

PLANNING BOARD – 7 JUNE 2023

Planning Board

Wednesday 7 June 2023 at 3pm

Present: Provost McKenzie, Councillors Brooks, Clocherty, Crowther, Curley, Daisley, Jackson, Law, McCabe, McGuire and McVey.

Chair: Councillor McVey.

In attendance:

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| Eddie Montgomery | Interim Head of Property Services |
| Sean McDaid | Senior Planner |
| Kenny Lang | Service Manager, Grounds, Fleet & Waste Services |
| Elaine Provan | Supervisory Engineer – Traffic & Transportation |
| Steven Walker | Service Manager - Roads |
| Jim Kerr | Solicitor (for Head of Legal, Democratic, Digital & Customer Services) |
| Colin MacDonald | Senior Committee Officer |
| Lindsay Carrick | Senior Committee Officer |
| PJ Coulter | Communications Officer (Media Relations) (for Service Manager Communications, Tourism and Health & Safety) |

The meeting was held at the Municipal Buildings, Greenock with Councillors Crowther, McCabe and McGuire attending by video-conference.

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

320 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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No apologies for absence were intimated.

Councillor Curley intimated a connection in Agenda Item 2(a) (Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space at land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)).

Councillor McCabe declared an interest in Agenda Item 2(a) (Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space at land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)).

321 PLANNING APPLICATIONS

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- (a) Proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5) comprising three units, formation of allotments and upgrading of public open space:
Land to the West of the Industrial Units at Upper Cartsburn Street, Greenock (23/0007/IC)**

There was submitted a report by the Director Environment & Regeneration for the proposed erection of industrial unit (Class 5) with ancillary industrial building (Class 5)

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comprising three units, formation of allotments and upgrading of public open space at land to the west of the industrial units at Upper Cartsburn Street, Greenock (23/0007/IC).

Councillor Curley declared a connection as a family member had previously participated in a sports team managed by the applicant. He also formed the view that the nature of his connection and of the item of business did not preclude his continued presence in the meeting or his participation in the decision making process and he was declaring for transparency.

Councillor McCabe declared an interest in this matter as a long-term personal acquaintance of the applicant's father and left the meeting.

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that the avoidance of doubt, the allotments hereby approved shall be completed and ready for use prior to the first occupation of any building on site, to ensure that the loss of open space within the site resulting from the development is offset by the upgrading of the remaining open space within the site;

(3) that 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;

(4) that 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. For the avoidance of doubt, this shall include a site investigation which includes sample/analysis of soil that might be used for food growing. 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;

(5) 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 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;

(6) 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 a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority. This is recommended to ensure that all contamination issues are recorded and dealt with appropriately, to ensure that all contamination issues are recorded and dealt with appropriately;

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(7) that the industrial buildings hereby permitted shall be designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by the Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies (rising to at least 25% by the end of 2025). Details showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the erection of the buildings, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(8) that the industrial buildings hereby permitted shall not be occupied until the 19 car parking spaces shown in approved drawing ST-001, Revision B have been provided. The 19 parking spaces shall be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure suitable parking provision for the new development in the interests of road safety;

(9) that car parking spaces shall be a minimum of 5 metres long by 2.5 metres wide 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;

(10) that disabled car parking spaces shall be a minimum of 5.5 metres long by 2.9 metres wide with a 1 metre clearance, to ensure the usability of the disabled car parking spaces in the interests of road safety;

(11) that the industrial buildings hereby approved shall not be occupied until the 6 cycle hoops shown in approved drawing ST-001, Revision B have been provided. The 6 cycle hoops shall be retained on site at all times thereafter unless otherwise agreed in writing by the Planning Authority, to ensure suitable cycle parking provision for the new development in the interests of road safety;

(12) that for the avoidance of doubt, the 3 metre wide public footpath and the lighting columns as shown on drawing number ST-001, Revision B between Upper Cartburn Street and Wellington Park shall be constructed/installed before occupation of any part of the development and shall be retained thereafter unless their removal is otherwise agreed in advance in writing by the Planning Authority, In order to provide a suitable access through the site for both pedestrians and cyclists;

(13) that for the avoidance of doubt, all surface water flows are to be contained and managed within the site and run-off from the site shall be limited to greenfield run-off rates, to ensure the development does not increase the risk of flooding to adjoining sites or the public road;

(14) that prior to the commencement of works, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority, To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(15) that development shall not commence on site until details have been submitted to and approved in writing by the Planning Authority in respect of the following:

- a) Full details of landscaping and open space provision, detailing all existing landscape features and vegetation to be retained as well as trees to be felled;
- b) Details of protective measures for all trees which are to be retained;
- c) The locations of new trees, shrubs, hedges, grassed areas and water features;
- d) A schedule of new trees and plants including species, plant sizes and proposed numbers and density;
- e) The layout, design and materials of all hard landscaping works.

