

Ref: CM

Date: 23 April 2024

A meeting of the Planning Board will be held on Wednesday 1 May 2024 at 3pm.

Members may attend the meeting in person or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Tuesday 30 April 2024 how they intend to access the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation.

Information relating to the recording of meetings can be found at the end of this notice.

VICKY POLLOCK
Interim Head of Legal & Democratic Services

BUSINESS

| 1. | Apologies, Substitutions and Declarations of Interest | Page |
|-----|---|-------------|
| 2. | Planning Application Report by Director Environment & Regeneration on application for planning permission as follows: | |
| (a) | Homedream Limited Development of retirement flats and associated car parking (planning permission in principle): Site at corner of Main Street and Langhouse Road, Inverkip (23/0122/IC) | p |

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

Please note: this meeting may be recorded or live-streamed via YouTube and the Council's internet site, where it will be capable of repeated viewing. At the start of the meeting the Provost/Chair will confirm if all or part of the meeting is being recorded or live-streamed.

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Enquiries to – **Colin MacDonald** – Tel 01475 712113

Report To: The Planning Board

Date: 1 May 2024

Report By: Director, Environment and Regeneration

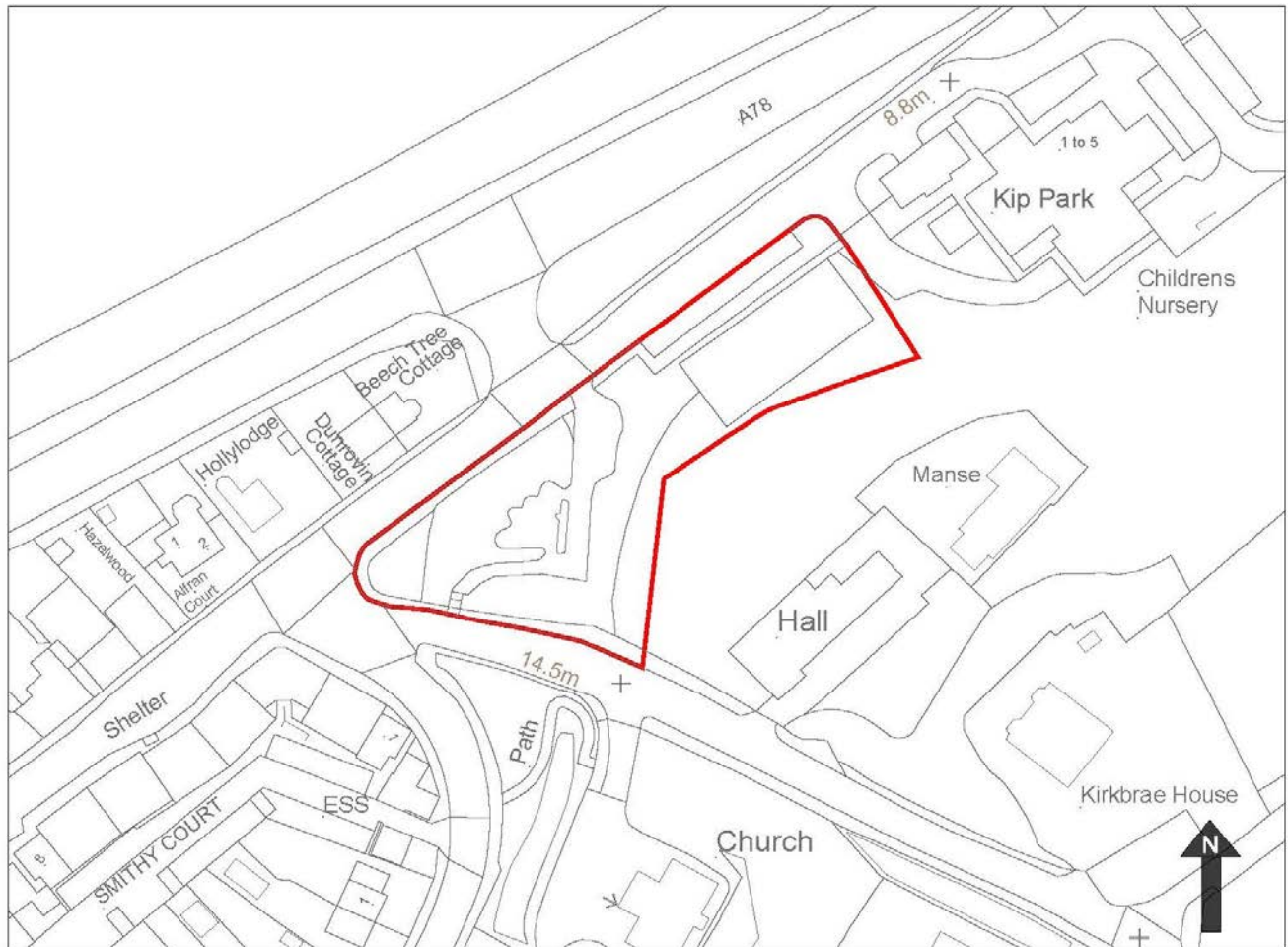
Report No: 23/0122/IC

Local Application Development

Contact Officer: Maria Porch

Contact No: 01475 712416

Subject: Development of retirement flats and associated car parking (planning permission in principle) at Site at corner of Main Street and Langhouse Road, Inverkip



SUMMARY

- The proposal complies with National Planning Framework 4, the adopted 2019 Inverclyde Local Development Plan and the proposed 2021 Inverclyde Local Development Plan.
- Consultation responses present no impediment to development.
- Sixty one objections have been received raising a wide range of concerns relating to the loss of land for community use, the design and scale of the development within the conservation area, trees, overlooking, traffic and parking, access, trees, noise and disturbance and a lack of facilities to support further development.
- The recommendation is to GRANT PLANNING PERMISSION IN PRINCIPLE subject to conditions following the conclusion of a Section 75 Legal Agreement relating to affordable housing provision and requiring the development to remain as retirement flats for the lifetime of the development.

