

Report **The Planning Board**

Date: **4 March 2020**

To:

Report By: **Head of Regeneration and Planning**

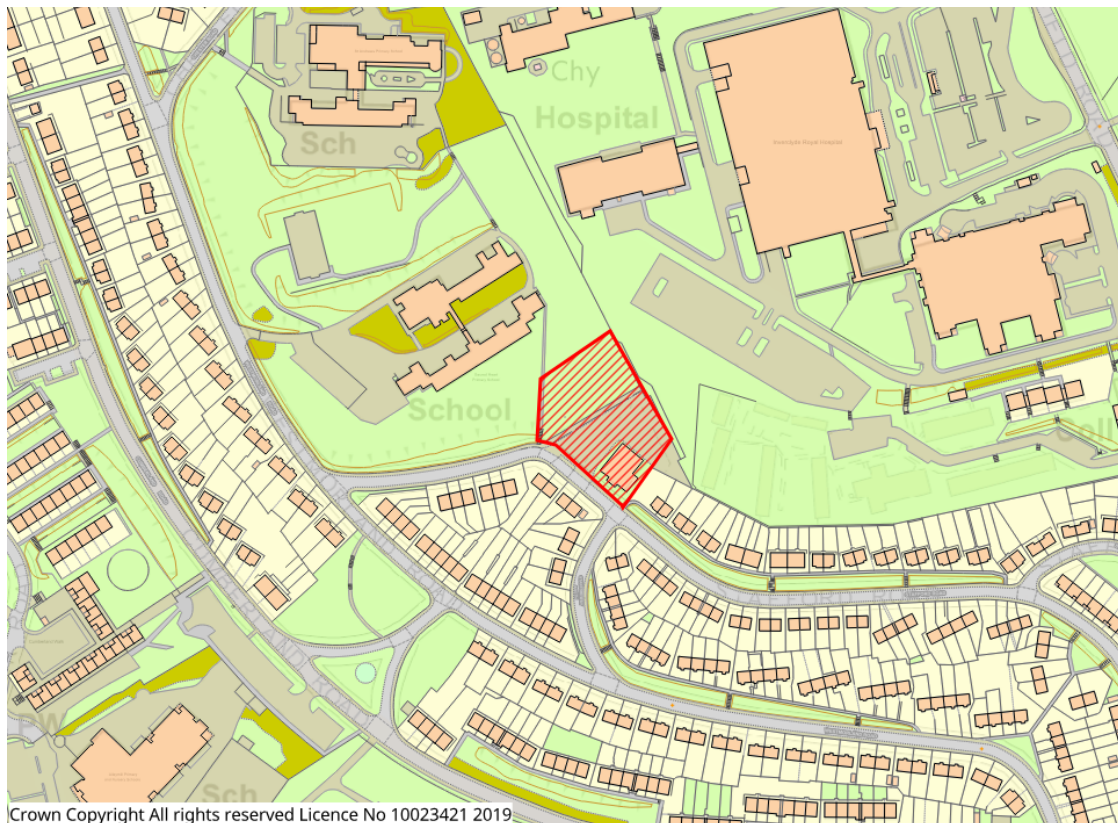
Report No: **19/0171/IC**

**Local Application
Development**

Contact Officer: **James McColl**

Contact No: **01475 712462**

Subject: **Creation of a new build single-storey Early Years Centre for 100 pupils with associated parking, landscaping and infrastructure at Land at Stafford Road, Greenock**



SUMMARY

- The proposal has been assessed as an acceptable departure from the Inverclyde Local Development Plan.
- No public comments have been received.
- Consultations received present no impediment to development.
- The recommendation is to GRANT PLANNING PERMISSION.

Drawings may be viewed at:

<https://planning.inverclyde.gov.uk/Online/applicationDetails.do?activeTab=documents&keyVal=PTYP6EIMM6500>

SITE DESCRIPTION

Lying to the northern side of Stafford Road, Greenock and extending to an area of around 0.43 hectares, the application site comprises a large flat asphalt area which provides for a school bus turning area, rough sloping ground comprising bramble and hawthorn scrub, and a small area of woodland. A social club building formerly occupied part of the site and this area now has a rough hardcore finish. A variety of two storey semi-detached and terraced dwellinghouses lie adjacent on Stafford Road, to the north is the Inverclyde Royal Hospital and a primary school building is sited to the west.

PROPOSAL

It is proposed to construct a new single storey Early Years Centre with a largely rectangular footprint with an external area of approximately 700 square metres. The main part of the building is designed with a pitched roof, with a flat roof section extending to the front. The building extends to approximately 6.7 metres at the highest point, occupies a central position on the site and the front elevation faces to the southwest fronting the proposed car park.

