

PLANNING BOARD – 5 FEBRUARY 2020

Planning Board

Wednesday 5 February 2020 at 3pm

Present: Councillors Clocherty, Crowther, Dorrian, J McEleny, McKenzie, McVey, Moran, Murphy, Nelson and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Mr D Ashman (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.

81 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 81

An apology for absence was intimated on behalf of Councillor Rebecchi.

No declarations of interest were intimated.

82 PLANNING APPLICATION 82

New Build Community Centre including Associated External Landscaping Works, Demolition of Existing Building and Extension of Existing Car Park: Craigend Resource Centre, McLeod Street, Greenock (19/0201/IC)

There was submitted a report by the Head of Regeneration & Planning on an application by Craigend Resource Centre for new build community centre including associated external landscaping works, demolition of existing building and extension of existing car park at Craigend Resource Centre, McLeod Street, Greenock (19/0201/IC).

Decided: that planning permission 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, to ensure the external materials are appropriate for the development in the interests of visual amenity;

(2) that prior to the commencement of works on site, full details of a hard and soft landscaping scheme together with a detailed programme for implementation shall be submitted to and approved in writing by the Planning Authority. The hard and soft landscaping scheme shall then be implemented as approved and be retained on site at all times thereafter unless otherwise first agreed in writing by the Planning Authority, to ensure the provision of an appropriate landscaping scheme in the interests of visual amenity;

(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 by the Planning Authority. 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

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Authority, to ensure the maintenance of the landscaping scheme in the interests of visual amenity;

(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, to ensure the retention of the landscaping scheme in the interests of visual amenity;

(5) that prior to the commencement of works on site full details of the design of the bin store and the windcatchers shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure a suitable appearance of the bin store and windcatchers in the interests of visual amenity;

(6) that prior to the commencement of works on site, full details of the design of the plant enclosure together with the detailed specification of the plant shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure a suitable appearance of the plant area and appropriate plant specification in the interests of visual and residential amenity;

(7) that prior to the commencement of works on site, full details of the phasing of the development shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt, the car park shall remain available for use at all times. Development thereafter shall proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure the appropriate phasing of the development;

(8) that prior to the commencement of works on site, full details of the proposed play park, inclusive of equipment schedule, shall be submitted to and approved in writing by the Planning Authority. The play park shall be formed in accordance with the approved drawings and be available for use in accordance with the approved phasing of the development under Condition 7 above and be retained on site at all times thereafter unless otherwise first agreed in writing by the Planning Authority, to ensure suitable replacement play provision on site;

(9) that prior to the commencement of works on site, full details of the management of car parking on site for both the existing building during construction works and for the new building, should it open prior to the demolition of the existing building and completion of the car park hereby permitted, shall be submitted to and approved in writing by the Planning Authority. Car parking shall then be managed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure suitable parking provision during the works in the interests of road safety;

(10) that the proposed car park shall be formed in accordance with the approved drawings and be available for use in accordance with the approved phasing of the development under Condition 7 above and be retained on site at all times thereafter unless otherwise first agreed in writing by the Planning Authority, to ensure suitable parking provision for the new development in the interests of road safety;

(11) that car parking spaces shall be a minimum of 5 metres by 2.5 metres with an aisle spacing of a minimum of 6 metres, to ensure the usability of the car parking spaces in the interests of road safety;

(12) that prior to the commencement of works on site, full details of cycle parking provision shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved and the cycle parking provision shall be retained on site at all times thereafter unless otherwise first agreed in writing by the Planning Authority, to ensure suitable cycle parking provision in the interests of encouraging active travel;

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(13) that prior to the commencement of works on site, full details of any proposed ramps shall be submitted to and approved in writing by the Planning Authority. Works thereafter shall proceed as approved unless otherwise first agreed in writing by the Planning Authority. For the avoidance of doubt, any ramps shall have a maximum gradient of 10%, shall be not more than 6 metres long, shall have a minimum width of 1.4 metres and shall have platforms of a minimum of 1.35 metres by 1.35 metres. A 50mm handrail shall be set 1 metre above a ramp, to ensure the suitability of ramped access where provided;

(14) that prior to the commencement of works on site, full drainage detail drawings in accordance with CIRIA C753, the SUDS Manual, and Sewers for Scotland shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless otherwise first agreed in writing by the Planning Authority, to ensure the adequacy of the drainage details in the interests of avoiding flooding;

(15) that prior to the commencement of works on site, the maintenance regime for the site shall be submitted to and approved in writing by the Planning Authority. Maintenance shall then be undertaken as approved at all times thereafter to the satisfaction of the Planning Authority, to ensure the adequacy of the drainage maintenance regime in the interests of avoiding flooding;

(16) that prior to the commencement of works on site, confirmation of the Scottish Water acceptance of the proposals shall be submitted to the Planning Authority, to ensure Scottish Water acceptance of the drainage proposals in the interests of avoiding flooding;

(17) that no site clearance or demolition 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, to avoid disturbance to nesting birds;

(18) 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;

(19) 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;

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(20) 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; and

(21) 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.