

Report To: The Planning Board

Date: 6 February 2019

Report By: Head of Regeneration and Planning

**Report No: 18/0213/IC; 18/0214/IC
18/0215/IC; 18/0216/IC
18/0291/IC
Plan 02/19**

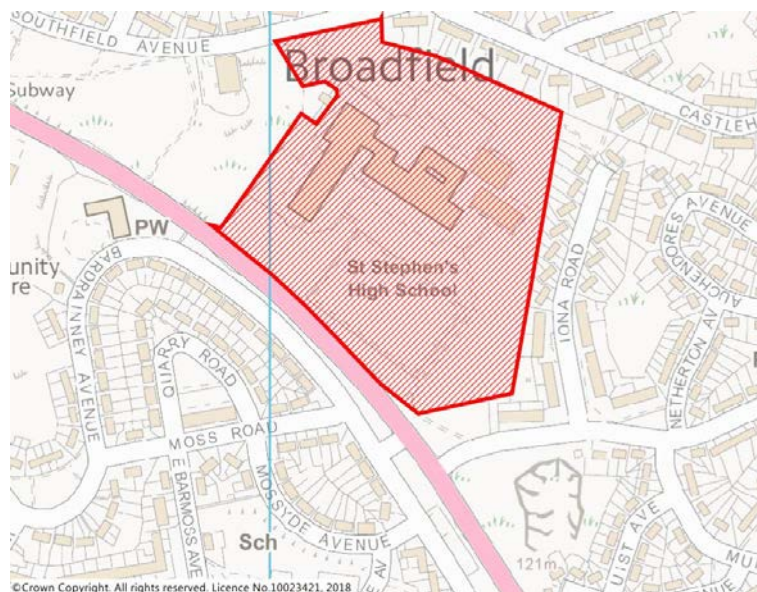
**Local Application
Developments**

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Subject: Planning applications 18/0213/IC: Erection of a new build housing and flatted development consisting of 38 No. units, made up of 32 x 2 bed houses and 6 x 3 bed houses; 18/0214/IC: Erection of a new build flatted development consisting of 48 No. units, made up of 30 x 1 bed flats and 18 x 2 bed flats; 18/0215/IC: Erection of a new build flatted development consisting of 42 No. units, made up of 26 x 1 bed flats and 8 x 2 bed flats with additional 8 x 2 bed houses; 18/0216/IC: Erection of a new build housing and flatted development consisting of 48 No. units, made up of 8 x 2 bed flats, 32 x 1 bed flats and 8 x 2 bed houses; and 18/0291/IC: Erection of a new build flatted development consisting of 48 No. units, made up of 32 x 1 bed flats and 16 x 2 bed flats at

Former St Stephen's High - Old Campus, Southfield Avenue, Port Glasgow



SUMMARY

- The proposals accord with the Inverclyde Development Plan.
- Two objections have been received raising concern over a number of issues including traffic, land contamination, impact on built and natural heritage, design and layout and loss of open space.
- Consultees present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PC0T6WIMHWY00>

SITE DESCRIPTION

The former St Stephen's High School is located between Southfield Avenue and Kilmacolm Road in Port Glasgow, extending to approximately 6 hectares. The former school building is in process of demolition, and the artificial pitch has been removed. The soft landscaping comprising mainly grassed slopes in which the school buildings were set remains.

Levels vary across the site. The site slopes up, steeply in sections, towards Kilmacolm Road, starting from the low point along the Southfield Avenue and Castlehill Avenue boundaries. The slope has been artificially levelled in two areas to accommodate the school buildings and the artificial pitch.

The site is bound by a high metal palisade fence on all sides and is mainly surrounded by residential development comprising a mix of two storey terraces and semi-detached villas to the north; semi-detached villas and 3 storey flats to the east; and semi-detached villas to the south across a combination of Kilmacolm Road and Bardrainey Avenue. A nursing home is set in grounds to the west beyond a largely unmaintained area of open space populated by trees of varying degrees of maturity.

PROPOSAL

This report considers five separate local applications which are all contiguous and effectively form one development. Although the sites will be recognisable as one development there are three distinct townscape areas, largely dictated by the existing topography which the applicant does not intend to alter to any significant degree.

