

Report To: The Planning Board

Date: 5 June 2019

Report By: Head of Regeneration and Planning

Report No: 18/0279/IC
18/0280/IC
Plan06/19

**Local Application
Development**

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Subject: Planning applications 18/0279/IC: Erection of a new build flatted development consisting of 39 units over 4.5 storeys; and 18/0280/IC: Erection of a new build flatted development consisting of 48 units over 4 storeys

at

Vacant Site, James Watt Dock, Greenock



SUMMARY

- The proposals accord with the Inverclyde Development Plan.
- Four objections have been received to planning application 18/0279/IC and twenty-six objections plus one representation to planning application 18/0280/IC 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=PG4XXBIMIV900>

SITE DESCRIPTION

The application sites form part of former industrial land at James Watt Dock and are located to the east of the A-listed Sugar Sheds and the Dock, to the north of East Hamilton Street, to the west of the Council's Pottery Street depot and to the south of the Riskend Aggregates/Cemex site beyond which is the Great Harbour. The sites are part of a development platform, surfaced with rubble and which is largely level with the exception of a peripheral berm. Construction work has commenced on the wider development platform in implementation of earlier planning permissions.

PROPOSAL

Planning permission is sought for the construction of 87 flats between the two applications within an overall development site of originally 134 flats.

Planning application 18/0279/IC consists of 39 flats contained within one four and a half storey block with its main frontage onto Douglas Rae Road and with a smaller secondary north-east facing elevation. Planning application 18/0280/IC consists of 48 flats contained within two contiguous four storey blocks of flats, the larger of which contains 40 flats and has its frontage onto Douglas Rae Road and the second of which contains 8 flats and fronts onto East Hamilton Street. The latter application also includes a hard-landscaped area of amenity open space with seating at the corner of East Hamilton Street and Douglas Rae Road.

Both applications include car parking and landscaping which is based upon the provision made for the overall development site of originally 134 flats. This overall site was granted planning permission by four separate planning permissions granted in 2018. The current applications will amend two of these permissions and part of a third. Planning permissions 17/0339/IC (for 48 flats over two 4 storey blocks) and 17/0340/IC (for 24 flats over 4 storeys) are to be amended whilst one of the blocks approved under planning permission 18/0050/IC (for 32 flats over a mix of 4 and 4.5 storeys) will not now be built. The remaining planning permission is 18/0049/IC (for 30 flats over 4.5 storeys) which remains unaltered. The revised proposals take the overall total number of flats to be built to 137 units.

All the flats are to be finished in red multi-coloured brick with contrasting buff brick detailing. The floor levels are to be defined by vertically arranged red multi, rough, rusticated brick courses. Some anthracite coloured aluminium curtain walling is also to be introduced as a feature at the staircases. Windows and doors are to be finished in anthracite coloured uPVC. Where patio doors are to be provided these will be safeguarded by anthracite coloured Juliet balcony railings. The apex roofs will be finished with concrete roof tiles. uPVC gutters, rain water pipes, soffits and fascias will be used throughout.

The applications are supported by a Flood Risk Assessment and details of the drainage regime. The previous applications were also accompanied by a Noise Assessment, a Design and Access Statement and a Site Investigation. These documents hold true for the present applications. The specific new Flood Risk Assessment and drainage details were required as the layout changes from the previous approvals on these sites required different arrangements to be made. The Flood Risk Assessment indicates that should there be a flooding event originating from East Hamilton Street the flood waters will be directed via swales and new culverts along the eastern site boundary, eventually discharging into the Great Harbour.

DEVELOPMENT PLAN POLICIES

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 MAC 1-7 - Major Areas of Change

The Council will support the redevelopment of the areas designated 'Major Areas of Change' on the Proposals Map by having regard, where applicable, to:

- (i) approved planning permissions (in outline, in principle or detailed);
- (ii) approved masterplans/development frameworks and briefs;
- (iii) the future submission and approval of a masterplan/development framework; and additionally,

taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective Areas, MAC1 to MAC7, in Supplementary Guidance.

Policy SDS7 Regeneration and Renewal Priorities

Appropriate new investment and development will be directed to the Waterfront and to the Council's partnership renewal areas - 'Major Areas of Change' and 'Areas of Potential Change' - as identified on the Proposals Map and in accordance with the Plan's Supplementary Guidance on Local Development Frameworks.