Thereafter the development shall be implemented as approved, to ensure that the landscaping details and tree coverage on the site are given full consideration and are acceptable;

(16) that no tree works or vegetation clearance approved under Condition 15 above shall occur on site from March through September (inclusive) each year unless otherwise agreed in writing with the Planning Authority prior to clearance works commencing. In the event that clearance is proposed between March to September (inclusive), a nesting bird survey shall be carried out by an experienced ecologist covering the proposed clearance

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area prior to each stage of tree felling and vegetation clearance and shall be submitted to and approved in writing by the Planning Authority before those clearance works commence. Once written approval has been given, the works themselves shall be carried out within a specified and agreed timescale, to ensure the appropriate protection of breeding birds;

(17) that prior to the commencement of any works, the tree protection measures approved under Condition 15 above for all trees to be retained shall be erected. All trees must be protected by barriers and/or ground protection to form a Construction Exclusion Zone in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS5837:2012 and shall not be removed during the course of construction work, to ensure the retention of and avoidance of damage to trees during development;

(18) that for the avoidance of doubt, for every tree identified which has been identified for removal under Condition 15 above, a replacement tree shall be planted within the site boundary. The replacement trees shall be planted prior to the conclusion of the first planting season following the site being brought into use, in the interests of biodiversity and to preserve the open space setting;

(19) that no movement of machinery, stockpiling of materials, or changes in existing ground levels shall take place within the Construction Exclusion Zone throughout the duration of the construction works, to ensure the retention of and avoidance of damage to trees during development;

(20) that where new surfacing is to be installed within the Construction Exclusion Zone of trees which are to be retained, precautions shall be taken to minimise disturbance to tree root systems, in accordance with BS5837:2012, Section 7.4, to ensure the retention of and avoidance of damage to trees during development;

(21) that details of maintenance and management for the area which is to remain as open space shall be submitted to and approved in writing by the Planning Authority prior to the first occupation of any building on site. Management and maintenance shall commence upon completion of the landscaping, to ensure the maintenance of the open space in the interests of visual amenity and public safety; and

(22) that any of the trees, areas of grass or planted shrubs or bushes approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to ensure that existing biodiversity levels in and around the site are preserved.

Councillor McCabe returned to the meeting at this juncture.

**(b) Erection of 22 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0077/IC):
Balrossie House, Blacksholm Road, Kilmacolm (23/0018/IC)**

There was submitted a report by the Director Environment & Regeneration for the erection of 22 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0077/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0018/IC).

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that development shall not commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 23/0019/IC to the restoration and

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completion of all works to the listed buildings as detailed in listed building consent 23/0002/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0019/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0019/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 23/0002/LB, to ensure that the provision of enabling development is linked to the restoration of the listed buildings;

(3) that development shall not commence on site until samples of all facing materials to be used in the construction of the dwellinghouses hereby permitted have been submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(4) that development shall not commence on site until all hard surfacing materials on the roads, paths and parking areas have been submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(5) that development shall not commence until details and the locations of all walls and fences to be erected have been submitted to and approved in writing by the Planning Authority. The approved walls and fences shall thereafter be erected unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(7) that the landscaping scheme approved in terms of Condition 6 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species, to ensure retention of the approved landscaping scheme;

(8) that development shall not commence until full details of the play area shown on drawing AL(0)010 Rev I, including details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be fully provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(9) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(10) that development shall not commence until details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning

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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;

(11) that 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;

(12) that before the development hereby permitted is occupied the applicant/developer 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 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; 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;

(13) 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 a 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;

(14) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation;

(15) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location;

(16) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev I has been submitted to and

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approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements;

(17) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(18) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

(19) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev I, in the interests of roads safety;

(20) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;

(21) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;

(22) that prior to the commencement of development confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval, to ensure SEPA's acceptance of the drainage regime and its discharge;