The first of these areas is in the southern part of the site, which will have a vehicular and pedestrian access from Kilmacolm Road; this is considered by applications 18/0213/IC and 18/0214/IC. Six rows of houses will sit perpendicular to Kilmacolm Road, with intervening newly planted trees and other soft landscaping. The gables of the houses fronting Kilmacolm Road have been punctuated with fenestration and a varied mix of materials to add interest to these gables. Further to the north but still on this elevated part of the site will be three blocks of three storey flats.

The second and third site areas both access from Southfield Avenue. The second element, which is considered by applications 18/0215/IC and 18/0216/IC, occupies the heart of the site at a lower level than the flats and houses to the south. It comprises a mix of three and four storey flats and two storey houses concentrated around a central area of amenity open space incorporating play equipment. The houses are all to the north of this part of the site, with the land thereafter falling away steeply towards Southfield Avenue and Castlehill Avenue.

The third area, considered by application 18/0291/IC, also has a courtyard element to it framed by a four storey "L shaped" block of flats to the west and south.

Although I have identified these three elements they are connected by remote footpaths and commonly shared open space. The applicant has indicated in the submitted landscaping plans that parts of this open space are to be subject to planting whilst others, mainly the steeper sloping sections, will remain largely grassed as at present.

A total of 54 houses and 170 flats are proposed. The houses are all two storey and consist of a mix of semi-detached and terraced dwellings with terraces dominating the mix. Common themed facing materials are to be used across the site. Red multi-face brick is typical, although the use of buff rusticated brick and grey multi-brick in more incidental levels is also proposed. Anthracite grey concrete roof tiles throughout will incorporate solar panels. There will be also be incidental use of grey render and grey spandrel panelling.

Bin stores are largely located to the rear of properties, including the flats. The houses have mostly in-curtilage parking provision with court parking the most common provision for the flats. Visitor parking is distributed evenly throughout the site. Site level variations mean the selective use of crib retaining walls will be required, notably to the rear of a number of houses to the north

to facilitate reasonably level gardens for the future residents to use. Retaining walls will also be required adjacent to the flats in the south-western part of the site.

The applications are accompanied by geo-environmental desk studies, flood risk assessments, and design and access statements.

DEVELOPMENT PLAN POLICIES

2017 Clydeplan Strategic Development Plan

Policy 1 – Placemaking

New development should contribute towards the creation of high quality places across the city region. In support of the Vision and Spatial Development Strategy new development proposals should take account of the Placemaking Principle set out in Table 1.

Policy 8 - Housing Land Requirement

In order to provide a generous supply of land for housing and assist in the delivery of the Housing Supply Targets in support of the Vision and Spatial Development Strategy, Local Authorities should:

- make provisions in Local Development Plans for the all tenure Housing Land Requirement by Local Authority set out in Schedule 8, for the Private Housing Land Requirement by Housing Sub-Market Area set out in Schedule 9 and for the Private Housing Land Requirement by Local Authority set out in Schedule 10;
- allocate a range of sites which are effective or expected to become effective in the plan periods to meet the Housing Land Requirement, for each Housing Sub-Market Area and for each Local Authority, of the SDP up to year 10 from the expected year of adoption;
- provide for a minimum of 5 years effective land supply at all times for each Housing Sub-Market Area and for each Local Authority; and,
- undertake annual monitoring of completions and land supply through Housing Land Audits.

Local Authorities should take steps to remedy any shortfalls in the five-year supply of effective housing land through the granting of planning permission for housing developments, on greenfield or brownfield sites, subject to satisfying each of the following criteria:

- the development will help to remedy the shortfall which has been identified;
- the development will contribute to sustainable development;
- the development will be in keeping with the character of the settlement and the local area;
- the development will not undermine Green Belt objectives; and,
- any additional infrastructure required as a result of the development is either committed or to be funded by the developer.

Policy 16 - Improving the Water Quality Environment and Managing Flood Risk and Drainage

To support the Vision and Spatial Development Strategy and to achieve the objectives set out in paragraph 8.28 Local Development Plans and development proposals should protect and enhance the water environment by

- adopting a precautionary approach to the reduction of flood risk;
- supporting the delivery of the Metropolitan Glasgow Strategic Drainage Plan;
- supporting the delivery of the Glasgow and the Clyde Valley Green Network; and,
- safeguarding the storage capacity of the functional floodplain and higher lying areas for attenuation.