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 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.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

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

Supplementary guidance on "Local Development Frameworks" applies.

PROPOSED DEVELOPMENT PLAN POLICIES

The Proposed Plan has been through examination and the Reporter's recommended modifications were reported to the Council's Environment and Regeneration Committee on 2 May 2019. The Council is in the process of moving to adopt the Proposed Plan. Reference to the Proposed Plan in this report incorporates the Reporter's recommended modifications and the non-notifiable modifications approved on 2 May 2019.

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 3 - Priority Places

The Council will support comprehensive redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places 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 (i.e within the 1 in 200 year design envelope);
- 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 during construction and once completed 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 18 - New Housing Development

New housing development will be supported on the sites identified in Schedules 3 and 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 for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 29 - Listed Buildings

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building.

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

Supplementary Guidance on "Priority Places" applies.

CONSULTATIONS

Scottish Environment Protection Agency West – No objection.

Head of Service – Roads and Transportation – The following comments have been provided:

- The applicant shall demonstrate visibility splays of 2.4m by 43.0m by 1.05m can be provided from the development onto Douglas Rae Road and the new road to the north of the site which accesses the roundabout.
- A Road Construction Consent will be required for the road within the application site, for the unadopted parking spaces and for public footways.
- The proposed development will have an impact on 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.
- All surface water during and after development is to be maintained within the site boundary to prevent any surface water flowing onto the road. The surface water from the car parking spaces cannot flow over the public footpath.
- Confirmation of connection to the Scottish Water Network should be submitted for approval and Scottish Water's approval to the drainage layout.
- Confirmation of the maintenance regime for the surface water swales is required.
- Confirmation of maintenance and ownership responsibilities of the drainage system is required.

Head of Environmental and Public Protection (Environmental Health) - No objection subject to conditions in respect of Japanese Knotweed, site contamination, external lighting, times and methods of working, sound insulation, noise attenuation measures, an acoustic bund along the eastern boundary of the site, and the installation of triple glazing and trickle ventilation within the properties. Advisory notes are suggested in respect of site drainage, the Construction (Design & Management) Regulations 2015, surface water and gull controls.

Transport Scotland - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 19 October 2018 as development affecting the setting of a listed building.

SITE NOTICES

A site notice was posted on 19 October 2018 for affecting the setting of a listed building.

PUBLIC PARTICIPATION

Planning application 18/0279/IC is the subject of 4 objections. The objections may be summarised as follows:

- More housing will have a detrimental effect on any industrial investment adjacent due to noise pollution complaints from occupants of houses already on the site and from any new buildings proposed. Existing businesses within the area are already subject to noise complaints.
- Future industrial investment in the wider Docks area could be compromised.
- There is a potential compromise with respect to the Environment and Regeneration Committee proposal of 25 October 2018 aimed at saving Inchgreen Dock.

Planning application 18/0280/IC is the subject of 27 objections and one representation. The points of objection may be summarised as follows:

- There is a lack of industrial land in Inverclyde.
- There should be a block on all future changes of use for industrial land and any residential development on the waterfront to allow economic appraisal of marine enterprises.
- A noise assessment requires to be undertaken.
- Assessment of traffic access impact to Garvel Dry Dock should have been undertaken.
- Concerns over lack of flood risk assessment.

- The proposal sets a precedent for residential development of Garvel Island and the Inchgreen area.
- This will result in a loss of waterfront space to future development and expansion of maritime and marine activity, including but not restricted to, sailing and other recreational activity, public amenity/access to the River and development of facilities and infrastructure for new marine industry.
- Given this is an affordable housing proposal (for people who may commute to Glasgow) it is unlikely to be of benefit to the local community.
- There is plenty of other unused housing stock in Inverclyde.
- Jobs should be prioritised over housing.
- There are concerns over light pollution from Cappielow Park floodlights.

The representation is supportive of the proposed new build but concerns are expressed over the long term future of the adjacent Sugar Sheds and the possibility that the proposed development may frustrate attempts to redevelop it due to the loss of land for associated development, such as parking provision. It is suggested that part of the application site be reserved for future use of the Sugar Sheds.

