

Report To: The Planning Board

Date: 4 September 2019

Report By: Head of Regeneration and Planning

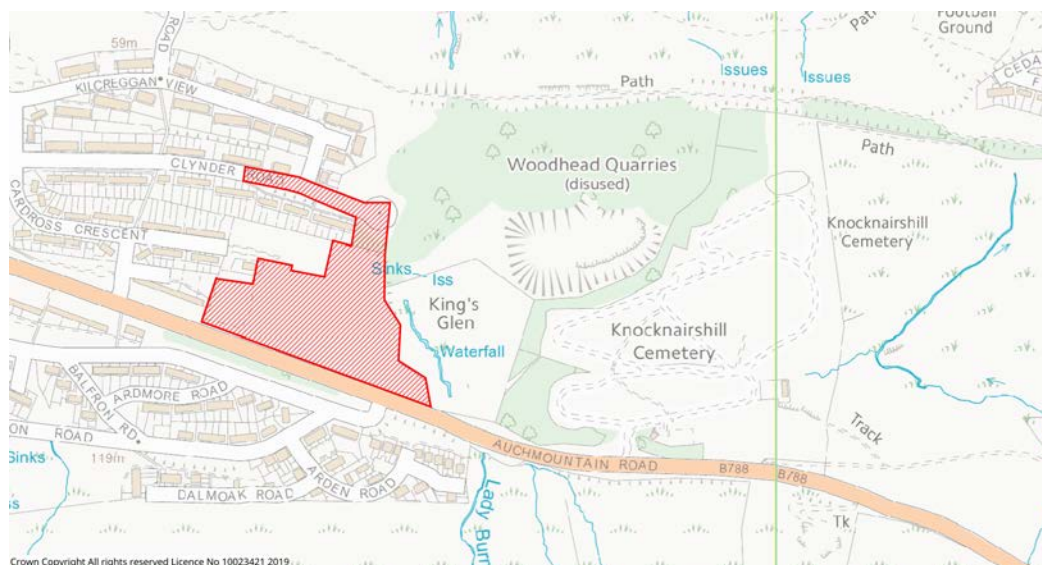
Report No: 19/0031/IC,
19/0034/IC &
19/0110/IC
Plan 09/19

Major Application
Development

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Subject: Planning applications 19/0031/IC: Erection of 57 dwellings with all associated roads and landscaping; 19/0034/IC: Realignment of existing road leading from Cardross Crescent to link new roads proposed and to provide access for new build housing; and 19/0110/IC: Application for foul/sewer connection along Clynder Road from residential development at
Former King's Glen Primary School, Kilmacolm Road, Greenock.



SUMMARY

- The proposal presents no conflict with the Inverclyde Local Development Plan.
- Ten objections have been received raising concerns including impacts on traffic, safety and residential amenity.
- Consultations received 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=PN4F0JIMKVY00>
<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PRAKAEIMLOV00>
<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PN6Q1PIMKVV00>

SITE DESCRIPTION

The site of the former King's Glen Primary School is located between Kilmacolm Road and Clynder Road, immediately east of Cardross Crescent in Greenock. It extends to approximately 1.93 hectares and lies currently vacant, featuring open and undulating grassed slopes and soil mounding.

Levels vary significantly starting from a low point located centrally within the site and sloping steeply upwards to the south and south-east to form an embankment to Kilmacolm Road. To the north and north-west the ground undulates more gently, generally rising upwards to the east.

The former school grounds are predominately bound by 1.8 metre high metal railings and are typically surrounded by a mix of two storey terraced and semi-detached houses to the north, south and west. A Children's Centre and associated car park lie to the immediate northern edge of the grounds. The access to the Children's Centre is via Cardross Crescent. To the east is the heavily wooded Woodhead Quarry Local Nature Conservation Site (LNCS).

The development extends outwith the former school grounds, including the Children's Centre car park and cutting a corridor through the woodland at the north-eastern corner to Clynder Road.

PROPOSAL

This report considers three separate applications; a major development application for 57 dwellings inclusive of associated access roads, footpaths, open space and landscaping (19/0031/IC) and two local development applications for the realignment of the existing road leading from Cardross Crescent to facilitate the proposed new roads (19/0034/IC) and for a foul/sewer connection linking from the proposed housing site and extending along Clynder Road (19/0110/IC). The application boundaries are contiguous and form one development.

Vehicular access to the 57 dwellings and the Children's Centre car park is from a single junction on Kilmacolm Road. While a footpath links Cardross Crescent and the new development, no vehicular access is to be taken from Cardross Crescent, which will be stopped up by the installation of concrete bollards at a point west of the Children's Centre. The position of the bollards prevents vehicular access to the Children's Centre car park from Cardross Crescent.