Drawings may be viewed at: [23/0122/IC | Development of retirement flats and associated car parking \(planning permission in principle\) | Site at corner of Main Street and Langhouse Road, Inverkip \(inverclyde.gov.uk\)](#)

SITE DESCRIPTION

The application site is an irregular shaped area of ground located to the south-east side of Main Street and north-east of Langhouse Road. The site is also in the Inverkip Conservation Area. The north-east part of this ground is bounded by an access road serving the Kip Park retail development. The site area extends to 0.34 hectares.

The site is currently disused, accommodating an informal pedestrian access route from Langhouse Road to Main Street. A community building with an equipped play park had previously been on the site and have now been removed and the ground is generally overgrown. There are areas of tarmac within the site associated with the previous community building.

The surrounding area is largely residential in character with a variety of house styles and designs. To the north-west are one and a half storey houses on the opposite side of Main Street and to the south-west are three storey flats at the junction of Main Street with Langhouse Road. To the north-east is Kip Park Children's Nursery and to the south-east on the opposite side of Langhouse Road is an area of open space surrounding the Church.

PROPOSAL

Planning permission is sought in principle for the erection of retirement flats with associated car parking. Indicative plans have been submitted which show three blocks ranging from two to three storeys, with a total of 24 units. The highest part of the development would be located to the south-west, opposite the existing three storey flats at the corner of Langhouse Road with Main Street.

Block 1 is indicated as being positioned approximately 1.2 m from the footway, adjacent to the existing on street parking to the north west of the site. Block 2 is indicated as being immediately behind the footway at its closest point and Block 3 indicated as being set back 2m from the footway at the frontage with Main Street. Block 3 is indicated as being positioned approximately 16m from the closest residential property. To the rear the closest block would be approximately 37m from the Manse Hall and 16m from the site boundary to Kip Park to the north west.