(23) that the footpaths shown on drawing AL(0)010 Rev I linking the development to Blacksholm Road shall be provided prior to the occupation of the last of the dwellinghouses hereby permitted by the planning permission, in order to ensure the footpath links are provided;

(24) that development shall not commence until an updated survey of all trees on the site has been undertaken and the survey shall then be submitted to and approved in writing by the Planning Authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved, to protect the existing trees so that they continue to contribute to the environmental quality of the area and soften the impact of the development;

(25) that the existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to protect the existing trees so that they continue to contribute to the environmental quality of the area;

(26) that no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures

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have been submitted to and approved in writing by the Planning Authority, In the interests of wildlife protection;

(27) that for the avoidance of doubt 5% of the dwellinghouses hereby approved shall be wheelchair accessible houses. Development shall not commence until details of the wheelchair accessible houses have been submitted to and approved by the Planning Authority, to ensure the provision of wheelchair accessible housing;

(28) that for the avoidance of doubt each dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority. Thereafter the approved Electric Vehicle Charging Point shall be installed in their approved form at each dwellinghouse before the first occupation of any dwellinghouse approved under this planning permission, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy; and

(29) that for the avoidance of doubt each dwellinghouse shall be designed to ensure that at least 25% 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. Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in each dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of any dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

(c) Erection of 27 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0076/IC):

Balrossie House, Blacksholm Road, Kilmacolm (23/0019/IC)

There was submitted a report by the Director Environment & Regeneration for the erection of 27 new build houses with associated roads infrastructure and new package waste treatment plant (renewal of previous planning permission 18/0076/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0019/IC).

Decided: that planning permission be granted subject to the following conditions:-

(1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);

(2) that development shall not commence on site until a phasing plan linking the commencement of construction and the occupation of all new houses approved under this permission and that of planning permission 23/0018/IC to the restoration and completion of all works to the listed buildings as detailed in listed building consent 23/0002/LB, and including the front boundary gates and railings, has been submitted to and approved in writing by the Planning Authority. For the avoidance of doubt development shall not commence on construction of the approved new dwellinghouses until the listed buildings have been secured and made wind and watertight; the 23rd dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0018/IC shall not be occupied until work has commenced on restoration and conversion of the listed buildings; and that the 6th last dwellinghouse hereby permitted or, cumulatively, permitted by planning permission 23/0018/IC shall not be occupied until work has been completed on the listed buildings as detailed in listed building consent 23/0002/LB, to ensure that the provision of enabling development is linked to the restoration of the listed buildings;

(3) that development shall not commence on site until samples of all facing materials to be used in the construction of the dwellinghouses hereby permitted have been

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submitted to and approved in writing by the Planning Authority. Development shall proceed thereafter using the approved materials unless a variation is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(4) that development shall not commence on site until all hard surfacing materials on the roads, paths and parking areas have been submitted to and approved in writing by the Planning Authority. The approved materials shall thereafter be used unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(5) that development shall not commence until details and the locations of all walls and fences to be erected have been submitted to and approved in writing by the Planning Authority. The approved walls and fences shall thereafter be erected unless any alternative is agreed in advance in writing with the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until full details of all soft landscaping within the site, including a phasing plan and details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority, to ensure the provision of an adequate landscaping scheme in the interests of visual amenity;

(7) that the landscaping scheme approved in terms of Condition 6 above shall be implemented in full in accordance with the agreed phasing plan. Any of the planting which is damaged, is removed, becomes diseased or dies within the first 5 years of planting shall be replaced within the following planting season with plants of a similar size and species, to ensure retention of the approved landscaping scheme;

(8) that development shall not commence until full details of the play area shown on drawing AL(0)010 Rev H, including details of management and maintenance arrangements, have been submitted to and approved in writing by the Planning Authority including a phasing plan for provision of the play area. The play area shall subsequently be fully provided in accordance with the approved phasing plan, to ensure the provision of adequate play facilities;

(9) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(10) that development shall not commence until 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;

(11) that 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

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

(12) that before the development hereby permitted is occupied the applicant/developer 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 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;

(13) 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 a 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;

(14) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation

(15) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location

(16) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev H has been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements

(17) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime

(18) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

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(19) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev H, in the interests of roads safety;

(20) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;

(21) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;