Externally, the building is finished primarily in facing brick, inclusive of a corbelled brick detail to the western gable facing towards Stafford Road. The front elevation will be finished in fibre cement cladding panels and the roof finished in a replica slate tile. Whilst it is indicated that the colour of the materials is to be confirmed, the drawings suggest a brown multi-tonal brick together with grey cladding panels and a dark grey roof.

A 23 space car park will be provided to the front of the building with access from Stafford Road. Cycle parking is also indicated. To the south of the car park a new access lane will allow vehicular access to be retained to the rear of the neighbouring dwellings on Stafford Road. A range of fencing is proposed inclusive of an 1800mm weldmesh perimeter fence, 1500mm weldmesh fence to the car park, a 1200mm timber picket fence and a 1200mm timber fence with slats featuring a pencil design. Two small steel playground equipment stores together with a bin store and a boiler housing are also proposed.

Whilst some trees are to be felled, the majority will be retained as a wildlife area within the grounds.

DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

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

Policy 8 - Managing Flood Risk

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

- a. be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- 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 during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

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

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

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

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

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

Policy 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 and active travel 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; and
- c. evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.
- d. a requirement for 25% of houses on new greenfield release sites in the Inverclyde villages to be for affordable housing.
- e. further information and advice on the provision of affordable housing on greenfield sites in the Inverclyde villages will be provided in supplementary guidance.

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 21 - Community Facilities

Proposals for the new community facilities identified in Schedule 5 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

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.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a. it can be clearly demonstrated that the development cannot be achieved without removal;
- b. the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c. compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase

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 TRA1 - Managing the Transport Network

The Council will seek to manage development that would affect traffic flow on the strategic road network to allow essential traffic to undertake efficient journeys. To achieve this, the actions included in the Local Transport Strategy will be supported. The public transport network will also be protected where possible, and support will be given to proposals that will result in an improved

or extended service. Where proposals could result in the requirement for new or diverted public transport routes, discussion with Strathclyde Partnership for Transport should be undertaken.

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 RES1 - Safeguarding the Character and Amenity of Residential Areas

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

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

Policy RES6 - Non-Residential Development within Residential Areas

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

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

Policy ENV6 - Trees and Woodland

Trees, groups of trees and woodland designated as Tree Preservation Orders (TPOs) will be safeguarded. Where it is considered necessary to protect other trees and woodland areas for amenity reasons, new Tree Preservation Orders will be promoted.

Trees and woodland will be protected and enhanced by having regard to the Scottish Government's Woodland Removal Policy and through:

- (a) promoting the planting of broad leaved and native species, or other species with known biodiversity benefits;
- (b) protecting and promoting the positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of the area;
- (c) protecting and promoting the positive management of ancient and semi-ancient natural woodlands; and
- (d) encouraging the planting of appropriate trees as an integral part of new development.

Woodland creation proposals will be guided by the GCV Forestry and Woodland Framework Strategy (FWS), where priority locations for woodland management and expansion in Inverclyde will be assessed against the following criteria in accordance with the UK Forestry Standard:

- (e) the benefits of woodland creation to the value of the existing habitat;
- (f) contribution to the enhancement of the wider Green Network;
- (g) the safeguarding of nature conservation and archaeological heritage interests;
- (h) safeguarding of water supplies;
- (i) the area's landscape character;
- (j) integration with agricultural interests;
- (k) existing and potential public access and recreational use;
- (l) woodland design and the proposed mix of species; and
- (m) points of access to and operational tracks through woodlands.

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.

CONSULTATIONS

Head of Service – Roads and Transportation – No Objections. A number of points are raised as follows:

- The level of parking provided is acceptable.
- Parking spaces require to be a minimum of 5.0m by 2.5m with an aisle spacing of 6m and a gradient of less than 10%.
- The access road for the garage in the neighbouring block should be at least 3m wide and retained in perpetuity.

- A Section 56 Agreement will be required for any amendment impacting the public road network.
- The submitted flooding and drainage information is acceptable.
- Surface water should to be contained within the site.
- Drainage drawings in accordance with CIRIA C753, the SUDS Manual and Sewers for Scotland require to be submitted for approval prior to work starting on site.
- A maintenance regime for drainage requires to be submitted for approval
- Confirmation of the Scottish Water acceptance requires to be submitted for approval prior to work starting on site.

Head of Environmental and Public Protection (Environmental Health) – No objections. Conditions in respect of ground contamination and Japanese Knotweed, bin provision and external lighting are recommended.

PUBLICITY

The application was advertised in the Greenock Telegraph on 12 July 2019 as there are no premises on neighbouring land and as a departure from the Development Plan.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in the determination of this application are the Inverclyde Local Development Plan, the visual impact, the amenity of neighbouring residents, the consultation responses and the applicant's supporting documentation.

