

**PLANNING BOARD – 1 MAY 2024**

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**Planning Board**

**Wednesday 1 May 2024 at 3pm**

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

**Chair:** Councillor McVey presided.

**In attendance:**

Neale McIlvanney	Head of Service - Regeneration, Planning & Public Protection
Daniel Henderson	Planning and Building Standards Service Manager
Elaine Provan	Supervisory Engineer – Traffic & Transportation
Steven Walker	Service Manager - Roads
Jim Kerr	Solicitor (for Interim Head of Legal & Democratic Services)
Colin MacDonald	Senior Committee Officer
Lindsay Carrick	Senior Committee Officer
Alison Ramsey	Communications Officer (Media Relations)

The meeting was held at the Municipal Buildings, Greenock with Councillors Curley, Law, McCabe and McGuire attending remotely.

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

**233 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 233**

No apologies for absence or declarations of interest were intimated.

**234 PLANNING APPLICATIONS 234**

- (a) 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)**

There was submitted a report by the Director Environment & Regeneration for the development of retirement flats and associated car parking (planning permission in principle) at a site on the corner of Main Street and Langhouse Road, Inverkip (23/0122/IC).

**Decided:** that planning permission in principle be granted subject to the following conditions and following the 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) that the development to which this planning permission in principle relates must be begun within 5 years from the date of this permission, to comply with Section 59(2A)(a) of the Town and Country Planning (Scotland) Act 1997 (as amended);
- (2) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing 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 flats (ensuring the established building line is respected at the site frontage), footpaths, means of access, parking areas and any vehicular turning areas, to ensure the Planning Authority has the

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necessary information to determine the application and to ensure the matters are acceptable at this location;

(3) that development shall not commence until an application for an approval of matters specific 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, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(4) that for the avoidance of doubt the application 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 carparks. The footpaths within the site shall be a minimum of 2.0m wide;

to ensure the development has the appropriate amount of parking;

(5) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing 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, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(6) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on hardstanding areas, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(7) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing 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, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(8) that development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the planning authority relating to all walls (including any retaining walls) and fences to be erected on site, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(9) that development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing 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, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(10) that development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the

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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; and
- iii) the phasing/timescale for carrying out these works;

thereafter the matter that are approved shall be implemented in their approved form in the first planting season following completion of the dwellinghouse, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(11) that 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, 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) that 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 shall be implemented by first occupation of any of the flats, to ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location;

(13) that prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

(14) that 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, to satisfactorily address potential contamination issues in the interests of environmental safety;

(15) that 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, to provide verification that remediation has been carried out to the Authority's satisfaction;

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

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(17) that 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, to comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009;

(18) that 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, in the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy; and

(19) that 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, to ensure provision of wheelchair accessible housing in accordance with Policy 21 of the proposed 2021 Inverclyde Local Development Plan.