ASSESSMENT

The material considerations in determination of these applications are the adopted and proposed Inverclyde Local Development Plans, the adopted and proposed Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the supplementary guidance on "Local Development Frameworks" and "Priority Places", the consultation replies, the representations, the planning history of the sites, the applicant's supporting information, and Historic Environment Scotland's "Historic Environment Policy for Scotland" (which replaces the SHEP) and the "Managing Change in the Historic Environment" guidance note on "Setting".

Planning permission in principle was granted in January 2010 for mixed use development comprising housing, commercial, business, hotel, marina, landscaped public open space, access roads and off-street car parking at James Watt Dock/Garvel Island and the Great Harbour. This was subject to various conditions and an approved masterplan which set out development areas for the various land uses. The masterplan identified the application site as part of a wider area for residential development. The principle of the residential development of James Watt Dock and Garvel Island is therefore well established.

Detailed planning permission was granted in March 2018 on the current application sites for three of the four planning permissions covering the whole of the development site (17/0339/IC, 17/0340/IC and 18/0050/IC). The current applications seek to amend these existing permissions. The proposals were found to be compatible with the adopted Local Development Plan and no other material considerations were found suggesting that planning permission should be refused.

The current proposals are for a different layout of the blocks fronting westwards onto Douglas Rae Road and southwards onto East Hamilton Street, with a much smaller element of one block facing northwards towards the Great Harbour. The blocks forming part of application 18/0279/IC now contain attic development incorporating dormer window style roof projections as part of the proposal, raising this block to 4.5 storeys. The other blocks, forming application 18/0280/IC, remain at 4 storeys and are designed similarly to the previously approved blocks. The proposed Local Development Plan has emerged since the earlier approvals but it is considered appropriate to consider the new proposals against the adopted and proposed Local Development Plans.

The application sites are located within an area covered by Policy MAC2 of the adopted Plan, a "Major Area of Change" and are one of the Council's "Priority Places" under Policy 3 of the proposed Plan. The content of both of these policies reflects the earlier planning permission in principle referred to above.

Policy MAC2 indicates the Council's support for the redevelopment of these areas by having regard to (i) approved planning permissions (in outline, in principle or detailed); (ii) approved masterplans/development frameworks and briefs; (iii) the future submission and approval of a masterplan/development framework; and, additionally, taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective areas. The application site is within an area associated with the earlier planning permission in principle referred to above and is in accord with both the terms of this permission and the associated masterplan. The proposal will not, therefore, result in a loss of land allocated for industrial or maritime activities. Furthermore, the supplementary guidance on "Local Development Frameworks" notes that the planning strategy for James Watt Dock and Garvel Island is predominantly housing led and the associated diagram specifically identifies the larger development platform within which the application site sits as a housing development opportunity. It therefore follows that the proposal accords in principle with Policy MAC2. Policy 3 of the proposed Plan is similar, in that it highlights the Council's support of comprehensive redevelopment proposals for the Priority Places where these are in line with the preferred strategy in Schedule 2 to the policy (which includes housing) and the development frameworks set out in the "Priority Places" Supplementary Guidance. This also identifies the larger development platform within which the application site sits as a housing development opportunity.

It follows that the proposal also accords in principle with Policies SDS5, SDS7 and RES2 of the adopted Plan. It also accords with Policy SDS5 as it constitutes new development on previously used (brownfield) land within the urban settlement and with Policies SDS7 and RES2 as it comprises new investment and residential development within a "Major Area of Change".



I further note that the application site is included in Schedule 6.1 to Policy RES3 of the adopted Plan. This policy indicates that residential development will be encouraged and supported on the sites and indicative locations in Schedule 6.1. Schedule 4 to the equivalent Policy 18 of the proposed Plan represents an updated consideration of the capacity of the two application sites and the remainder of the development platform which has already been subject to planning permission (planning permissions 18/0049/IC and 18/0050/IC). Collectively the existing and proposed developments would result in the provision of 137 flats, which exceeds the indicative capacity of 135 in the Schedule by two units. I do not consider this overprovision to be of significance.

It remains to be considered if the level of development proposed is capable of being delivered on the site and is, in all other respects, acceptable. Considering this, the level of car parking and open space provision are key factors.