The proposed dwellings consist of a mixture of two, three and four-bedroom, terraced and semi-detached two storey houses, two/three storey split level houses and cottage flats, each with a dedicated front and rear garden area and with in-curtilage parking. Site level variations mean that retaining walls are proposed extensively, most notably within the central area of the site, and are built to ensure that gardens are accessible and useable.

Common themed facing materials are to be used across the site, with the external house walls finished in red multi-face brick, red clay brick, red and grey concrete brick with grey concrete roof tiles incorporating solar panels, grey uPVC windows and doors with a roof canopy above. Bin stores are located to the side and rear of the dwellings. The retaining wall which extends through the central section of the site comprises a timber crib lock with planting. To the southern boundary, the retention will be of concrete construction and retention between individual plots finished in facing brick. Fencing will additionally bound individual plots; 1.1 metre high separating rear garden, 1.8 metre high when public or rear facing. The more prominent boundaries will comprise 1.8 metre high fence and wall combinations.

An extensive amenity area is proposed to the east and south of the site, which is bound by 1.8 metre high fencing. Planting and soft landscaping is proposed within both amenity spaces and amongst housing plots.

The proposal is supplemented by a Design Statement, Flood Risk Assessment, Drainage Strategy, Ecological Surveys and a Landscape Plan.

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 9 – Housing – Affordable and Specialist Provision

In order to support the delivery of affordable housing, including social and specialist provision housing, and meet housing need, in support of the Vision and Spatial Development Strategy, Local Authorities should through appropriate mechanisms including Local Development Plans, Single Outcome Agreements, Local Housing Strategies, Supplementary Planning Guidance, and masterplans:

- develop appropriate policy responses where required, including affordable housing, specialist housing and development contributions policies, to deliver housing products taking account of the Housing Need and Demand Assessment (May 2015) as well as local evidence and circumstances; and,

- ensure that any affordable housing, specialist housing and development contributions policies, are applied in a manner that enables the delivery of housing developments.

Policy 12 - Green Network and Green Infrastructure

In support of the Vision and Spatial Development Strategy and the delivery of the Glasgow and the Clyde Valley Green Network, Local Authorities should:

- identify, protect, promote and enhance the Green Network, including cross-boundary links with adjoining Local Authorities;
- ensure that development proposals, including the Community Growth Areas, integrate the Green Network and prioritise green infrastructure from the outset, based upon an analysis of the context within which the development will be located; and
- prioritise the delivery of the Green Network within the Strategic Delivery Areas (Diagram 7, Schedule 11).

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.

Inverclyde Local Development Plan

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 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

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:

- a) be at significant risk of flooding;
- b) increase the level of flood risk elsewhere; and
- c) 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:

- a) 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
- b) 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

In order to enable Clydeplan's all-tenure housing supply target for the whole of Inverclyde, of 4,400 house completions between 2012 and 2029, to be delivered, proposals for housing development on the sites listed in Schedule 3 and Schedule 4 of this plan and shown on the proposals map will be supported in principle, subject to detailed consideration.

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

Further information and advice on the provision of affordable housing on greenfield sites in the Inverclyde villages will be provided in supplementary guidance

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.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

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

2014 Inverclyde Local Development Plan

At the time of application submission, the 2014 Inverclyde Local Development Plan formed part of the Development Plan against which planning applications required to be assessed.

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 SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, 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 INF2 - Energy Efficiency

Support will be given to all new buildings designed to ensure that at least 10% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 15% by the end of 2016.

Other solutions will be considered where:

- (a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- (b) there is likely to be an adverse impact on the historic environment.

Excluded from this requirement are:

- (c) buildings that have an intended life of less than 5 years; or
- (d) stand-alone ancillary buildings of less than 50 sq m; or
- (e) buildings which will not be heated or cooled other than for the purposes of frost protection.

Note: It is recognised that Building Standards may change during the lifetime of this Plan. The requirements are therefore percentages of the Building Standard in operation at the time applications are determined.

Policy ENV1- Designated Environmental Resources

(a) International and National Designations

Development which could have a significant effect on a Natura site will only be permitted where:

- (i) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- (ii) there are no alternative solutions, and
- (iii) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- (iv) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (v) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

(b) Strategic and Local Designations

Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourably in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer to Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer to Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;

(j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and

(k) it has regard to Supplementary Guidance on Planning Application Advice Notes.

Policy ENV7 - Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

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.

