

## Inverclyde Local Review Body

Our Ref: 24/0077/IC

### REVIEW DECISION NOTICE

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Decision by Inverclyde Local Review Body (the ILRB)

- Site address: Gourock Park Bowling Club, Larkfield Road, Gourock.
  - Application for Review by Gourock Park Bowling Club following non-determination of application within period allowed for determination of application by an appointed officer of Inverclyde Council.
  - Application Ref: 24/0077/IC
  - Application Drawings:

Location Plan	(100054135)	Block Plan	(K000)
Existing Site Plans & Elevations	(K100)	Proposed Plans & Elevations	(K150)
  - Date of Decision Notice: 13/11/2024
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### Decision

The ILRB determined the application and granted Planning Permission subject to the conditions and advisory notes listed below.

#### 1. Introduction

- 1.1 This Notice constitutes the formal decision notice of the ILRB as required by the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.
- 1.2 The above application for planning permission was considered by the ILRB at a meeting held on 6 November 2024. The Review Body was constituted by Councillors Clocherty, Crowther, Curley, McGuire and McVey.

#### 2. Proposal

- 2.1 The application is for the erection of a hall building adjacent to and to the west of the existing pavilion building at Gourock Park Bowling Club, Larkfield Road, Gourock, PA19 1XZ.

#### 3. Preliminaries

- 3.1 The ILRB members were provided with copies of the following:
  - (i) Planning Application dated 8 March 2024 together with Plans and Elevations
  - (ii) Report by Appointed Officer
  - (iii) Inverclyde Local Development Plan 2019 Policy Extract

- (iv) Inverclyde Local Development Plan 2019 Map Extract
- (v) National Planning Framework 4
- (vi) Notice of Review form dated 6 September 2024 together with Supporting Documents
- (vii) Submission from Kraft Architecture + Research in response to Report by Appointed Officer
- (viii) Suggested Conditions and Advisory Notes should Planning Permission be granted on Review
- (ix) The Inverclyde Proposed Local Development Plan 2021

3.2 Having regard to the material provided, the ILRB resolved that the Review Application could be determined without any further procedure allowed in terms of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013.

#### **4. Findings and Conclusions**

- 4.1 The determining issue in this review is whether the proposed development would have a detrimental impact on traffic and parking on the surrounding streets.
- 4.2 Having regard to the whole circumstances, the ILRB having considered the matter and, having taken into account the Inverclyde Local Development Plan and all relevant material and planning considerations, decided that the review application should be upheld.
- 4.3 It was also agreed by the ILRB that the conditions and advisory notes listed at paragraph 5 below be attached to the planning permission for the reasons specified.

#### **5. Conditions and Advisory Notes**

##### **Conditions**

1. The development to which this permission relates must be begun within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. 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.

Reason: To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

3. The development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with timescale for implementation, of all pollutant linkages has been submitted to and approved, in writing by the Planning Authority. The investigations and assessment shall be site specific and completed in accordance with current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of human health and environmental safety.

4. 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.

Reason: 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.

5. 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.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

6. The development hereby permitted 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 showing how this shall be achieved shall be submitted to and approved in writing by the Planning Authority prior to the construction of the building.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

7. Development shall not commence until full details of all external materials and finishes to be used in the development have been submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials and finishes unless otherwise agreed in writing by the Planning Authority.

Reason: To ensure an appropriate range of finishing materials are provided in the interests of visual amenity.

8. For the avoidance of doubt all surface water run-off from the development is to be contained within the site and be limited to that of greenfield run-off.

Reason: In the interests of sustainable drainage.

### **Suggested Advisory Notes:**

1. The applicant/developer is advised the display of signs on the hall building may require a separate Advertisement Consent.

2. The applicant/developer is advised all external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

3. The applicant/developer should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and its implications on client duties etc.

4. It is recommended that prior to the commencement of any works the applicant/developer consults with Officers of Public Protection to ensure structural compliance with legislation relating to:

- a. Food Safety Legislation,
- b. Health and Safety at Work etc. Act 1974.

5. The applicant/developer is advised to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via their Customer Portal prior to any formal Technical Application being submitted.

Signed \_\_\_\_\_

Head of Legal, Democratic, Digital & Customer Services  
Inverclyde Council  
Municipal Buildings  
Greenock  
PA15 1LX

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997**

**Notification to be sent to applicant on determination by the planning authority of an application following a review conducted under section 43A(8)**

**Notice under Regulation 22 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2013**

1. If the applicant is aggrieved by the decision of the planning authority -
  - (a) to refuse permission for the proposed development;
  - (b) to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; or
  - (c) to grant permission or approval, consent or agreement subject to conditions,

the applicant may question the validity of that decision by making an application to the Court of Session. An application to the Court of Session must be made within 6 weeks of the date of the decision.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part V of the Town and Country Planning (Scotland) Act 1997.