2014 Inverclyde Local Development Plan

Policy SDS3 - Place Making

High-quality place making in all new development will be promoted by having regard to Inverclyde's historic urban fabric, built cultural heritage and natural environment, including its setting on the coast and upland moors. This heritage and environment will inform the protection and enhancement of Inverclyde by having regard to the Scottish Government's placemaking policies, in particular through the application of 'Designing Places' and 'Designing Streets' and through embedding Green Network principles in all new development.

Policy SDS5 Development within the Urban Area

There will be a preference for all appropriate new development to be located on previously used (brownfield) land within the urban settlements, as identified on the Proposals Map.

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 RES2 - Development on Urban Brownfield Sites

Development on brownfield sites for housing and community uses in the residential areas identified on the Proposals Map, and in particular the designated renewal areas, will be supported where it accords with Policies RES1 and RES5, except where:

- (a) an alternative use of greater priority or significant social and/or economic/employment benefit is identified; or
- (b) an alternative use is identified through an agreed area renewal initiative (refer Policy SDS7); or
- (c) it would result in an unacceptable loss of designated and locally valued open space (refer Policy ENV4).

Note: the designated renewal areas referred to are the "Major Areas of Change" and "Areas of Potential Change" depicted on the Proposals Map.

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing

land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy RES4 - Provision of Affordable Housing

Residential developments of 20 or more dwellings on the prescribed sites in Schedule 6.1 will require developers to contribute towards meeting the affordable housing requirements identified in the Glasgow and the Clyde Valley Housing Need and Demand Assessment for Inverclyde. Provision is to be delivered by developers in accordance with Supplementary Guidance on Affordable Housing through the following means:

- (a) a benchmark of 25% Affordable Housing Contribution or another agreed percentage on specified 'quota sites'; or failing that and in exceptional circumstances:
 - (i) off-site provision within the same HMA/HNDA sub area; or
 - (ii) commuted payments in lieu of on- or off-site provision;
- (b) allocated Registered Social Landlord sites in the effective land supply; and
- (c) greenfield land release for a negotiated Affordable Housing Contribution, subject to assessment in accordance with the GCV SDP Strategy Support Measure 10 and Policy RES3.

Policy TRA2 - Sustainable Access

New major trip-generating developments will be directed to locations accessible by walking, cycling and public transport, and developers will be required to submit a transport assessment and a travel plan, if appropriate. Such developments will be required to recognise the needs of cyclists and pedestrians as well as access to public transport routes and hubs, and have regard to the Council's Core Paths Plan, where appropriate. Where development occurs which makes it necessary to close Core Paths and other safeguarded routes, provision of an alternative route will be required.

The Council will also support and seek to complete the Inverclyde Coastal Route with developers required to make appropriate provision when submitting planning applications. National Routes 75 and 753 of the National Cycle Network will also be protected.

Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

Policy INF5 - Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

Inverclyde Local Development Plan – Proposed Plan 2018

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- be at significant risk of flooding;
- increase the level of flood risk elsewhere; and
- reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 17 - Land for Housing

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:

- a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan; and
- evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area;
- a requirement for 25% of houses on new greenfield release sites in the Inverclyde villages to be available for social rent.

Policy 18 - New Housing Development

New housing development will be supported on the sites identified in Schedule 4, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Development Briefs for Housing Sites, Planning Application Advice Notes, and Delivering Green Infrastructure in New Development.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages which are brought forward under Policy 17 to be available for social rent. Supplementary Guidance will be prepared in respect of this requirement.

Policy 20 - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Proposed Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

CONSULTATIONS

Head of Education - Catchment schools can accommodate expected pupil numbers for this site.

Head of Environmental and Public Protection (Roads)

Planning application 18/0213/IC:

1. The applicant should provide further detail of the traffic calming features at the junction of Roads 1, 2 and 3.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0214/IC:

1. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
2. Confirmation of connection to Scottish Water's Network should be submitted for approval.
3. Maintenance responsibilities and construction details of SUDS should be submitted.
4. Road surface finishes require to be submitted for approval prior to works starting on site.
5. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
6. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0215/IC

1. The applicant should provide further detail of the traffic calming features at the junctions of Roads 4 and 6.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0216/IC

1. The applicant should provide further detail of the traffic calming features at the junctions of Roads 4 and 6.
2. A Road Construction Consent will be required for all new roads, footways and footpaths.
3. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
4. Confirmation of connection to Scottish Water's Network should be submitted for approval.
5. Maintenance responsibilities and construction details of SUDS should be submitted.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Planning application 18/0291/IC