CONSULTATIONS

Head of Service – Roads and Transportation: No objection subject to the following comments:

- Parking requirement within the National Guidelines for amenity housing is 0.5 spaces per dwelling + 0.3 spaces visitor parking per dwelling. Due to increasing car ownership levels a parking provision of 1 space per dwelling plus 0.25 spaces per dwelling for visitors has been requested. The application proposes 57 dwellings and the applicant is proposing the provision of 59 private spaces plus 15 spaces for visitors. This level of parking meets the requirements.
- The parking spaces on driveways should be a minimum of 3.0m by 5.5m; the spaces meet this requirement.
- The driveways should have a gradient of no greater than 10% and a minimum of 2m surfaced adjacent to the footway.
- The nose-in visitor spaces should be a minimum of 2.5m x 5.0m; the spaces meet this requirement.
- The applicant has demonstrated that a visibility splay of 2.4m x 43.0m x 1.05m can be achieved from the main access onto Kilmacolm Road.
- A Road Construction Consent will be required for all new roads, footways and footpaths.

The proposed development will have an impact on the existing street lighting; a lighting and electrical design for adoptable areas will be required. A system of lighting shall be kept operational at all times within the existing public adopted areas.

- The concrete bollards should be set back at least 0.5 metres from the edge of the projected road line within the site of application 19/0034/IC.
- All surface water during and after development is to be maintained within the site boundary. A field drain should be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
- Confirmation of connection to Scottish Water Network should be submitted for approval.

Head of Environmental and Public Protection (Environmental Health): No objection subject to conditions in respect of contaminated land, external lighting and noise. Advisory notes are recommended in respect of site drainage, surface water, the Construction (Design & Management) and vermin and gull control.

Head of Education: Current projections indicate that the school catchments can accommodate the expected pupil numbers generated by this development.

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

Scottish Gas Networks: An enquiry has been undertaken via 'the line search before you dig' portal. This produced a map indicating that no gas pipelines intercept the application site. Precautionary advisory notes are suggested.

Scottish Environment Protection Agency West: No objection.

Scottish Natural Heritage: No objection subject to the following comments:

Designated sites

The site lies around 350m from Knocknairs Hill Site of Special Scientific Interest (SSSI). Knocknairs Hill SSSI is designated for its fen meadow and lowland neutral grassland features so there are natural heritage interests of national importance close to the application site, but these will not be affected by the proposal.

Protected species

Provided the development is carried out strictly in accordance with the mitigation set out in the Kings Glen Ecology Survey Report (Direct Ecology, 20 May 2019) the proposal is unlikely to result in offences under protected species legislation. If, however, the development is not carried out in accordance with this mitigation the applicant may risk committing an offence. It is for the planning authority to determine, within the context of its own policies, whether conditions are necessary to secure this mitigation.

Strathclyde Partnership for Transport: The Design and Access Statement notes that current bus stops served by local bus services on Leven Road and Clynder Road are within 200m of the site. This does not take account of the actual walk routes and gradients involved, which may decrease the attractiveness of bus use for residents. SPT suggest to improve the accessibility of the site by public transport consideration should be given to the provision of a pedestrian link between the north edge of the site and Clynder Road connecting at the turning area. This would create a more direct connection and minimise the gradient of the footpath.

It is not clear from the plans if secure cycle parking facilities are to be provided for each dwelling. This should be a requirement of planning permission.

Finally, a travel information pack should be provided to new residents highlighting the location of local amenities and public transport services and active travel routes to encourage sustainable travel behaviour.

Council's Landscape Adviser: The following recommendations were made:

- A barrier should be incorporated along the edge of Kilmacolm Road and consideration given to retaining and renovating existing railings.
- Gates in boundary fences should be designed to have a minimum clear opening of 1.1m.
- Detail should be provided for approval in respect of mowing trims and edgings.
- The crib wall is to be warranted to last as long as the houses.
- A detailed planting plan should be submitted for approval prior to commencement of the works on the ground.
- Details should be provided for the approval of public open space in the scheme including the play area prior to commencement of the works on the ground.
- A method statement should be provided describing in detail how weed control and Orchid conservation will be managed prior to commencement of the works on the ground.
- Management proposals in respect of porous block work should be agreed with the local authority to ensure longevity of the SUDs system.
- A scheme of drainage to garden areas should be incorporated, or a statement be provided by the applicant advising why this work is not being undertaken and how drainage issues will be addressed should they arise in the future. It will not be acceptable to create garden areas that are compromised due to lack of drainage.

Council's Ecology Adviser: The following conditions are recommendations:

- Tree felling and ground clearance should take place outwith bird nesting season.
- A tree protection plan for the woodland.
- A species protection plan.
- Enhancement or translocation of orchids within the site.
- The design of the SUDS pond to protect and enhance biodiversity.
- Mitigation measures within the Ecology Report be implemented.