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. Part of the application site lies within a residential development opportunity (ref R49) which the Local Development Plan indicates has a capacity of 40 residential units. Developing part of this site for another purpose is contrary to the Local Development Plan. It therefore rests to consider whether there are any material considerations which indicate that planning permission for this proposal for a new Early Years Centre should be granted partly on this identified residential development opportunity.

In support of the application, the development of the new Early Years Centre will accommodate the Larkfield Children's Centre and this will subsequently result in all existing buildings at the adjacent former Sacred Heart Primary School being surplus to requirements. It is indicated that these buildings will, in turn, be removed from site. This will provide for an area which will potentially augment and expand the adjacent residential development opportunity. I also note that, in principle, the encroachment of the proposal into the identified residential development opportunity will not in any way sterilise the remaining site which has a frontage to both Stafford Road and Westmorland Road.

Policy 21 of the Local Development Plan supports proposals for the new community facilities identified in Schedule 5. This Schedule identifies the new Early Years Centres as a community facility opportunity, although no specific sites are identified. An Early Years Centre is the type of community facility that is characteristically found within a residential area, thus allowing it to be easily accessible within the community it serves. I note that similar Early Years Centres together

with both Primary and Secondary schools are located on sites within established residential areas where there is a similar relationship with neighbouring residential properties. Considering residential amenity, whilst the area is primarily residential in character, the adjacent site has a long established primary school use and part of the application site was also previously occupied by a Social Club. This would have resulted in noise and activity in the evening. More recently, much of the application site has been utilised as a school bus drop off area. There is already an established level of activity of not the same degree of quietude as would be experienced within a wholly residential area. I am also further satisfied that the scale and position of the building would not lead to any unacceptable loss of daylight or sunlight to neighbouring residential properties. I therefore consider that, in principle, the Early Years Centre facility is compatible with the wider residential area and will have an acceptable impact on adjacent residential amenity.



Considering design, the low rise appearance is appropriate for the locality where the adjacent dwellinghouses are of a two storey design. The contemporary approach to the design is supported and the design detail provides interest and will create a distinctive new development. The use of facing brick also provides a link with the external materials of the recently constructed new housing nearby. This contributes to a successful place in accordance with Policy 1 of the Local Development Plan. I am satisfied that the fencing arrangement is appropriate as is the limited use of retaining walls. Bins will also be screened and ancillary items such as the playground stores and boiler housing will not be to the visual detriment of the wider development. A landscaping scheme will also provide a setting for and soften the appearance of the new building. I consider that the combination of these factors will ensure that the development will have a positive contribution to the appearance of the area and I am satisfied that there is no conflict with Policy 20.

Turning to parking and road safety, the Head of Service – Roads and Transportation is content with the level of off-street parking provision together with the access to the public road. A small vehicular and pedestrian access lane is provided to the east of the site to ensure that the existing access is maintained to the rear of the adjacent residential properties. The applicant has confirmed that a width which meets the advice from the Head of Service – Roads and Transportation can be provided. Any requirements in respect of a Section 56 Agreement for any works affecting the public road will be addressed via separate legislation. Considering sustainability and active travel, provision for cycle parking is made within the development. Local bus services operate from Cumberland Road which is a short walk from the site, with Branchton railway station accessed via a pedestrian overbridge across the trunk road. I am therefore satisfied that the site is accessible by means other than the private car and there is no conflict with Policy 10 and that overall the proposal complies with Policy 11 of the Local Development Plan.

Considering flooding and drainage, the Head of Service – Roads and Transportation is satisfied that this is appropriately addressed and that the outstanding drainage detail, maintenance regime and demonstrating Scottish Water’s acceptance can be addressed by condition. I therefore consider that the proposal is compliant with Policies 8 and 9 of the Local Development Plan.



The applicant has submitted a Habitat Survey. This assesses the application site together with the Sacred Heart Primary School site adjacent. As the School is not within the application site and given the potential future demolition of the building is not a matter being assessed as part of this application, the ecological impact on this is a matter to be addressed separately to this planning application. I note that the trees within the small area of semi-natural woodland within site comprise largely immature ash and oak together with goat willow, and that they are unsuitable for use by roosting bats. The potential for nesting birds to be disturbed can be addressed by a condition requiring that either no works are undertaken during the nesting season or that a comprehensive bird nesting survey is undertaken prior to the commencement of works. I am therefore satisfied that the proposal offers no conflict with Policy 33 of the Local Development Plan. Policy 34 supports the retention of semi-natural woodland. Whilst there will be some felling adjacent to the playground area, the majority of this area, which is completely anonymous within the landscape, will be retained and developed as part of a wildlife area by the Early Years Centre. I am satisfied that this approach does not conflict with the wider aims of Policy 34 of the Local Development Plan.