1. The remote footpath between Site E and Site A will not be adopted by the Roads Service.
2. The applicant should provide further detail of the traffic calming features at the junction of Roads 4 and 5.
3. A Road Construction Consent will be required for all new roads, footways and footpaths.
4. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site. A system of lighting shall be kept operational at all times within the existing public adopted areas.
5. Confirmation of connection to Scottish Water's Network should be submitted for approval.
6. Road surface finishes require to be submitted for approval prior to works starting on site.
7. Surface water is to be contained within the site and land drainage installed to prevent surface water run-off.
8. The surface flow path needs to be submitted prior to development, including a 1 in 200 year event drawing.

Head of Environmental and Public Protection (Environmental Health) – No objection, subject to conditions in respect of Japanese Knotweed, contaminated land, waste containers, external lighting, times and methods of working and sound insulation. Advisory notes are suggested in respect of site drainage and SUDS, vermin and gull control, and the Construction (Design & Management) Regulations 2015.

Scottish Power - No objection although there are cables in the area.

Scottish Environment Protection Agency West - No objection.

SportScotland - No objection.

Scottish Water - No objection, but a series of advisory notes are suggested.

Scottish Gas Networks - There is plant in the vicinity. Precautionary advisory notes are suggested.

PUBLICITY

The applications, with the exception of 18/0214/IC, were advertised in the Greenock Telegraph on 3rd August 2018 as there are no premises on neighbouring land. Planning application 18/0291/IC was advertised on 2 November 2018.

SITE NOTICES

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

PUBLIC PARTICIPATION

One objection was received in respect of planning application 18/0215/IC. The points of objection may be summarised as follows:

- A lack of privacy as a result of the proposal.
- Loss of light and sunlight.
- There is concern over increased noise and antisocial behaviour, the latter included from the wooded area close to the objector's house.
- Loss of view of the River Clyde.

One objection was also received in respect of planning application 18/0216/IC. The points of objection may be summarised as follows:

- The new houses are not suitable for the objector, who indicates that they have been given the option to move to one of the properties.
- Concerns over possible noise and disruption.
- Lack of correspondence from the Council.

ASSESSMENT

This report relates to a series of contiguous local development applications which, if submitted as the one application, would have been a "major" planning application as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. The applicant has, however, chosen to submit five separate applications and has therefore avoided the pre-application consultation process introduced by the Scottish Government under the above Regulations. Given the scale of the collective proposals (54 houses and 170 flats) and their contiguous nature, it is considered to be appropriate to consider these applications collectively.

National Planning Policy requires to be considered including the National Planning Framework (NPF) 3 and the Scottish Planning Policy (SPP). The Development Plan consists of the 2017 Clydeplan Strategic Development Plan (SDP) and the 2014 Inverclyde Local Development Plan (LDP). The 2018 proposed Inverclyde Local Development Plan (proposed LDP) is also a material planning consideration in the assessment of these applications.

In assessing these proposals, it is first appropriate to set out the national, strategic and local policy context.

Policy Context

National Policy

The National Planning Framework (NPF) 3 and Scottish Planning Policy (SPP) are the two key national planning documents that set the framework for development across Scotland. NPF3 notes the Scottish Government's desire for a significant increase in house building to ensure housing requirements are met across the country. Additionally it is stated that there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.

The SPP reinforces the aims of NPF3 to facilitate new housing development. It notes that the planning system should identify a generous supply of land for each housing market area within the plan area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The planning system should also enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. Where relevant policies in a development plan are out-of-date or the plan does not contain policies

relevant to the proposal, then the presumption in favour of development that contributes to sustainable development will be a significant material consideration. Local Development Plans should allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan with a minimum of five years effective land supply at all times. Where a shortfall in the five-year effective housing land supply emerges, development plan policies for the supply of housing land will not be considered up-to-date.

The SPP further advises that where the planning authority considers it appropriate, the development plan may designate a Green Belt around a settlement to support the spatial strategy by directing development to the most appropriate locations and supporting regeneration, protecting and enhancing the character, landscape setting and identity of the settlement and protecting and providing access to open space.

Both Strategic and Local Development Plan policies are required to follow National policy. As the applications are local development applications and not of strategic scale it is not considered necessary to consider the SDP in detail.