PUBLICITY

The applications were advertised in the Greenock Telegraph on 15 March 2019 (19/0031/IC & 19/0034/IC) and 24 May 2019 (19/0110/IC) as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

The applications were the subject of neighbour notification. Ten objections were received; nine in respect of application 19/0031/IC (57 dwellings) and one in respect of application 19/0034/IC (road realignment). The points of objection are summarised as follows:

Roads and traffic concerns

- Cardross Crescent is unsuitable as a through road for a development of this scale. As existing, it is occupied on one side by parked cars and cars using the road often need to mount the kerb to pass. This proposal will intensify traffic flow to the detriment of road safety.
- The Children's Home has considerably increased traffic volume and damage to parked cars.
- Promises were made by Councillors and Planners during the planning stage of the Children's Home that any future development would be accessed only from Kilmacolm Road and access blocked from Cardross Crescent. The proposal is reneging this agreement.
- Residents will use Cardross Crescent as the main access to the site, not Kilmacolm Road.

- During the building of the Children's Home even though there was an entrance on Kilmacolm Road for construction vehicles they still tried to enter from Cardross Crescent.
- Parking problems will increase.
- The owner of the former school house has the legal right to park on the proposed road through this site. This will add to road safety concerns.
- More traffic will in the long term impact the structure of properties on Cardross Crescent.
- Narrowing the pavement will add to road safety concerns.
- The new development should be accessed only from Kilmacolm Road.

Residential and local amenity concerns

- There will be privacy implications for both the existing and new residents.
- The new housing will overshadow neighbouring properties.
- An increase in noise and disturbance will occur.
- This will result in overdevelopment.
- This proposal does not meet the needs of the local area.

Procedural concerns

- Neighbour notification letters were not sent to every property on Cardross Crescent and Clynder Road. This is where the development will have the biggest impact.
- No notification was received when the new application was submitted, following withdrawal of application 18/0242/IC.
- When the Children's Home was being planned a letter drop was carried out for every property in the vicinity. For this application, it was only a newspaper notice.

ASSESSMENT

Whilst the applicant has submitted three separate applications given the contiguous nature of the proposals and their association it is considered appropriate to assess 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 Inverclyde Local Development Plan (LDP). The LDP has been adopted following notification from the Scottish Ministers on 15 August 2019 that "the Council may now proceed to adopt the Plan."

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

The 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.

Strategic Policy

The proposed housing site is not Greenfield nor does it exceed 2 hectares in area, as defined in Schedule 14 and Diagram 10 of 2017 Clydeplan SDP and it is therefore not considered to be of a strategic scale. On this basis, it is not necessary to consider the SDP in detail.

Local Policy

Inverclyde Council benefits from an up-to-date Local Development Plan. 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.

Policies 17 and 18 and Schedule 4 aim to support all housing providers through a range and choice of land allocations to meet all requirements. Schedule 4 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. Brownfield sites within the identified settlement boundaries are strongly preferred for development under Policy 17.

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?
- What will be the impacts on nearby residential properties and will these be acceptable?
- 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?
- Will there be flooding or drainage related implications and can these be addressed?
- As a previously developed site, are there any contamination issues?
- Given the site is partially located within the LNCS what will be the impact on ecology? Will there be an adverse impact on landscape character and can any implications be appropriately mitigated?
- Is there capacity with respect to schools, utilities and local facilities for this development?

The principle of housing development

Policies 17 and 18 and Schedule 4 of the LDP aim to support all housing providers through a range and choice of land allocations to meet all requirements. Policy 17 strongly prefers the residential development of Brownfield sites within the identified settlement boundaries, and this site is identified as having a capacity of 58 affordable tenure units.

The housing mix reflects the current appreciation of the housing market, moving on from the 2014 LDP which had envisaged a mixed tenure development.

The residential nature, design and layout of the development

Successful residential layouts require well designed buildings in a setting of gardens and open space and within a framework established by landscape features and road layout, all recognising the impact on neighbours.



The site's varying topography and the surrounding road network has to a large extent determined the form and road layout. The Head of Service – Roads and Transportation is content that the roads layout is in accordance with the Council's adopted roads guidance. The changes in ground levels present distinct opportunities within the site and allow for a varied building mix including stepped level terraced houses, split-level semi-detached houses and flats. At the same time, this variety is balanced by uniformity in the predominant two-storey scale of the dwellings, a similar palette of materials and established linkages with footpaths and soft landscaping. As an element of design, LDP Policy 6 seeks to ensure that all new buildings are energy efficient through the installation of low and zero carbon generating technologies. This matter can be addressed by condition.