Rather than assess parking and open space provision for these applications alone it is appropriate to consider the wider context. Taking the two current applications and the two adjacent planning permissions together, 137 car parking spaces are provided for 137 flats. This level of parking provision is regarded as acceptable by the Head of Service – Roads and Transportation.

Under the guidance provided by both the adopted and proposed PAAN3s, the proposal is assessed as a flatted development within a large infill site. Open space provision is based on 10 square metres per bed space assuming an occupancy rate of two persons per double bedroom and one person per single bedroom. On this basis 2,350 square metres requires to be provided; the proposed overall development provides approximately 5,130 square metres. I also note that the largest concentration of open space includes the provision of an equipped childrens' play area.

I therefore conclude that although the proposed overall development exceeds the number of residential units anticipated by both the adopted and proposed Plans, the application site can nevertheless comfortably accommodate the proposed development and there are no adverse implications with respect to Policies RES3 and 18.

A further factor to be considered is flood risk and drainage arrangements, given that part of the site is identified as an area at risk in SEPA's Flood Map. While I note objections submitted relating to lack of information, the applicant has now provided a flood risk assessment which has been accepted by the Head of Service – Roads and Transportation. The ground floor level of the flats and the surrounding land is set at a datum which addresses concerns over potential flooding. Furthermore, a drainage solution acceptable to the Head of Service – Roads and Transportation has been proposed by the applicant, although it is important that this is in place before the first of the flats on the wider site is occupied. This matter may be addressed by conditions to ensure that the necessary additional consents are secured. Other associated drainage related matters may be addressed by condition. I am therefore satisfied that the requirements of Policy INF4 of the adopted Plan and the equivalent Policy 8 of the proposed Plan in respect of reducing flood risk have been met. The requirements of Policy INF5 of the adopted Plan and the equivalent Policy 9 of the proposed Plan may be met through the aforementioned conditions.



Policy HER5 of the adopted Plan and the equivalent Policy 29 of the proposed Plan require that development has due regard to the effect on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to the "Historic Environment Policy for Scotland" and the "Managing Change in the Historic Environment" guidance notes, the relevant one in this instance being "Setting". The proposed flatted blocks sit to the east of the Sugar Sheds and, although across Douglas Rae Road, have the potential to impact on the setting of the Sugar Sheds. Careful attention to design of the flats and restricting their height has been negotiated which acknowledges the setting of the Sugar Sheds, ensuring the proposed flats are no higher, that their design is complementary, and that they are finished in materials which coordinate well, including the incidental use of buff brick contrasting with the main red brick finish. I am therefore satisfied that the proposal respects the setting of the Sugar Sheds, accords with the guidance on "Setting", and is an intelligent and sympathetic development of the historic environment in accordance with the Historic Environment Policy for Scotland. I am consequently satisfied that the proposal complies with the requirements of Policies HER5 and 29.

In view of the above conclusions I consider that the proposals accord with Policy SDS3 of the adopted Plan and Policy 1 of the proposed Plan in that a high quality place, respecting the historic urban fabric and the built cultural heritage, reflecting the local architecture and urban form, and minimising parking on the streetscene will be created.

Overall the proposals accord with the adopted and proposed Inverclyde Local Development Plans. It remains to be considered, however, if there are any material considerations which suggest that planning permission should not be granted.

Turning first to the consultee replies, I note that none raise objections to the proposals. The comments of the Head of Service – Roads and Transportation may be addressed by conditions or advisory notes. The matters raised by the Head of Environmental and Public Protection (Environmental Health) may be addressed by conditions with regard to concerns over Japanese Knotweed, contaminated land and some noise issues. The use of triple glazing where suggested would address the concerns of objectors in this respect. A noise assessment was submitted for the original permissions, which the current applications seek to amend, and it was found that the acoustic measures proposed and conditioned, including the use of triple glazing and noise baffle walls, would address these issues. The same approach requires to be taken for the current applications. All other matters may be more properly the subject of advisory notes as these are under the auspices of other legislation which should not be subject to duplication under planning controls.

Some points of objection have not been addressed above. It is conjecture that the proposed developments would adversely impact future industrial (or indeed other) forms of investment in the surrounding area and this could not form a basis for refusal of planning permission. The supply of industrial land is kept under continuous review as part of the Local Development Plan process and there is no lack of such land. It would not be in the economic interests of Inverclyde to have a wholesale restriction on the change of use of vacant industrial land to other uses, including residential, as this could frustrate investment and adversely impact the local economy. Flatted development in dockland locations can sit comfortably alongside marine enterprises and is commonly found elsewhere. The proposed developments will not cause access issues to Garvel Dry Dock due to the geometry of the established roads.