Local Policy

In response to the SDP the adopted Inverclyde Local Development Plan (LDP) supports the delivery of housing on appropriate, well located and effective sites, and depends on these being made available to meet need and demand. Through Policy RES3 of the adopted Plan and Schedule 6.1, the LDP aims to support all housing providers through a range and choice of land allocations to meet all requirements. Schedule 6.1 lists all the sites allocated which are effective or capable of becoming effective to meet the housing land requirement and ensuring a minimum of a five-year effective land supply at all times. The application sites appear in this Schedule, with an indicative capacity of 120 dwellings in total, 90 of which were to be private sector with 30 units affordable, based on the quota system. Policy RES4 of the adopted Plan further supports the quota identified in Schedule 6.1. The application sites are located within a mainly residential area under Policy RES1 of the adopted Plan. This policy aims to safeguard and, where practicable, enhance the character and amenity of such areas. New residential development is to be assessed against and have to satisfy a range of criteria. Policy RES2 of the adopted Plan supports housing development on brownfield sites as identified on the proposals map unless select other circumstances apply.

The current LDP is under review, with the proposed LDP presently with the Scottish Ministers for consideration. In the proposed LDP, Policy 17 identifies housing development sites aimed at ensuring a five-year effective housing land supply is maintained, however in the event that additional land is required for housing development criteria for the assessment of such proposals is set out. Policy 18 of the proposed LDP supports housing development on appropriate sites. The associated Schedule 4 identifies the application sites for development purposes, again with an indicative capacity of 120 in total but identified exclusively for affordable provision. The proposed LDP also identifies the sites as part of a wider residential area under Policy 20, where proposals are to be assessed with regard to their impact on the amenity, character and appearance of an area.

The Determining Issues

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The key determining issues for all the applications are:

- Is the principle of development acceptable on this site, and if so;
- Is residential development of the nature, design and layout proposed appropriate on this site?
- With respect to traffic related issues, can the site be accessed in an acceptable manner and without detriment to the flow and movement of traffic on the roads from which

access will be taken? Are the parking provision and site layout acceptable from a road safety point of view?

- As a previously developed site, are there any contamination issues?
- Will there be flooding or drainage related implications and can these be addressed?
- What will be the impacts on nearby residential properties and will these be acceptable?
- Is there capacity with respect to schools, utilities and local facilities for this development?

The principle of housing development

The proposals are supported in principle by Policy RES3 and Policy 18 as the site is included in their associated land schedules. It is noted that the housing now proposed is exclusively affordable, which alters a balance between private sector and affordable envisaged by the adopted LDP. The proposed LDP, however, represents a more contemporary understanding of the housing market and I note that it anticipates exclusively affordable housing. In view of the applicant's intentions I consider that although there is some tension with Policy RES3 in respect of tenure mix, residential development of the site is supported in principle and the more contemporary tenure mix anticipated by Policy 18, to which I give weight, renders the proposals acceptable in principle. It follows that they accord with Policy RES4. The proposals also accord in principle with the residential land use allocation of both the adopted and proposed LDPs.

The residential nature, design and layout of the development

The site topography, which is to be largely unaltered, has to a large extent determined the form of development on the site. The applicant has, nevertheless, used the topography to produce a layout for the whole development which creates an interesting contrast between three distinct areas whilst at the same time establishing linkages using a limited palette of materials, footpaths and soft landscaping. The design of the proposed dwellings is contemporary in nature and similar to other proposals brought forward by the applicant elsewhere. It is also noted that at 224 units this is almost double the capacity anticipated by both the adopted and proposed LDPs. The reason for the increase is the predominance of flatted dwellings within the central part of the site. This form of development was not anticipated by either of the LDPs. It is the case, however, that there are existing flats adjacent to the site and flatted development is therefore already established in the vicinity. The highest flats, at four storeys, are located on a lower part of the site and will not appear incongruous relative to those of three storeys at a higher level. All of this results in the creation of a successful place with respect to Policy SDS3 of the adopted LDP and Policy 1 of the proposed LDP. I therefore conclude that the building mix and site layout is compatible with the character and amenity of the area (Policy RES1 criterion (a)).

Noting the proposed planting scheme, I consider that it is appropriate in terms of location, species and maturity of planting and will contribute positively to residential amenity (Policy RES1 criterion (b)). As a previously developed site there are no existing landscape or townscape features of value remaining (Policy RES1 criterion (c)).