Whilst the design of the dwellings is contemporary I consider the development to be compatible with the surroundings in terms of residential density, scale and design.

Examining the landscape and setting, the proposed landscaping plan and planting details are appropriate in terms of location, species and maturity of planting and will contribute positively. I also consider that the dwellings will provide a strong frontage onto the new roads and ensure amenity spaces are appropriately overlooked, all in accordance with the principles of Designing Streets and the six factors which contribute to successful places set out in LDP Policy 1. Similarly, I welcome feature boundaries at prominent locations throughout the site to create a distinctive, welcoming and legible place.

Assessing the proposals against Planning Application Advice Notes (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the requirement that each house has a 6 metre front garden and a 9 metre rear garden is achieved with the distance from each

building to the side boundary being at least 2 metres. Whilst I note that the site's varied topography has resulted in sloping garden sections, overall I am satisfied that gardens are useable with an acceptable level of amenity. Considering public open space, the scale proposed relative to the population estimate of the development ensures that on-site provision exceeds this requirement. No play area has been provided within the site, so alternatively the required play space of approximately 768m² will be achieved through a developer contribution towards the provision of or the maintenance and improvement of existing play provision in the vicinity. The applicant has agreed to lodge a sum of £23,296.00.

Concerns have been raised by neighbours relating to privacy and overshadowing, overdevelopment and disturbance created by this development.

I do not consider the scale, position and separation distance between new and existing properties to impose unacceptably on privacy or create overshadowing. There are limited circumstances where proposed dwellings will back onto gardens of houses on Clynder Road and Cardross Crescent, and the separation distances dictated by garden space requirements detailed in PAAN3 are met. Compliance with PAAN3 on garden size and open space also satisfies me that density of development is compatible with the surrounding built form. The occupation of new dwellings is not expected to cause any noise or activity beyond that typically found in a residential area.

The approach to assessing housing layouts and design has continued from that taken in the 2014 LDP policies SDS3, RES1 and INF2 and I am satisfied that the development embeds the principles of placemaking and sustainability and safeguards the character and amenity of this residential area in accordance with LDP Policies 1, 6, 20 and PAAN3.

Traffic issues

Cardross Crescent, as highlighted in letters of representation, is a heavily parked narrow street. Residents have expressed concern over the impact of traffic accessing the Children's Centre and this proposal affords the opportunity to address this matter.

The proposed layout ensures that the 57 houses, the former janitor's house and the Children's Centre are served from a new access point on Kilmacolm Road. With no vehicular access to the Children's Centre car park, this will reduce traffic movement on Cardross Crescent. The junction arrangements with Kilmacolm Road, confirmed as acceptable by the Head of Service – Roads and Transportation, will ensure that the site can be accessed in an acceptable manner and without detriment to the flow and movement of traffic.

Within the site itself, the Head of Service – Roads and Transportation is satisfied with the parking provision and general layout.

Strathclyde Partnership for Transport (SPT) noted that whilst the site is well served by public transport, additional pedestrian linkages should be established to the northern edge of the site to create more direct connection to these provisions and to minimise gradients of walking routes. Secure cycling parking facilities was also requested for each dwelling and finally, a travel information pack to be provided to new residents highlighting the location of active travel routes to encourage sustainable travel.

Following consideration, it has been concluded that a northern pedestrian linkage from Clynder Road into the site would go against the Secure by Design requirements due to the steep topography and limited opportunity for passive surveillance of the path. It should be noted that pedestrian access will be maintained through the site from Cardross Crescent. In respect of cycle storage this provision can be accommodated adequately within rear gardens. The requirement for a travel pack to be issued to new residents can be addressed by condition.

Overall, I consider that the proposal accords with the requirements of Policies 10 and 11 of the LDP, which continue the approach of Policy TRA2 of the 2014 LDP.

Flooding and drainage

The applicant's flood risk and proposed drainage strategy concludes that the site is at low risk of flooding from nearby watercourses, however in the case of a 100% culvert blockage flood waters could overtop onto Kilmacolm Road and enter the site. The flood mitigation measures comprise maintenance of the wall and construction of an interception drain along the southern boundary of the site. It is also recommended that finished ground levels are arranged so that surface water flow pathways are provided within the site to route surface water away from the proposed development. Vehicular access ground levels will also be arranged to discourage flood waters from entering the site with dry pedestrian access maintained off Cardross Crescent.



The Head of Service – Roads and Transportation has considered flood risk and drainage impact issues and advises that she 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.