Finishing materials are indicated as being buff coloured bricks, white coloured render, timber cladding and concrete roof tiles.

Access to the development is proposed from Langhouse Road with parking of thirty spaces primarily located to the side and rear of Block 3. Existing on-street parking is to be retained at the front of Block 1.

Amenity space is indicated around the boundaries of the site and surrounding the blocks themselves with three bin stores also indicated at the rear of each block.

The application has been accompanied by a Design and Access Statement; Flood Risk Assessment; Stage 1 Road Safety Audit; and a Transportation Statement.

DEVELOPMENT PLAN POLICIES

National Planning Framework 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

NPF4 contains 33 policies and the following are considered relevant to this application.

Policy 1

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 7

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Policy 9

a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Policy 12

c) Development proposals that are likely to generate waste when operational, including residential, commercial and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including: i. provision to maximise waste reduction and waste separation at source, and ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Policy 14

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

iii. that build in resilience to the effects of climate change and where appropriate incorporate blue and green infrastructure and nature rich habitats (such as natural planting or water systems).

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;

ii. Will be accessible by public transport, ideally supporting the use of existing services;

iii. Integrate transport modes;

- iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- viii. Adequately mitigate any impact on local public access routes.

Policy 15

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;
- ii. providing or enhancing local infrastructure, facilities and services; and
- iii. improving the residential amenity of the surrounding area.

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;

- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

The contribution is to be provided in accordance with local policy or guidance.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

Policy 22

a) Development proposals at risk of flooding or in a flood risk area will only be supported if they are for:

iii. redevelopment of an existing building or site for an equal or less vulnerable use; or.

iv. redevelopment of previously used sites in built up areas where the LDP has identified a need to bring these into positive use and where proposals demonstrate that long-term safety and resilience can be secured in accordance with relevant SEPA advice.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

Policy 27

a) Development proposals that enhance and improve the vitality and viability of city, town and local centres, including proposals that increase the mix of uses, will be supported.

e) Development proposals for residential development within city/town centres will be supported, including:

i. New build residential development.

ii. The re-use of a vacant building within city/town centres where it can be demonstrated that the existing use is no longer viable and the proposed change of use adds to viability and vitality of the area.

iii. The conversion, or reuse of vacant upper floors of properties within city/town centres for residential.

Adopted 2019 Local 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 and assessing development proposals, consideration must be given to the factors set out in Figure 3 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where: a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and b) there is likely to be an adverse impact on the historic or natural environment.

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

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they: a) Support the national Zero Waste Plan and promote the waste hierarchy; b) Enable the management of waste closer to where it arises; c) Avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and d) Avoid significant adverse impact on historic buildings and places and the green network and our natural and open spaces.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

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 22 – Network of Centres Strategy

The preferred locations for the uses set out in Schedule 6 are within the network of town and local centres identified in Schedule 7. Proposals which accord with the role and function of the network of centres as set out in Schedule 7 and the opportunities identified in Schedule 8 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Policy 33 – Biodiversity and Geodiversity

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.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Adopted Planning Application Advice Note 3 on “Private and Public Open Space Provision in New Residential Development” applies.

Proposed 2021 Inverclyde Local 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 and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where: a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and b) there is likely to be an adverse impact on the historic or natural environment.

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

Policy 7 – Waste Reduction and Management

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan’s historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Policy 9 - 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 risk management 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 resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

The Council will support, in principle, the flood risk management 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 resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Policy 10 - 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 4th 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:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) 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, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - 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, links to the wider walking, cycling network and public transport 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 national, regional and 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; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Policy 12 - 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, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 17 – Brownfield Development

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

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 are acceptable to the Council and ensure that the site can be made suitable for the proposed use.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.

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 the following criteria:
BUILDINGS

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Policy 20 – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Policy 21 - Wheelchair Accessible Housing

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Policy 23 – Network of Centre's Strategy

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

Policy 28 – Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

Policy 34 - Biodiversity and Geodiversity

Protected Species

When proposing any development which may affect a protected 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.