(22) that prior to the commencement of development confirmation of SEPA's acceptance and proof of CAR licence shall be submitted for approval, to ensure SEPA's acceptance of the drainage regime and its discharge;

(23) that the footpaths shown on drawing AL(0)010 Rev H linking the development to Blacksholm Road shall be provided prior to the occupation of the last of the dwellinghouses hereby permitted by the planning permission, in order to ensure the footpath links are provided;

(24) that development shall not commence until an updated survey of all trees on the site has been undertaken and the survey shall then be submitted to and approved in writing by the Planning Authority. This survey shall be displayed on a site layout plan and include an identification of existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter which overhangs into the site shall also be included). Those trees which are proposed to be felled or removed shall be separately identified. Thereafter any treeworks shall be implemented as approved, to protect the existing trees so that they continue to contribute to the environmental quality of the area and soften the impact of the development;

(25) that the existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to protect the existing trees so that they continue to contribute to the environmental quality of the area;

(26) that no tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works will be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and the protection of wildlife. No development shall take place until details of protection measures have been submitted to and approved in writing by the Planning Authority, in the interests of wildlife protection;

(27) that for the avoidance of doubt 5% of the dwellinghouses hereby approved shall be wheelchair accessible houses. Development shall not commence until details of the wheelchair accessible houses have been submitted to and approved by the Planning Authority, to ensure the provision of wheelchair accessible housing;

(28) that for the avoidance of doubt each dwellinghouse shall have an Electric Vehicle Charging Point. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority. Thereafter the approved Electric Vehicle Charging Point shall be installed in their approved form at each dwellinghouse before the first occupation of any dwellinghouse approved under this planning permission, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy; and

(29) that for the avoidance of doubt each dwellinghouse shall be designed to ensure that at least 25% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon

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generating technologies. Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in each dwellinghouse. Thereafter the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of any dwellinghouse, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy

- (d) Conversion of existing Main Building, Annexe Building and Water Tower into residential units. Main Building - facade retention to North, South and East elevations with full reconstruction of west elevation, internal floor plates and roof, new windows throughout. Annexe Building - internal alterations and repairs to suit new layout. Roof overhauled/reslated, new windows throughout. Water Tower Building - Existing ground floor walls retained with new upper floor construction to match existing (renewal of previous planning permission 17/0351/IC): Balrossie House, Blacksholm Road, Kilmacolm (23/0020/IC)**

There was submitted a report by the Director Environment & Regeneration for the Conversion of existing Main Building, Annexe Building and Water Tower into residential units. Main Building - facade retention to North, South and East elevations with full reconstruction of west elevation, internal floor plates and roof, new windows throughout. Annexe Building - internal alterations and repairs to suit new layout. Roof overhauled/reslated, new windows throughout. Water Tower Building - Existing ground floor walls retained with new upper floor construction to match existing (renewal of previous planning permission 17/0351/IC) at Balrossie House, Blacksholm Road, Kilmacolm (23/0020/IC).

Decided: that planning permission be granted subject to the following conditions:-

- (1) that the development to which this permission relates must be begun within 3 years from the date of this permission, to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended);
- (2) that development shall not commence until full details of the following works to Balrossie House, the annexe building and the water tower, following the re-survey of the buildings, have been submitted to and approved in writing by the Planning Authority, in consultation with Historic Environment Scotland:

- Stonework repairs/replacement
- Roof repairs.
- Fenestration repairs/replacement.
- Door repairs/replacement.
- Guttering and downpipe repairs/replacement.

Following approval the works shall be fully implemented, to ensure that the detailed works reflect the design and character of the existing listed buildings;

- (3) Development shall not commence until full details of the following works have been submitted to and approved in writing by the Planning Authority, in consultation with Historic Environment Scotland:

- Garden feature repairs/replacement.
- Boundary repairs/replacement including at the existing entrances to the site off Blacksholm Road.
- Any walls, fences and gate piers at the proposed vehicular and pedestrian entrances to the site off Blacksholm Road.
- All hard and soft landscaping works.