As part of the drainage strategy a foul sewer connection is proposed through the area of woodland immediately to the east of Clynder Road and onto the road itself to connect with the current system. The road will be made good after the works, however a 6m wide wayleave through the woods requiring the felling of up to 6 trees is needed. This intrusion into the LNCS will not have a significant adverse impact upon the natural heritage (specifically the LNCS), biodiversity, landscape character and overall visual amenity.

On this basis, I conclude that there are no flood risk or drainage concerns that would suggest planning permission should not be granted. The proposals are therefore considered to accord with Policies 8 and 9 of the LDP, continuing the approach of Policies INF4, INF5 of the 2014 LDP.

Contamination issues

As a previously developed site, historical activities both on-site and in the surrounding area will require further detailed investigation on site. 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.

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 any grant of planning permission.

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

Ecology

Ecological issues are considered by the applicant in the Overview Habitat Survey and Ecology Survey Report. The applicant notes that no part of the site has been identified as internationally or nationally important for nature conservation reasons. It does not follow, however, that the proposed development would have no potential for ecological impacts.

The surveys note that the sites consist of mainly poor grassland. The Kings Glen woodland is to the east of the site, extending adjacent to the eastern and northern boundary. A short section of the Lady Burn runs south to north through this woodland between two culverts. A single ash tree is also present within the southern boundary of the site. This tree, alongside a section of the northern woodland area to facilitate the sewer connection, is due to be felled to accommodate the development.

Survey results conclude that generally the site is of low ecological merit and no sightings of species was recorded during site assessment. I am also satisfied that the works within the LNCS will not result in any adverse impact on the natural heritage resource, landscape character and overall visual amenity of the area. Nonetheless, it is noted that the surroundings do present suitable habitats for protected species, however the single ash tree to the southern boundary and woodland trees to the north due to be felled were assessed as possessing negligible or low bat roost potential.

In addition, a large strand of the non-native invasive Japanese knotweed was recorded on the boundary of the northeast corner of the site and throughout the proposed northern drainage route.

Mitigation recommendations have been specified within the Ecology Survey Report to enhance biodiversity and minimise any impact on existing habitats. This includes lighting illumination; the stopping up of works and consultation with a suitably experienced ecologist should any species or active habitats be discovered within the site and vicinity; the restriction of tree felling and ground clearance works during the bird breeding season; planting and integration of bat and bird boxes; good practice measures during construction; and the restriction of working hours to minimise disturbance to the movement of species.

Following consultation, SNH has expressed broad contentment that the proposal is unlikely to result in offences under the protected species legislation provided that the development is carried out strictly in accordance with the mitigation recommendations set out within the Ecology Survey Report. I am satisfied that the implementation of these recommendations can be secured by condition.

The Council's Ecology advisor further recommends conditions relating to tree felling and ground clearance to take place outwith bird nesting season; the requirement for a tree protection plan for the woodland; the requirement for a species protection plan; enhancement or translocation of orchids within the site; design of the SUDS pond to protect and enhance biodiversity; and finally, like SNH, the mitigation measures within the report to be implemented. I am satisfied these matters can be addressed by condition.

Overall, there are no ecology issues which would provide a basis of the refusal of planning permission and the proposal is considered compliant with LDP Policy 33 in minimising adverse impacts on wildlife and habitats, continuing the approach of Policies ENV1, EN2 and ENV7 of the 2014 LDP.

Infrastructure and school capacities

No service providers have indicated objection in principle to the proposals and, as a previously developed site, there will be service provision in the immediate vicinity. It is, however, for the developer to make the appropriate liaisons to establish connections.

The Head of Education confirms that both the primary and secondary schools within closest proximity will be able to accommodate additional pupils resulting from the development.

Other matters raised in consultation responses

The Head of Environment and Public Protection (Environmental Health) offers no objection provided matters relating to ground contamination, external lighting, site drainage, surface water, hours of works and vermin and gull control can be addressed by condition or advisory note. I am also happy to be guided by his advice that there is no requirement for a noise or air quality assessment to inform this proposal.

City Design Co-operative Ltd offered a number of recommendations in relation to the landscape context, relating specifically to boundary treatments, management and maintenance, details of the play area provision, ecology and drainage. I am content that these matters have been appropriately addressed within the plans and information submitted or alternatively, can be addressed by condition.

Other issues

A range of other issues have been raised in the representations. Procedurally, the applications meet the requirements of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 with regards to neighbour notification and public consultation. This sets out which neighbouring properties require to be notified. Suggestion that the proposal does not meet the needs of the local area is conjecture and not a material planning consideration.

