to commission costly reports which quantified in detail the merits of the proposed scheme. That the community should lose this development and the associated employment opportunities on such subjective grounds is a cause for great concern. It is likely that the site will now remain undeveloped, and a fine opportunity lost.

Given all of the foregoing, we are of the view that the decision to refuse lacked any substantive or supporting evidence and was not supported by the legislation.

In the circumstances the decision to refuse is flawed and is not sustainable, and we would ask that the decision to refuse be overturned and permission granted.

**11. SUGGESTED CONDITIONS SHOULD PLANNING
PERMISSION BE GRANTED ON REVIEW**

PROPOSED ERECTION OF 3 RETAIL UNITS AND 1 HOT FOOD TAKEAWAY WITH ERECTION OF FLUE TO REAR AND CAR PARKING TO FRONT OF PROPOSED BUILDING, 1 AUCHMEAD ROAD, GREENOCK (17/0412/IC)

Suggested conditions should planning permission be granted on review

Conditions:

1. That samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use.
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.
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.
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.
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.
6. That deliveries or collections to and from the site shall not be carried out between the hours of 23:00 and 07:00.
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 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 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.
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.

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.

10. That before the commencement of development details of street lighting shall be submitted to and approved in writing by the Planning Authority.

Reasons:

1. In the interests of visual amenity.
2. In the interests of visual amenity.
3. To allow determination of the impact on visual amenity and the proper functioning of the site.
4. In the interests of visual amenity.
5. To ensure no waters flow onto the public footway and carriageway, in the interests of the safety of drivers and pedestrians.
6. To protect the amenities of occupiers of nearby premises from unreasonable noise and vibration levels.
7. To satisfactorily address potential contamination issues in the interests of environmental safety.
8. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
9. To ensure that all contamination issues are recorded and dealt with appropriately.
10. In the interests of pedestrian and vehicular safety.