Non-designated sites

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.

Draft Planning Application Advice Note 3 on “Private and Public Open Space Provision in New Residential Development” applies.

CONSULTATIONS

Head of Service – Roads and Transportation – advises the following:

- Parking should be provided in accordance with the National Guidelines.
- The parking spaces within car parks should be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m.
- The frontage access to the blocks should not be on Main Street to reduce the risk of parking on Main Street.
- The applicant shall show a visibility splay of 2.4m x 43m x 1.05m from the access on to Langhouse Road, to be kept clear in perpetuity.
- Access should be taken via a footway cross over constructed in accordance with the National Roads Development Guide. A Section 56 Agreement will be required.
- The applicant should show the footpaths within the site and how the buildings will be accessed from the car parks. The footpaths within the site shall be a minimum of 2.0m wide.

Transport Scotland – Does not advise against granting permission.

Public Protection Manager – advises no comments in relation to: Food & Health and Air Quality. Recommends conditions relating to: Japanese Knotweed; Remediation and Verification relating to pollutants; ground conditions; containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located; lighting restrictions; lift mechanism; and soundproofing.

Scottish Water – No objection to this planning application, however the applicant should be aware that this does not confirm that the proposed development can currently be serviced. There is currently sufficient capacity in the Greenock Water Treatment Works to service the development, although connection shall be subject to a formal application to Scottish Water. There is also currently capacity for a foul only connection in the Inverclyde Waste Water Treatment works, which shall also require a formal application for connection.

PUBLICITY

The application was advertised in the Greenock Telegraph on 16th June 2023 as development within a conservation area.

SITE NOTICES

A site notice was displayed on 16th June 2023 for development being within a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification and sixty one representations have been received objecting to the proposal. The grounds of objection may be summarised as follows:

Historical context and amenity issues

- Previous recreational land gifted to the people of Inverkip and should be retained as open space or made better use of for community facilities.
- Owners don't currently maintain the land which is why it is an eyesore.
- Loss of recycling facilities to accommodate proposals.

Design related issues

- The proposed development is not in keeping with the wider conservation area and would obscure a listed building. Unsuitable location.
- The height of the building will dominate area and out of character.
- No drawings have been submitted and what has is indicative
- Would impact the existing vista and open aspect and shouldn't be the gateway to the conservation area
- Would result in overlooking and would affect privacy.
- Lack of public walkway associated with development.

Environmental issues

- Loss of trees.
- Should be left as green belt.

Traffic, infrastructure and safety issues

- Increase in traffic which Inverkip does not have the infrastructure to accommodate.
- No SUDS arrangements proposed and Scottish Water have problems at this site currently.
- Increase in construction traffic and impact on road safety.
- Traffic safety during construction to houses opposite.
- Road too narrow for traffic especially large vehicles.
- Noise and disturbance during construction and little space to construct.
- NHS provision already stretched without additional requirements of new residents.
- Site should be compulsory purchased by Council to allow improvements to road network.
- Insufficient parking locally.
- Dangerous corner at junction for traffic.
- Promised a solution to traffic problems in 2016 and there has been no update.
- Public transport is insufficient to support further development.

Miscellaneous issues

- Value of property would be reduced as a result of the development.
- Objecting is a waste of time.
- When did Inverkip become a town centre.
- Against Inverclyde Council even considering these proposals.
- Inverkip already overdeveloped.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4); the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); Planning Application Advice Note 3 (and Draft Planning Advice Note 3) on Private and Public Open Space Provision in New Residential Development; the visual impact; the impact on residential amenity; and the consultation responses.