Summary and conclusion

At a national level, Scottish Planning Policy reinforces the aim 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 by maintaining at least a five-year supply of effective housing land at all times. The Council's adopted Local Development Plan identifies this location as a housing development site which contributes towards satisfying the housing land supply obligations of the 2017 Clydeplan Strategic Development Plan.

Assessing this site, the principle of development and the detailed specifics set out in the adopted LDP reflect those of the 2014 LDP. I consider the location of the development, the overall design concept and the details to be acceptable with respect to Policies 1, 6, 17, 18 and 20. The site is accessible and the proposals will have an acceptable impact on the roads network, and therefore accord with Policies 10 and 11. Flooding and drainage implications can be addressed to allow compliance with Policies 8 and 9. Aspects of site development related to contamination may be addressed by conditions, satisfying Policy 16. I am also satisfied that ecological implications can be addressed to allow compliance with Policy 33.

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 19/0031/IC (57 dwellings)

1. Prior to their use, samples of all facing materials to the dwellinghouses and garden walls and hard surfaces shall be submitted to and approved in writing by the Planning Authority.

2. The Landscaping Plan, as per drawing C1821.001 Rev F, shall proceed as approved unless any alternative is agreed in writing by the Planning Authority.
3. All soft landscaping hereby approved within the Landscaping Plan drawing C1821.001 Rev F shall be completed within 4 weeks of the last dwellinghouse hereby permitted being occupied.
4. Any trees, shrubs, hedges or areas of grass which die, are removed, damaged or become diseased within five years of completion of the approved Landscaping Plan shall be replaced within the following year with others of similar size and shape.
5. Details of maintenance and management for the landscaping shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
6. That prior to the commencement of work on site, a contribution of the sum of £23,296.00 towards the provision, maintenance and improvement of, existing play provision in the vicinity of the development in lieu of providing a play area on site shall be lodged with the Planning Authority.
7. The houses shall be designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies, details of which shall be submitted to and approved in writing by the Planning Authority prior to the erection of the first house on site.
8. The driveways should have a gradient of no greater than 10% and a minimum of 2m surfaced adjacent to the footway.
9. The visibility splay of 2.4m x 43.0m x 1.05m shall be provided at the access onto Kilmacolm Road and maintained at all times thereafter.
10. All footways and footpaths should be a minimum of 2.0m wide.
11. No part of the development shall be occupied until the contents of the Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved travel information pack shall be provided to new residents.
12. That all surface water drainage from and entering the site be maintained within the site boundary in perpetuity and 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. For the avoidance of doubt, a field drain shall be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
13. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
14. Prior to the commencement of development, details of SUDs ownership should be submitted for approval by the Planning Authority.
15. The interception ditch within the development shall be incorporated as detailed and approved within Section 4 of the Flood Risk Assessment (submitted 18 February 2019).

16. 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.
17. 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.
18. 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.
19. 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.
20. Recommendations stated in paragraphs 4.3.1, 4.4.1, 4.5.1 and general mitigation in paragraph 4.7 as set out within the Ecological Survey Report (submitted 18 July 2019) hereby approved, shall be implemented in full, unless an alternative is agreed in writing with the Planning Authority.
21. All vegetation clearing, including tree felling and all ground clearance, should take place outside the bird nesting season, March to August inclusive.
22. Notwithstanding condition 21 above, should any protected species be found within the application site at any time during the construction stage, then all work shall cease immediately and written notification shall be sent by the developer to both the Planning Authority and Scottish Natural Heritage (SNH). Development shall only recommence once written approval for recommencement has been issued in writing by the Planning Authority and any mitigation measures required as conditions of such approval shall be implemented in full and in accordance with the approved timescales.
23. Prior to any construction work starting on site, details of tree protection measures for protecting all trees to be retained together with the adjacent woodland area, in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, shall be submitted to and approved in writing by the Planning Authority. The approved protection measures shall then be erected to the satisfaction of the Planning Authority prior to any construction work starting on site and shall not be removed during the course of construction work.
24. Prior to the commencement of works on site details of retention and enhancement of the orchids and other wild flowers along the southern boundary of the site, as identified within the Overview Habitat Survey, shall be submitted to and approved in writing by the Planning Authority. Alternatively, if retention and enhancement is not possible, an action

plan for translocation of these species within the Inverclyde Council area shall be devised in consultation with the Inverclyde Pollinator Group and undertaken prior to any herbiciding of the horsetails. These details shall then be submitted to and approved in writing by the Planning Authority. All works shall progress in accordance with the approved details and the timescale contained therein.