To ensure that the works within the curtilage of the listed buildings reflects the design and character of the buildings;

- (4) that development shall not commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted

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to and approved in writing by the Planning Authority, to ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings;

(5) that development shall not commence on site until full details of a programme for the completion and maintenance of hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority, to ensure the development is acceptable in appearance;

(6) that development shall not commence until details/plans of the bin stores identified on drawing AL(0)010 Rev G have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details before the occupation/first use of any residential unit in the converted main building, to ensure the development is acceptable in appearance;

(7) that development shall not commence until details of the fences and walls to be erected on the site have been submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the approved details, to ensure the development is acceptable in appearance;

(8) that development shall not take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken in accordance with the agreed programme, in order to identify and protect any archaeological remains and to allow the Planning Authority to consider this matter in detail;

(9) that development shall not commence until 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;

(10) that 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;

(11) that before the development hereby permitted is occupied the applicant/developer 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 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;

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(12) 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 a 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;

(13) that development shall not commence until all the buildings have been re-surveyed for the presence of protected species and shall include mitigation measures and proposal for translocation if required. The re-survey shall be submitted to and approved by the Planning Authority and its recommendations shall be fully implemented during the construction of the development, to establish whether protected species are present and to ensure that mitigation measures are appropriate in the interests of nature conservation;

(14) that the principles of Sustainable Urban Drainage Systems (SUDS) for the surface water regime shall be incorporated into the development with all surface water originating within the site being intercepted within the site and the discharge shall be limited to that of greenfield run-off. Development shall not commence until details of the surface water management and SUDS proposals have been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a field drain at the bottom of the slopes around the site to prevent any surface water flowing onto the road; the maintenance regime; and details of the outfall. Thereafter the surface water management details shall fully be implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the surface water drainage is acceptable at this location;

(15) that development shall not commence until details/plans of the “new packet waste treatment plant” as indicated on drawing AL(0)010 Rev G has been submitted to and approved in writing by the Planning Authority. The details to be submitted shall include: a calculation of the estimated throughput; the type of treatment being undertaken; details of any discharge, its location and rate; and a scale plan of the treatment plant. Thereafter the treatment plant shall be fully implemented as approved before occupation of any residential unit approved under this planning permission, to ensure the provision of adequate sewerage arrangements;

(16) that development shall not commence until confirmation of connection to Scottish Water's Network has been submitted to and approved in writing by the Planning Authority, to ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime;

(17) that notwithstanding what is shown on drawing AL(0)010 Rev G, 24 parking spaces plus 6 visitor parking spaces are required for the main building. Development shall not commence until an amended parking plan has been submitted to and approved in writing by the Planning Authority. The amended plan shall allow for the visitor parking related to the main building to be adjacent to this building. Thereafter the approved parking and approved visitor parking spaces shall be formed and be available for use prior to the first occupation of any of the residential units in the converted main building, to ensure the requisite amount of parking is provided and in the interests of roads safety;

(18) that notwithstanding what is shown on drawing AL(0)010 Rev G the annex building requires one visitor parking space. Development shall not commence until a plan identifying the visitor parking space has been submitted to and approved in writing by the Planning Authority. Thereafter the approved visitor parking space shall be formed and be available for use prior to the first occupation of any of the residential units in the converted annex building, in the interests of roads safety;

(19) that for the avoidance of doubt: parking spaces shall be a minimum of 2.5m by 5.0m; the aisle within the car park at the main building shall be 6.0m; all roads within the site shall be a minimum of 5.5m wide; all roads within the site shall have a gradient of 8% or less; the footpaths within the site shall be a minimum of 2.0m wide, in the interests of roads safety;

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(20) that for the avoidance of doubt visibility splays of 2.4m x 43.0m x 1.05m shall be maintained at all times at the new vehicular access with Blacksholm Road as shown on drawing AL(0)010 Rev G, in the interests of roads safety;

(21) that development shall not commence until details of traffic calming measures for the roads within the development site to allow the promotion of a 20mph speed limit have been submitted to and approved in writing by the Planning Authority. Following approval the measures shall be fully implemented before occupation of any residential unit approved under this planning permission, in the interests of roads safety;

(22) that for the avoidance of doubt the turning heads within the site shall comply with the dimensions in the National Roads Development Guide for a residential development. The applicant shall redesign the layout accordingly for approval in writing by the Planning Authority, in the interests of roads safety;

(23) that for the avoidance of doubt the dwellinghouses in the annexe building and the water tower shall each have an Electric Vehicle Charging Point and 20% of the available parking spaces in the parking associated with the main building shall be fitted with electric charging points. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Points. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the respective residential units, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.