The proposed development site is brownfield land located within the settlement boundaries of Inverkip and is adjacent to existing residential properties. The site is not in the Green Belt. The north-eastern part of the site is within part of the Inverkip Local Centre and is identified as a Network of Centres Opportunity in both the adopted and proposed Local Development Plans. The uses directed to the Network of Centres are identified in Schedule 6/Schedule 5 of the adopted and proposed Local Development Plans respectively. The uses specified as being acceptable include, Shops; Financial, professional and other services; Food and drink; Non-residential institutions; Assembly and leisure; Amusement arcades/centres; Betting offices; Beautician/Nail bar; Hot food takeaways; Pay day loan shops; Public houses; Tattoo parlors; Taxi/private hire offices; Theatres; and other uses most closely associated with, or most appropriately located within town or local centres. Residential development is listed in both schedules under 'Other uses most closely associated with, or most appropriately located within local or town centres and is encouraged within the network of centres as it contributes to footfall activity and security.' In the case of Inverkip, the judgement would be whether such a development would be appropriate with residential development taking up the remaining area available for other uses in the local centre. In principle however the use would be in keeping with the character of the surrounding area and consistent with the terms of Policies 1, 2, 9 and 15 of NPF4.

Policy 27 of NPF4, Policy 22 of the adopted Local Development Plan and Policy 23 of the proposed Local Development Plan support residential use, including new build development within the established centres. It is not considered that the loss of the north-eastern part of the site which falls within the local centre designation would have a significant detrimental impact on the centre as a whole given that no applications have been forthcoming for such uses in the recent past. Indeed the redevelopment of the site for residential use would have the potential to enhance the vitality and viability of existing commercial offerings through the increased number of inhabitants within Inverkip as a result of the proposal.

On brownfield sites such as this the Council will in principle support the beneficial use of land within the urban area. The Spatial Development Strategy of both the adopted and proposed Local Development Plans directs residential development to existing built-up areas in the first instance. The proposal therefore also accords in general terms with the Spatial Development Strategy.

Policy 20 of the proposed Local Development Plan requires development within residential areas to be assessed with regard to impact on the amenity, character and appearance of the area. The surrounding area is residential in character in which there are a variety of house types and styles. The proposal is not considered to be out of this general context although the position and potential design of the proposed flats will be considered in greater detail below against other relevant development plan policies and guidance. Policy 18 of the proposed Local Development Plan supports new housing development on sites identified in Schedule 3 and on other appropriate sites within residential areas. The site however is not identified in Schedule 3. Notwithstanding the site is within the existing urban area and in proximity to the centre of Inverkip, with public transport in the form of a railway station approximately 0.4 miles from the site and a bus stop 0.2 miles from the site. The proposal is therefore considered to result in local living to accord with the terms of Policy 16 of NPF4.

NPF4, the Spatial Development Strategy of both the adopted and proposed Local Development Plans as well as Policy 20 of the proposed Local Development Plan gives general support for this proposal. However, the proposal also needs to be considered with reference to the other relevant development plan policies as follows.

Policy 14 of NPF4 and Policy 1 of both the adopted and proposed Local Development Plans refer to qualities relating to successful places. The qualities of being Pleasant, Distinctive and Sustainable under Policy 14 of NPF4 are relevant. In addition Policy 1 of both the adopted and proposed Local Development Plans require all development to have regard to the six qualities of successful places. The relevant factors in this instance are being “Distinctive” in reflecting local architecture and urban form and through contributing positively to historic building and places; “Easy to Move Around” by being well connected, with good path links to the wider path network, public transport nodes and neighbouring developments; “Safe and Pleasant” by avoiding conflict between adjacent uses by having regard to adverse impacts that may be created by flooding, invasion of privacy or overshadowing as well as minimising parking in the street scene; and “Welcoming” by integrating new development into existing communities.



View of the site from Langhouse Road looking north-east

In considering the qualities of successful places, the pattern of development at this part of Inverkip, is not uniform as there are a variety of building types and designs in the surrounding area. Given the current application is in principle at this time, only the positions of the proposed blocks have been indicated on the submitted plans. The proposed development will therefore only be viewed in this general context. The proposed blocks are indicated to face onto Main Street and this would not be out of context with the general character of the surrounding area. The proposal would in general terms be considered to reflect the urban form and accord with the quality of being “Distinctive”. If planning permission in principle is granted the details of the flats will be assessed in a subsequent approval of matters/detailed application against the relevant qualities in Policy 1 and 7 of both the adopted and proposed Local Development Plans, ensuring the development suitably reflects the character of the conservation area.