The applications do not extend to the Inchgreen area, nor do either the adopted or proposed Plans support residential development in these locations. Furthermore the application site does not share a common boundary with any part of the waterfront, thus it will have no impact on access.

There will be benefit to the local community not least in providing affordable housing opportunities, regardless of provision elsewhere. There is an identified housing need and this is a brownfield site that has lain undeveloped and unused for a number of years.

I note the concerns expressed over possible light pollution from the floodlights at Cappielow Park. The football ground is remote from the application site, approximately 140 metres distant, with intervening ground. Furthermore, the floodlights are not directed towards the proposed housing. I also take into consideration that the floodlights operate on a very limited part-time basis.

The 25 October 2018 meeting of the Environment and Regeneration Committee referred to by objectors calls upon the Scottish Government to engage with the Inchgreen Dock owners to secure the assets for the nation, thus facilitating full use of the Dock. Inchgreen Dock is a geographically separate site, distant from the application sites and it is not considered that the proposed developments have any direct impact.

I recognise the observations in respect of the future development of the Sugar Sheds but also note, for example, the parking opportunities which immediately surround the building. To reserve part of the application site for any possible future use of the Sugar Sheds would sterilise development and potentially create a car park frontage to East Hamilton Street, which would be to the detriment of visual amenity.

I therefore conclude that there are no material considerations suggesting that planning permission should not be granted, subject to appropriate conditions.

RECOMMENDATION

That the applications be granted, subject to the following conditions:

Planning application 18/0279/IC

1. That prior to their use samples of all the facing materials to be used in the construction of the flats hereby permitted 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.
2. That prior to their use samples of all hard landscaping materials 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 within the first planting season after the first of the flatted dwellings hereby permitted is occupied. 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. The play area approved under planning permission 17/0339/IC shall be implemented in full prior to occupation of the 20th flat hereby permitted by this permission or that of planning permissions 18/0049/IC, 18/0050/IC or 18/0280/IC.
6. That details of all boundary treatments shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this shall include a scheme for a bund on the boundary separating the application site from the depot to the east, the planting of this mound, and the installation of a 3 metres high acoustic screen. The bund and acoustic screen shall be completed prior to occupation of the first of the flats hereby permitted.
7. That parking provision shall be on the basis of 1 space per dwelling. The required parking bays for each flat and the vehicular manoeuvring area serving it shall be provided to sealed base course level prior to the associated flat being occupied.
8. That no flat shall be occupied until the footway and road serving the flat is completed to sealed base course level.
9. That prior to occupation of the last of the flats hereby permitted the roads, footways, car parking spaces and their associated manoeuvring areas shall be completed to final wearing course.
10. 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 maintenance regime for the water detention areas. For the avoidance of doubt, this includes the maintenance regime for the surface water swales and confirmation of maintenance and ownership responsibilities of the drainage system.
11. All surface water during and after development is to be maintained within the site boundary to prevent any surface water flowing onto the road. The surface water from the car parking spaces cannot flow over the public footpath.

12. That prior to the commencement of development, confirmation of connection to the Scottish Water Network and Scottish Water's approval for the drainage layout shall be submitted for approval.
13. 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.
14. 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.
15. 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.
16. 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.
17. That triple glazing with trickle ventilation shall be installed within the flats hereby permitted prior to their occupation.
18. That a visibility splay of 2.4 metres by 43 metres by 1.05 metres shall be provided at the entry to the site and shall be maintained thereafter.
19. That prior to the commencement of development a detailed specification of the bin stores shall be submitted to and approved in writing by the Planning Authority.
20. That for the avoidance of doubt, the mitigation measures in the "Development at James Watt Dock, Greenock" Flood Risk Assessment, dated May 2019 by Kaya Consulting Limited and detailed in application drawings 301879-032 Rev E and 301879-033 Rev E shall be implemented in full prior to occupation of the first flatted dwelling hereby permitted.