The Head of Environmental and Public Protection (Roads) is content that the layout is in accordance with the Council's adopted roads guidance, although there are some smaller issues that require to be addressed by condition or advisory note. It is also clear that overall the layout addresses "Designing Streets" (Policy RES1 criterion (d)).

None of the service providers who replied to consultation indicated any objection in principle to the proposal and, as a previously developed site, there will be service provision in the immediate vicinity. It is for the developer to make the appropriate liaisons to establish connections (Policy RES1 criterion (e)).

The adopted and proposed Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" both apply. The proposed development complies with the relevant criteria in these PAANs with respect to garden sizes and open space provision. It is noted that an equipped play area is to be provided in a centrally located position subject to a considerable level of supervision. A condition will be required in

respect of the submission of precise details for the applications affected (Policy RES1 criterion (f)).

I therefore consider overall that the proposal accords with Policy RES1 and the associated Policy 20. Furthermore, as the proposal constitutes redevelopment of a brownfield site it accords with Policies SDS5 and RES2, particularly as there is no alternative use of greater priority identified.

I am therefore satisfied that residential development of the nature proposed is appropriate on this site.

Traffic Issues

Traffic considerations relate to the means of access to the application sites from Kilmacolm Road and Southfield Avenue and any implications for the free flow of traffic on these roads. It is also necessary to consider the roads within the sites and the adequacy of parking provision, both dedicated provision and visitor parking spaces. With reference to traffic sustainability, proposals have to address safe and convenient opportunities for walking and cycling within the site and, where practicable, include links to the wider walking and cycling network.

In all these respects the Head of Environmental and Public Protection (Roads) is satisfied with the information provided and therefore has no concerns over the impacts either within or outwith the application sites. Furthermore, the sites have been designed to provide linkages to the established road and footway network in the vicinity. Whilst there are no dedicated cycle routes in the immediate vicinity, I am satisfied that on-road cycling possibilities are allowed for through the proposed connections.

I therefore consider that the proposal accords with the requirements of Policies TRA2 of the adopted LDP and 10 and 11 of the proposed LDP.



Contamination issues

The applicant's desk top study suggests there is a moderate risk the sites are potentially impacted by contamination relating to historical activities both on-site and in the surrounding area. This will require further detailed investigation on site. As a brownfield site within the built-up area this is not unexpected. Development on brownfield sites is commonplace and both developers and the Council are well practiced in making sure that sites can be safely occupied without risk to future residents.

As matters stand the school buildings are in the process of demolition and the full picture in respect of contamination may not become clear until all the buildings are being or have been demolished and the site opened up for development. The Head of Environmental and Public Protection (Environmental Health), does not highlight any concerns over and above the standard need for site investigation associated with any brownfield site and is content that these concerns may be addressed by conditions on grants of planning permission.

In this respect I consider that the proposals comply with the requirements of Policy 16 of the proposed LDP.

Flooding and drainage

The applicant's flood risk assessment concludes that the site is at low risk from flooding from nearby water courses. The majority of the areas are considered to be at little or no risk of flooding from surface water flooding originating from outwith the site, with the exception of the proposed development along the eastern site boundary where surface water could enter. Ground levels will need to be designed to direct overland flows away from proposed development and into landscaped areas and drainage outlets. The access road should be designed to mitigate against surface water on Kilmacolm Road entering the site. The sites are considered to be at low risk of flooding from groundwater and reservoirs and flood defences.

The Head of Environmental and Public Protection (Roads) has considered flood risk and drainage impact issues and advises that he is content, subject to the use of appropriate conditions. I also note that SEPA has no objection to the proposed development on the basis of flood risk.

On the basis of the above and subject to appropriate conditions on a grant of planning permission, I conclude that there are no flood risks or drainage concerns that would suggest planning permission should not be granted. The proposals are therefore considered to accord with Policies INF4 and INF5 of the adopted LDP and Policies 8 and 9 of the proposed LDP. I am also therefore satisfied that flooding and drainage related implications of the proposals can be addressed.

Impacts on nearby residential properties

The potential of relevant planning impacts on nearby residential properties relate to privacy, overshadowing, noise, pollution and other potential disturbances. This can also include external views into the site.