As the site is considered to be at a sustainable location and a variety of services can be accessed by a variety of transport modes, the proposal is considered to accord with the qualities of being “Easy to Move Around” and being “Welcoming” as it is within the existing settlement boundary and will therefore be integrated into the existing community.

Turning to the specific site as well as the position and possible design of the proposed flats, there are other policies and advice that are relevant to this proposal. Both the adopted and draft PAAN3's advise on private garden ground sizes reflecting those in the locality as well as according with established density and pattern of development. The distance to garden boundaries should also reflect the immediate locality, together with the established street front building line. Height, roof design, use of materials and colours should reflect the immediate locality.

With regard to the plot size, it is appropriate to consider this in the context of the surrounding area. There are a variety of plot sizes in the surrounding area due to the variety of house and flat types and the proposed development would not be out of context with this general character. Even when including the indicated parking spaces the proposal does not represent overdevelopment of the site and it is considered there will be a sufficient amount of ground associated with the proposed development.

In terms of the height, roof design, use of materials and colours it will be more appropriate to assess these matters in any subsequent approval of matters/details application. That being said it is considered appropriate to restrict the number of storeys to a maximum of three by using a planning condition, if the application is approved.

In terms of potential overlooking and loss of privacy the position of the blocks and in particular their distance away from the existing residential properties is unlikely to result in a significant loss of privacy. The details of the proposed flats will have to be considered in greater detail when any approval of matters/detailed application is submitted for consideration.

The indicated position of the proposed flats is set back from Main Street, in a staggered layout which, at the entrance to this part of Inverkip, could act as a focal point, adding a sense of place to the development. The position of the front elevation of the proposed flats can be addressed by a planning condition should planning permission in principle be granted.

With regard to Policy 16 of NPF4, which requires the provision of affordable housing in new residential developments, the applicant has confirmed willingness to enter into a Section 75 Legal Agreement to provide 25% affordable units in the detailed development. This shall take the form of good quality homes that are affordable to people on low incomes and can include social rented, mid-market rented, shared-ownership, shared-equity, housing sold at discount (including plots for self-build), self-build plots and low-cost housing without subsidy. This Agreement satisfies the terms of Policy 16 if NPF4.

Turning to other policies that are relevant to the consideration of this application, Policy 6 of both the adopted and proposed Local Development Plans seeks to ensure that all new buildings are energy efficient and that at least 15% and 20% respectively of the carbon dioxide emissions standard (rising to at least 20% by the end of 2022 and 25% by the end of 2025 respectively) reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle is granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition with the details submitted for further approval. The provision of electric vehicle charging facilities, which would be one trickle charging point in this instance, can also be addressed by a planning condition in order to comply with the terms of Policy 10 of the adopted Local Development Plan and Policy 11 of the proposed Local Development Plan.

Policy 9 of the adopted Local Development Plan and Policy 10 of the proposed Local Development Plan require that where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system or where such a connection is not feasible, a temporary wastewater drainage system can be supported if, i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contribution, and ii) the design of, and maintenance arrangements for the temporary system meets the requirements of SEPA, Scottish Water and Inverclyde Council as appropriate. The outline details

of the proposed drainage have been submitted with this application and are considered acceptable for a planning application in principle.