Reasons

1. To ensure that the facing materials complement the neighbouring Sugar Sheds.
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 retention of the approved landscaping scheme.
5. To ensure the provision of adequate play facilities in the interests of future residents.
6. To ensure the provision of adequate boundary treatments in the interests of visual amenity and, in the case of the eastern boundary, to accord with the recommendations of the Noise Assessment.
7. To ensure the provision of adequate parking facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To ensure the provision of adequate traffic and pedestrian facilities.
10. To control runoff from the site to reduce the risk of flooding.
11. To control runoff from the site to reduce the risk of flooding.
12. To ensure adequate service connections can be achieved.
13. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
14. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
15. 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.
16. To ensure that all contamination issues are recorded and dealt with appropriately.
17. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.
18. In the interests of pedestrian and vehicular safety.
19. In the interests of visual amenity.
20. To prevent flooding of properties within and outwith the application site.

Planning application 18/0280/IC

1. That prior to their use samples of all the facing materials to be used in the construction of the flats hereby permitted 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.
2. That prior to their use samples of all hard landscaping materials 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 within the first planting season after the first of the flatted dwellings hereby permitted is occupied. 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. The play area approved under planning permission 17/0339/IC shall be implemented in full prior to occupation of the 20th flat hereby permitted by this permission or that of planning permissions 18/0049/IC, 18/0050/IC or 18/0279/IC.
6. That details of all boundary treatments shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, this shall include a scheme for a bund on the boundary separating the application site from the depot to the east, the planting of this mound, and the installation of a 3 metres high acoustic screen. The bund and acoustic screen shall be completed prior to occupation of the first of the flats hereby permitted.
7. That parking provision shall be on the basis of 1 space per dwelling. The required parking bays for each flat and the vehicular manoeuvring area serving it shall be provided to sealed base course level prior to the associated flat being occupied.
8. That no flat shall be occupied until the footway and road serving the flat is completed to sealed base course level.
9. That prior to occupation of the last of the flats hereby permitted the roads, footways, car parking spaces and their associated manoeuvring areas shall be completed to final wearing course.
10. 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 maintenance regime for the water detention areas. For the avoidance of doubt, this includes the maintenance regime for the surface water swales and confirmation of maintenance and ownership responsibilities of the drainage system.
11. All surface water during and after development is to be maintained within the site boundary to prevent any surface water flowing onto the road. The surface water from the car parking spaces cannot flow over the public footpath.
12. That prior to the commencement of development, confirmation of connection to the Scottish Water Network and Scottish Water's approval for the drainage layout shall be submitted for approval.
13. 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.
14. 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.
15. 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.

16. 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.
17. That triple glazing with trickle ventilation shall be installed within the flats hereby permitted prior to their occupation.
18. That a visibility splay of 2.4 metres by 43 metres by 1.05 metres shall be provided at the entry to the site and shall be maintained thereafter.
19. That prior to the commencement of development a detailed specification of the bin stores shall be submitted to and approved in writing by the Planning Authority.
20. That for the avoidance of doubt, the mitigation measures in the "Development at James Watt Dock, Greenock" Flood Risk Assessment, dated May 2019 by Kaya Consulting Limited and detailed in application drawings 301879-032 Rev E and 301879-033 Rev E shall be implemented in full prior to occupation of the first flatted dwelling hereby permitted.

Reasons

1. To ensure that the facing materials complement the neighbouring Sugar Sheds.
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 retention of the approved landscaping scheme.
5. To ensure the provision of adequate play facilities in the interests of future residents.
6. To ensure the provision of adequate boundary treatments in the interests of visual amenity and, in the case of the eastern boundary, to accord with the recommendations of the Noise Assessment.
7. To ensure the provision of adequate parking facilities.
8. To ensure the provision of adequate traffic and pedestrian facilities.
9. To ensure the provision of adequate traffic and pedestrian facilities.
10. To control runoff from the site to reduce the risk of flooding.
11. To control runoff from the site to reduce the risk of flooding.
12. To ensure adequate service connections can be achieved.
13. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

14. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
15. 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.
16. To ensure that all contamination issues are recorded and dealt with appropriately.
17. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.
18. In the interests of pedestrian and vehicular safety.
19. In the interests of visual amenity.
20. To prevent flooding of properties within and outwith the application site.

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.