25. Prior to the commencement of development full details of the SUDs design and maintenance shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the SUDs pond shall have sloping sides for wildlife and the wildlife and amenity value of the pond shall be enhanced by planting of native pond and marginal plants such as Yellow Flag Iris, Purple Loosestrife, and Marsh Marigold. Thereafter only the approved design details shall be implemented and completed prior to the first occupation of any of the development.

Reasons

1. To enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity.
2. To ensure the retention of the approved landscaping scheme in the interests of visual amenity.
3. To ensure the provision of a visually acceptable environment.
4. To ensure the maintenance of the approved landscaping scheme in the interests of visual amenity.
5. To ensure the maintenance and management of the approved landscaping scheme in the interests of visual amenity.
6. To ensure adequate play provision within the vicinity following the development, in accordance with the requirements of both adopted and proposed Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development".
7. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.
8. To ensure suitable parking provision for residents, in the interests of road safety.
9. To ensure suitable vehicular access and road safety.
10. To ensure safe footpath access in the interests of road safety.
11. To encourage sustainable travel behaviour in accordance with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport.
12. To control runoff from the site and prevent flooding of neighbouring properties.
13. To ensure adequate service connections can be achieved.
14. To ensure the long term maintenance of the SUDS scheme.
15. In the interests of flood prevention.
16. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
17. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

18. 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.
19. To ensure that all contamination issues are recorded and dealt with appropriately.
20. To minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitats.
21. To ensure the protection of breeding birds within the application site.
22. To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.
23. To ensure the retention of and avoidance of damage to trees.
24. To protect and enhance nature conservation interests of the site.
25. To protect and enhance nature conservation interests and wildlife within the application site.

Planning application 19/0034/IC (road realignment)

1. All footways and footpaths should be a minimum of 2.0m wide.
2. The concrete bollards, hereby approved, shall be set back at least 0.5 metres from the edge of the projected road line.
3. That all surface water drainage from and entering the site be maintained within the site boundary shall in perpetuity 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. For the avoidance of doubt, a field drain shall be installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
4. That the presence of any suspected 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.
5. Recommendations stated in paragraphs 4.3.1, 4.4.1, 4.5.1 and general mitigation in paragraph 4.7 as set out within the Ecological Survey Report (submitted 18 July 2019) hereby approved, shall be implemented in full, unless an alternative is agreed in writing with the Planning Authority.
6. All vegetation clearing, including tree felling and all ground clearance, should take place outside the bird nesting season, March to August inclusive.
7. Notwithstanding condition 6 above, should any protected species be found within the application site at any time during the construction stage, then all work shall cease immediately and written notification shall be sent by the developer to both the Planning Authority and Scottish Natural Heritage (SNH). Development shall only recommence once written approval for recommencement has been issued in writing by the Planning Authority and any mitigation measures required as conditions of such approval shall be implemented in full and in accordance with the approved timescales.

Reasons

1. To ensure safe footpath access in the interests of road safety.

2. In the interests of road safety.
3. To control runoff from the site and prevent flooding of neighbouring properties.
4. To ensure that all contamination issues are recorded and dealt with appropriately.
5. To minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitats.
6. To ensure the protection of breeding birds within the application site.
7. To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

Planning application 19/0110/IC (sewer)

1. That prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval.
2. 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.
3. That before the development hereby permitted is operational 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.
4. 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.
5. Recommendations stated in paragraphs 4.3.1, 4.4.1, 4.5.1 and general mitigation in paragraph 4.7 as set out within the Ecological Survey Report (submitted 18 July 2019) hereby approved, shall be implemented in full, unless an alternative is agreed in writing with the Planning Authority.
6. All vegetation clearing, including all ground clearance, should take place outside the bird nesting season, March to August inclusive.
7. Notwithstanding condition 6 above, should any protected species be found within the application site at any time during the construction stage, then all work shall cease immediately and written notification shall be sent by the developer to both the Planning Authority and Scottish Natural Heritage (SNH). Development shall only recommence once written approval for recommencement has been issued in writing by the Planning Authority and any mitigation measures required as conditions of such approval shall be implemented in full and in accordance with the approved timescales.

8. Prior to any construction work starting on site, details of tree protection measures for protecting all trees to be retained together with the adjacent woodland area, in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, shall be submitted to and approved in writing by the Planning Authority. The approved protection measures shall then be erected to the satisfaction of the Planning Authority prior to any construction work starting on site and shall not be removed during the course of construction work.

Reasons

1. To ensure adequate service connections can be achieved.
2. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
3. 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.
4. To ensure that all contamination issues are recorded and dealt with appropriately.
5. To minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitats.
6. To ensure the protection of breeding birds within the application site.
7. To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.
8. To ensure the retention of and avoidance of damage to trees.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact David Sinclair on 01475 712436.