Policy 11 of the adopted Local Development Plan and Policy 12 of the proposed Local Development Plan relate to managing the impact of development on the roads network and in particular for the development to comply with the Council's parking standards. Transport Scotland and the Head of Service – Roads and Transportation have not raised any objections to the proposal in terms of traffic generation or its impact on the roads network. The Head of Service – Roads and Transportation has advised that the requisite amount of off-street parking is provided in the proposed development, providing the use of the flats for retirement tenure is controlled through a Section 75 legal agreement for the lifetime of the use. The other advice from the Head of Service – Roads and Transportation regarding sightlines, dimensions and footpaths can be addressed by planning conditions if the application is approved. The proposal in terms of managing its impact on the roads network is considered to accord with Policy 11 of the adopted Local Development Plan and Policy 12 of the proposed Local Development Plan as well as minimising parking in the street scene to accord with the quality of being "Safe and Pleasant" under Policy 1 of both the adopted and proposed Local Development Plans.

The drawings submitted with the application indicate the proposed flats would be retirement in nature and for the number of flats indicated in the proposal the total number of parking spaces would be 28. However 30 spaces are indicated on the submitted plans. The required parking will however be assessed in greater detail in a subsequent approval of matters/detailed application in order to accord with the terms of Policy 11 of the adopted Local Development Plan and Policy 12 of the proposed Local Development Plan. The proposal is also within the settlement boundary and local services/facilities can be accessed. There are no significant implications with respect to Policy 10 of the adopted Local Development Plan and Policy 11 of the proposed Local Development Plan. If planning permission in principle is granted a condition can be attached to outline the required parking in accordance with the National Roads Development Guide.

In considering ecology, biodiversity and habitats Policy 33 of the adopted Local Development Plan and Policy 34 of the proposed Local Development Plan are of relevance, however it should be noted that the site has no natural heritage or landscape designations. For non-designated sites both policies indicate that the siting and design of development should take account of local landscape character and minimise adverse impacts on wildlife as well as being designed to conserve and enhance biodiversity. If planning permission is granted the proposed landscaping/planting to be carried out can be addressed by a planning condition and such planting can contribute to biodiversity.

It is acknowledged that trees are to be removed to accommodate the development, their loss is considered acceptable in this instance. Proposed planting/landscaping associated with the redevelopment of the site can be addressed by a planning condition.

Under the provisions of Policy 21 of the proposed Local Development Plan, the development is required to provide 5% wheelchair accessible housing. The indicative layout suggests that this can be achieved and shall require to be fully demonstrated in the submission of any application for approval of matters specified in conditions, should planning permission in principle be granted.

Consultation Responses

In terms of other matters raised in the consultation responses that have not been considered above the following should be noted.

The advice from the Head of Service - Roads and Transportation and Transport Scotland raises no traffic safety concerns with relevant conditions to be applied should planning permission be granted.

In terms of the advice from the Health of Public Protection a planning condition can be used in relation to Japanese Knotweed and contamination if they are encountered during site works. The details of any bin stores can also be addressed by a planning condition for the details of which to be submitted

for approval before development commences. The advice regarding external lighting, sound insulation and for waste to be managed/disposed of responsibly are more appropriate as advisory notes.

Representations

With regard to the objections that have been received and which have not been specifically addressed within the main body of the assessment above, the following comments are made.

Each application is assessed in its own merits and the site has previously been used as a community facility not open space provision and is therefore considered to be brownfield. Maintenance of the site is not a material consideration in determining this planning application. Recycling facilities can be relocated with the agreement of the provider and relevant alternative landowners.

The scale of the development is to be restricted which would ensure Inverkip Parish Church to the south of the application site boundary, which is Category B listed, is not impacted upon in terms of its setting. Indicative drawings only are provided as the application is in principle at this time. Full details shall be provided at the approval of matters specified in conditions application stage. Noise and disturbance and increased traffic movements during the construction phase are short term impacts and are not considered to be a long lasting effect on the local area. The provision of additional healthcare facilities is a matter for such service providers to address and is not a material consideration in determining this application.

Concerns expressed about additional traffic likely to arise from this proposal and its impact are noted, however the Head of Service – Roads and Transportation and Transport Scotland have not raised concerns regarding the impact on the roads network.

