

PLANNING BOARD – 4 SEPTEMBER 2019

Planning Board

Wednesday 4 September 2019 at 3pm

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

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Mr D Ashman (Regeneration & Planning Services), Mr G Leitch (Roads & Transportation), Mr J Kerr (for Head of Legal & Property Services) and Ms R McGhee (Legal & Property Services).

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

544 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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An apology for absence was intimated on behalf of Councillor Murphy, with Provost Brennan substituting.

Councillor Moran declared an interest in Agenda Item 2 (Erection of 57 dwellings with all associated roads and landscaping, realignment of existing road leading from Cardross Crescent to link new roads proposed and to provide access for new build housing and a foul/sewer connection along Clynder Road from residential development at the Former King's Glen Primary School, Kilmacolm Road, Greenock (19/0031/IC, 19/0034/IC and 19/0110/IC)).

545 PLANNING APPLICATION

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Erection of 57 dwellings with all associated roads and landscaping, realignment of existing road leading from Cardross Crescent to link new roads proposed and to provide access for new build housing and a foul/sewer connection along Clynder Road from residential development:

Former King's Glen Primary School, Kilmacolm Road, Greenock (19/0031/IC, 19/0034/IC and 19/0110/IC)

There was submitted a report by the Head of Regeneration & Planning regarding an application by Cloch Housing Association for the erection of 57 dwellings with all associated roads and landscaping (19/0031/IC), realignment of existing road leading from Cardross Crescent to link new roads proposed and to provide access for new build housing (19/0034/IC) and a foul/sewer connection along Clynder Road from residential development (19/0110/IC) at the former King's Glen Primary School, Kilmacolm Road, Greenock.

Councillor Moran declared a non-financial interest in this item having attended a public meeting at which the application had been discussed. He also formed the view that, having not expressed a view on the application, the nature of his interest and of the item of business did not preclude his continued presence in the Chamber or his participation in the decision-making process.

Decided: that planning permission in relation to planning applications 19/0031/IC,

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19/0034/IC and 19/0110/IC be granted subject to the following conditions:-

Planning application 19/0031/IC (57 dwellings)

- (1) that 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, to enable the Planning Authority to retain effective control of facing and finishing materials in the interests of visual amenity;
- (2) that 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, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;
- (3) that 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, to ensure the provision of a visually acceptable environment;
- (4) that 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, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity;
- (5) that 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, to ensure the maintenance and management of the approved landscaping scheme in the interests of visual amenity;
- (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, 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) that 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, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;
- (8) that the driveways should have a gradient of no greater than 10% and a minimum of 2m surfaced adjacent to the footway, to ensure suitable parking provision for residents, in the interests of road safety;
- (9) that 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, to ensure suitable vehicular access and road safety;
- (10) that all footways and footpaths should be a minimum of 2.0m wide, to ensure safe footpath access in the interests of road safety;
- (11) that 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, to encourage sustainable travel behaviour in accordance with the requirements of Scottish Planning Policy (SPP) and PAN 75 Planning for Transport;
- (12) that all surface water drainage from and entering the site be maintained within

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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, to control runoff from the site and prevent flooding of neighbouring properties;

(13) that prior to the commencement of development, confirmation of connection to the Scottish Water Network shall be submitted for approval, to ensure adequate service connections can be achieved;

(14) that prior to the commencement of development, details of SUDs ownership should be submitted for approval by the Planning Authority, to ensure the long term maintenance of the SUDs scheme;

(15) that 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), in the interests of flood prevention;

(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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(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, 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately;

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(20) that the 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, to minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitat;

(21) that all vegetation clearing, including tree felling and all ground clearance, should take place outside the bird nesting season, March to August inclusive, to ensure the protection of breeding birds within the application site;

(22) that 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, 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) that 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, to ensure the retention of and avoidance of damage to trees;

(24) that 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, to protect and enhance nature conservation interests of the site;

(25) that 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, to protect and enhance nature conservation interests and wildlife within the application site; and

(26) that, for the avoidance of doubt, all construction traffic, including operative parking, shall be contained within the development site and shall access the development site via a haul route to be constructed from Kilmacolm Road.

Planning application 19/0034/IC (road realignment)

(1) that all footways and footpaths should be a minimum of 2.0m wide, to ensure safe footpath access in the interests of road safety;

(2) that the concrete bollards, hereby approved, shall be set back at least 0.5

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metres from the edge of the projected road line, in the interests of road safety;

(3) 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, to control runoff from the site and prevent flooding of neighbouring properties;

(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, to ensure that all contamination issues are recorded and dealt with appropriately;

(5) that the 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, to minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitats;

(6) that all vegetation clearing, including tree felling and all ground clearance, should take place outside the bird nesting season, March to August inclusive, to ensure the protection of breeding birds within the application site; and

(7) that 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, 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, to ensure adequate service connections can be achieved;

(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, to satisfactorily address potential contamination issues in the interests of human health and environmental safety;

(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

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collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness, to 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) 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, to ensure that all contamination issues are recorded and dealt with appropriately;

(5) that the 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, to minimise disturbance to nature conservation interests within the application site and vicinity and ensure the protection of protected species and habitats;

(6) that all vegetation clearing, including all ground clearance, should take place outside the bird nesting season, March to August inclusive, to ensure the protection of breeding birds within the application site;

(7) that 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, to ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat; and

(8) that 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, to ensure the retention of and avoidance of damage to trees.