The closest point of any of the proposed dwellings to existing dwellings is approximately 18 metres, this being the distance between one of the flatted blocks and an existing block of flats on Iona Road. The proposed block, however, is angled away from the existing flats with the nearest possible window to window distance being approximately 20.5 metres from a small side window. When considering householder planning applications the Council seeks a minimum of 18 metres separation.

The nearest block will create some limited overshadowing of the adjacent existing rear court associated with the adjacent flats. I am satisfied, however, that given the building orientation and the distance from the proposed block, the lower ground level associated with the proposed block, and the width of the existing neighbouring rear court this will ensure that the impact on the existing adjacent property will not be to the extent suggested by the BRE Trust publication on "Site Layout Planning for Daylight and Sunlight" as to merit refusal of the application.

The above assessment relates to the worst-case scenario raised by the proposed developments, with no other proposed new build blocks or houses located any closer to existing developments.

Loss of privacy was raised as a point of objection. The proposed buildings are all set back at least the minimum 9 metres distance from common boundaries and, as noted, the block closest to a common boundary is orientated so that the main windows in the proposed building do not

directly face the adjacent building. I am therefore satisfied that, relative to the guidance in both PAAN3s, an unacceptable impact on neighbouring privacy does not occur.

Pollution can arise from site development through the disturbance of soils creating potential issues such as dust, and from noise. Noise would be created during construction and is an inevitable part of that process. It does not form grounds for refusal of a development proposal. It is also the case that any noise in excess of what could be reasonably expected during a construction programme, particularly but not exclusively related to hours of construction, is subject to controls under legislation within the remit of the Head of Environmental and Public Protection (Environmental Health). This can be brought to the applicant's attention by advisory note on a grant of planning permission.

Controls over sources of pollution during site development are within the remit of the Head of Environmental and Public Protection (Environmental Health). Longer term it is possible that there would be the potential for additional pollution from the use of vehicles. This does not form grounds for the refusal and I am satisfied that the site is located adjacent to bus routes to encourage more sustainable travel.

Other potential disturbances relate to the activities of future residents. This has been raised as a concern in the submitted objections but is conjecture and would not form defensible grounds for the refusal of planning permission.



Infrastructure Capacities

This relates to the ability of existing schools to accommodate the extra pupil places and the ability of other infrastructure, such as sewers and water, to service the developments.

The Head of Education advises that catchment schools can accommodate expected pupil numbers for this site.

None of the utility companies has expressed any concern over the capacity of their infrastructure to accommodate the developments. It will be for the applicant to ensure that satisfactory connections can be made but, as a brownfield site, such connections should be readily available.

Other matters raised in consultation responses

The location of waste containers is indicated on the application plans but their specification is under the control of other legislation. The only planning considerations are their locations (which are acceptable) and their finishes (which may be controlled by condition). The same applies to external lighting, times and methods of working and sound insulation. These matters may be addressed by advisory notes on a grant of planning permission.

The remaining matters highlighted by other consultees, including by the Head of Environmental and Public Protection (Roads) may be addressed by either conditions or advisory notes on the granting of planning permissions.

Other issues

The lack of suitability of any of the proposed dwellings for a potential future tenant is not a material consideration. Finally, I am satisfied that the correspondence required in respect of the planning process, consisting of neighbour notification and the acknowledgement of objections, has taken place.

Summary and conclusion

At a national level, Scottish Planning Policy reinforces the aims of the Scottish Government's National Planning Framework 3 to facilitate new housing development, requiring each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The Council's adopted and proposed Local Development Plans both identify this location as a housing development site which satisfies the requirements of the 2017 Clydeplan Strategic Development Plan.

With regard to the specific policies of the adopted and proposed Local Development Plans, I consider the location of the developments, the overall design concept and the details thereof to be acceptable with respect to Policies SDS3, SDS5, RES1, RES2, RES3, RES4 of the adopted LDP and Policies 1, 17, 18 and 20 of the proposed LDP. The sites are accessible and the proposals will have no unacceptable impact on the roads network, and therefore accord with Policy TRA2 of the adopted LDP and Policies 10 and 11 of the proposed LDP. Aspects of site development related to contamination may be addressed by conditions, satisfying Policy 16 of the proposed LDP. I am also satisfied that flooding and drainage related implications of the proposals can be addressed to allow compliance with Policies INF4 and INF5 of the adopted LDP, and 8 and 9 of the proposed LDP.

Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. In reviewing the applications, the supporting documentation, the consultee responses and the representations, it is concluded that the proposals accord with the Development Plan and that there are no material considerations which suggest that planning permission should not be granted.