Turning to the outstanding points raised in the consultation responses, the Head of Environmental and Public Protection (Environmental Health) offers no objections. Due to the deficiencies in the supporting documents submitted, it is recommended that the detail relating to ground contamination and Japanese Knotweed be addressed by condition. In this respect, I consider that the proposals comply with the requirements of Policy 16 of the Local Development Plan. With regard to bin provision, these will be accommodated within a purpose built enclosure. Matters relating to external lighting can be addressed by advisory note.

To summarise, the proposal which comprises non-residential development on a residential development opportunity site is contrary to the 2019 Local Development Plan. However, the development of this small section of this allocation would not inhibit development on the remainder of the allocation. The future removal of the buildings currently housing the Larkfield Children’s Centre which will be accommodated within the new facility will also potentially augment and expand the adjacent residential development opportunity. The provision of the Early Years Centre will be to the significant benefit to the local community. Having assessed design, impact on residential amenity, ecology, transport and parking, flooding and drainage, and ground contamination, I am satisfied that the development is fully compliant with other Local Development Plan policies. These policies continue the approach of the previously adopted 2014

Local Development Plan. On balance, I consider that the benefits of this new facility will offset the loss of a small area of the current residential development opportunity.

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. I consider that, in this instance, material considerations are such that a decision contrary to the adopted Local Development Plan is justified. Planning permission should therefore be granted subject to the conditions below.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. That prior to their use on site, samples of all external materials (inclusive of all walls, paving and hard surfacing) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority.
2. That the landscaping as indicated in the approved drawings shall then be implemented prior to the occupation and use of the Early Years Centre hereby permitted and be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority.
3. That prior to the commencement of works on site, full details of the landscape maintenance regime shall be submitted to and approved in writing. Maintenance shall then commence on the completion of the landscaping and be undertaken as approved at all times thereafter to the satisfaction of the Planning Authority.
4. That in respect of the approved landscaping arrangement, any specimens that in the subsequent 5 years die, become diseased, are removed or are damaged shall be replaced in the next planting season with a similar specimen, unless the Planning Authority gives its prior written approval to an alternative.
5. That the car park shall be formed in accordance with the approved drawings and be available for use prior to the occupation and use of the Early Years Centre hereby permitted and be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority.
6. That the width of the access road to the rear of the adjacent residential dwellings shall be 3 metres.
7. That full details of the programme for the completion of the access road to the rear of the adjacent residential dwellings specified in Condition 6 above shall be submitted to and approved in writing by the Planning Authority. The access road shall then be completed as approved and maintained on site at all times thereafter to the satisfaction of the Planning Authority. For the avoidance of doubt, access shall be retained to the rear of the adjacent residential dwellings at all times during the works.
8. That all surface water run off shall be intercepted within the site both during construction and on completion of the development.
9. That prior to the commencement of works on site, full drainage details and drawings shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the submitted details shall be in accordance with CIRIA C753, the SUDS Manual and Sewers for Scotland. Works shall then proceed as approved unless otherwise first agreed in writing by the Planning Authority.
10. That prior to the commencement of works on site, full details of the drainage maintenance regime shall be submitted to and approved in writing by the Planning Authority. The

drainage shall be maintained as approved at all times thereafter to the satisfaction of the Planning Authority.

11. That prior to the commencement of works on site, confirmation of Scottish's Water approval to the drainage layout and confirmation of connections to Scottish Water Network shall be submitted to and approved in writing by the Planning Authority.
12. That no site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority.
13. That prior to any construction work starting on site, tree protection measures for all trees to be retained in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, shall be erected to the satisfaction of the Planning Authority and not removed during the course of construction work.
14. 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.
15. 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
16. 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.
17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons

1. To ensure the external materials are appropriate for the Early Years Centre in the interests of visual amenity.
2. To ensure the provision of an appropriate landscaping scheme in the interests of visual amenity.
3. To ensure the maintenance of the landscaping scheme in the interests of visual amenity.

4. To ensure the retention of the landscaping scheme in the interests of visual amenity.
5. To ensure suitable parking for the Early Years Centre hereby permitted in the interests of road safety.
6. To ensure safe access to the rear of adjacent dwellings.
7. To ensure the provision and retention of an access to the rear of adjacent dwellings within an appropriate timescale.
8. To avoid surface water run-off from the site in the interests of avoiding flooding.
9. To ensure the adequacy of the drainage regime.
10. To ensure the adequacy of the drainage maintenance regime
11. To ensure Scottish Water acceptance of the drainage regime.
12. To avoid disturbance to nesting birds.
13. To ensure retained trees are suitably protected during works on site.
14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection
15. To satisfactorily address potential contamination issues in the interests of human health and environmental safety.
16. 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.
17. To ensure that all contamination issues are recorded and dealt with appropriately.

Stuart Jamieson
Head of Regeneration and Planning

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact James McColl on 01475 712462.