With regard to potential flood risk the Head of Service – Roads and Transportation is satisfied with the submissions to date and advises the proposal is unlikely to give rise to risk. The approval of matters/detailed application will require the full details of the proposed surface water drainage-proposals to be submitted for approval.

The impact on property values is not a material planning consideration in determining this application.

Overall Conclusion

In conclusion, the principle of this residential development proposal at this brownfield location is considered acceptable when assessed against the relevant policies of NPF4 as well as the adopted and proposed Local Development Plans including any relevant guidance. There are no material planning considerations that outweigh the relevant policies or guidance.

RECOMMENDATION

That planning permission in principle be granted subject to the following conditions and following conclusion of a Section 75 Legal Agreement requiring that the development remain as retirement flats for the lifetime of the development and that 25% of the units on site shall be affordable housing:

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.
2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed development, means of access, parking areas and any vehicular turning areas.

3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the position of the front elevations of the blocks, which ensures no direct access to the premises from these elevations.
4. For the avoidance of doubt the applications submitted in relation to Condition 2 above shall allow for the following:
 - i) Parking shall be provided in accordance with the National Guidelines for retirement flats.
 - ii) The parking spaces within car parks shall be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m.
 - iii) The frontage access to the blocks shall not be on Main Street.
 - iv) The applicant shall show a visibility splay of 2.4m x 43m x 1.05m from the access on to Langhouse Road, to be kept clear in perpetuity.
 - v) The applicant shall show the footpaths within the site and how the buildings will be accessed from the car parks. The footpaths within the site shall be a minimum of 2.0m wide.
5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the proposed floor plans and elevations of the proposed development and shall show dimensions as well as the type and colour of all external materials and wheelchair access arrangements. For the avoidance of doubt the blocks shall not exceed 3 storeys in height.
6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on hardstanding areas.
7. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the development in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.
8. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to all walls (including any retaining walls) and fences to be erected on site.
9. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved by the Planning Authority relating to the details of surface water management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water management for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates.
10. Development shall not commence until an application for approval of matters has been submitted to and approved by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):
 - i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
 - ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;

iii) The phasing/timescale for carrying out these works.

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse.

11. Prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority.
12. Development shall not commence until details/plans of the bin stores/containers to be used to store waste materials and recyclable materials at the development as well as details of the areas where such containers are to be located have been submitted to and approved in writing by the Planning Authority. Following approval the bin stores/containers associated with each block shall be implemented by first occupation of any of the flats in that block.
13. 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.
14. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Strategy 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 acceptable codes of practice. The remediation strategy shall also include a Verification Plan. Any subsequent modifications to the Remediation Strategy and Verification plan must be approved in writing by the Planning Authority prior to implementation.
15. On completion of remediation and verification works and prior to the site being occupied, the developer shall submit a Completion Report for approval, in writing by the Planning Authority, confirming that the works have been carried out in accordance with the remediation strategy. 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.
16. The presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and amendments to the Remediation Strategy (i.e. that has not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
17. The development 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, details of which shall be submitted to and approved in writing by the Planning Authority prior to commencement of any construction works on site.
18. For the avoidance of doubt the development shall include Electric Vehicle 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 any flat in the development.

19. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved by the Planning Authority which demonstrates that a minimum of 5% of the residential units to be constructed on site shall be fully wheelchair accessible.

Reasons:

1. To comply with Section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended).
2. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
3. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
4. To ensure the development has the appropriate amount of parking.
5. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
6. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
7. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
8. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
9. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
10. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
11. 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.
12. To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.
13. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
14. To satisfactorily address potential contamination issues in the interests of environmental safety.
15. To provide verification that remediation has been carried out to the Authority's satisfaction.
16. To ensure that all contamination issues are recorded and dealt with appropriately.
17. To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

18. In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

19. To ensure provision of wheelchair accessible housing in accordance with Policy 21 of the proposed 2021 Inverclyde Local Development Plan.

Stuart Jamieson
Director, Environment and Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Maria Porch on 01475 712416.