RECOMMENDATION

That the applications be granted subject to the following conditions:

Planning application 18/0213/IC

1. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.

4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species.
5. That prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junction of Roads 1, 2 and 3.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0214/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas.
10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
13. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
14. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.

15. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.

Planning application 18/0214/IC

1. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority.
2. That prior to their use samples of all hard landscaping materials including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority.

3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species.
5. That prior to the commencement of development, full details of the equipped play area identified under planning permissions 18/0215/IC and 18/0216/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan.
6. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
7. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0215/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
8. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas.
9. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
10. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
11. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
12. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
13. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have

been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.

14. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
15. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To ensure the provision of adequate traffic and pedestrian facilities.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To control runoff from the site to reduce the risk of flooding.
9. To prevent surface water runoff from the site to reduce the risk of flooding.
10. To ensure adequate service connections can be achieved.
11. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
12. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
13. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
14. To ensure that all contamination issues are recorded and dealt with appropriately.
15. In the interest of visual amenity.

Planning application 18/0215/IC

1. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the

Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority.

2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species.
5. That prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0216/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0216/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of detailed structural design and the maintenance regime for the water detention areas.
10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.

13. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
14. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.
15. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.

Planning permission 18/0216/IC

1. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species.
5. That prior to the commencement of development, full details of the equipped play area identified under this planning permission and planning permission 18/0215/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan.
6. That prior to the commencement of development the applicant shall submit and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 6.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0291/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas.

10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
13. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
14. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.
15. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.
17. That permission is not hereby given for the bin stores to the west of block 7. Full elevational details, including a facing brick, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.

5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.
17. These bin stores have higher visibility from the public road and an alternative elevational treatment would be appropriate.

Planning permission 18/0291/IC

1. That prior to their use, samples of all facing materials to be used in the construction of the dwellings hereby permitted shall be submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in writing with the Planning Authority.
2. That prior to their use samples of all hard landscaping materials, including roads surface finishes, shall be submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in writing with the Planning Authority.
3. That prior to the commencement of development full details of all soft landscaping within the site shall be submitted to and approved in writing by the Planning Authority. This shall include management and maintenance arrangements.
4. That the landscaping scheme approved in terms of condition 3 above shall be implemented in full in accordance with a phasing plan to be agreed in writing with the Planning Authority prior to the commencement of development. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species.
5. That prior to the commencement of development, full details of the equipped play area identified under planning permission 18/0215/IC and planning permission 18/0216/IC, including details of management and maintenance arrangements, shall be submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be provided in accordance with the approved phasing plan.

6. That prior to the commencement of development the applicant shall submit to and receive approval in writing for details of the traffic calming feature at the junctions of roads 4 and 5.
7. That no dwelling hereby permitted shall be occupied until the footway, road, manoeuvring areas and parking spaces serving it is completed to sealed base course level.
8. That prior to the last of the dwellings hereby permitted or permitted under planning permissions 18/0213/IC, 18/0214/IC, 18/0215/IC or 18/0216/IC (whichever is the latest) being occupied, all footways, roads, manoeuvring areas and parking spaces serving all the dwellings shall be completed to final wearing course level.
9. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the detailed structural design and maintenance regime for the water detention areas.
10. That all surface water originating within the site shall be intercepted within the site. A surface flow path, including a drawing showing the 1 in 200 year event surface water flow path, shall be submitted to and approved in writing by the Planning Authority prior to the commencement of development.
11. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
12. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
13. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
14. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.
15. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

16. That for the avoidance of doubt, none of the flatted dwellings hereby permitted shall be occupied until the associated bin stores have been provided.

Reasons

1. In the interests of visual amenity.
2. To ensure the suitability of these materials.
3. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
4. To ensure the provision of an adequate landscaping scheme in the interests of visual amenity.
5. To ensure the provision of adequate play facilities.
6. To provide clarification in the interests of traffic safety.
7. To ensure the provision of adequate traffic and pedestrian facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To control runoff from the site to reduce the risk of flooding.
10. To prevent surface water runoff from the site to reduce the risk of flooding.
11. To ensure adequate service connections can be achieved.
12. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
13. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
14. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
15. To ensure that all contamination issues are recorded and dealt with appropriately.
16. In the interest of visual amenity.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Ashman on 01475 712416.