

PLANNING BOARD - 6 JANUARY 2010

Planning Board

Wednesday 6 January 2010 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, McKenzie, Nelson, Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Planning & Housing, Development Control & Conservation Manager, Mr D Greenslade (for Head of Environmental Services) and Mr H McNeilly (for Head of Legal & Administration).

Apologies: Councillor Grieve.

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

7 PLANNING APPLICATIONS SUBMITTED FOR CONTINUED CONSIDERATION

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**(a) Mixed development comprising 6 industrial units and 28 flats:
Drumfrochar Road, Greenock (08/0311/IC)**

The report recommended that planning permission be granted subject to the conditions detailed in the report.

After discussion, Councillor McCallum moved that planning permission be refused on the grounds that this varies from the local plan, sets a precedent for tenement style housing in the area, and is against the views of residents. As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report. On a vote, four Members voted for the motion and four for the amendment. There being equality in voting, the Convener exercised his casting vote in favour of the amendment which was declared carried.

Decided: that subject to the applicant entering into a Section 75 Agreement restricting the occupancy of the proposed flats to housing association tenants and preventing commencement of the flats on site until such time as an agreement has been signed with a housing association, planning permission be granted subject to the following conditions:-

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

(2) 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 treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site, to help arrest the spread of Japanese Knotweed, in the interests of environmental protection;

(3) that the development shall not commence until a 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 include verification/validation methodologies. This may be incorporated as part of a ground condition report and should

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include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(4) that on completion of remediation and verification/validation 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 shall include but not be limited to a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;

(5) 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 within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless they have been submitted to and approved, in writing, by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(6) that no material shall be imported onto the site until written details of the source of the imported material have been submitted to and approved, in writing, by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(7) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved, in writing, by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;

(8) that a sightline of 2.5m X 35m X 1.05m shall be provided at the junction of the access with Mearns Street and a sightline of 4.5m X 35m X 1.05m shall be provided at the junction of the access with Lynedoch Street, in the interests of safety on the public road;

(9) that written confirmation must be provided from Scottish Water relative to the foul and surface water being accepted into their system, to control drainage of water from the site and help prevent flooding;

(10) that samples of all facing and roofing materials shall be submitted to and approved, in writing, by the Planning Authority prior to work commencing, to ensure that the external finishes are appropriate for the site; and

(11) that prior to work commencing, a scheme of hard and soft landscaping shall be submitted to and approved by the Planning Authority. The scheme shall include:

- a) the height and design of all new walls, bin stores and fences,
- b) external finish to the parking areas, service area and landscaped areas,
- c) soft landscaping works to include the schedules of plants to comprise species, plant sizes and the proposed numbers/density,
- d) existing and finished ground levels in relation to a fixed datum preferably ordnance,
- e) existing landscape features and vegetation to be retained and in case of damage, restored,
- f) programme for completion and subsequent maintenance, to ensure that appropriate landscaping is incorporated within the development.

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**(b) Proposed formation of 34 flats and two class 1 retail units:
52-54 Finnart Street, 19 Robertson Street, Greenock (09/0228/IC)**

Councillor Dorrian declared a non financial interest in the item due to a family relationship with the proposed developer. He also formed the view that the nature of his interest and of the item of business precluded his participation in the decision making process and he left the Chamber.

The report recommended that planning permission be granted subject to the conditions detailed in the report.

Following discussion, Councillor McCallum moved that planning permission be refused for the following reasons:

(1) the area is zoned for residential not commercial use in the Inverclyde 2005 Local Plan this proposal contravenes Local Plan Policy HR1 (c) in as other sites within the local plan are identified as being available for retail use;

(2) the site straddles the Greenock West End conservation area and is unacceptable in terms of Local Plan Policy HR11, H8 and H9 as the retail proposal is unsympathetic to the existing character, pattern and development and appearance of this residential area;

(3) a transport assessment has not been carried out as required in Section 20 of SPP8 Planning for town centres and retailing;

(4) parking for 34 flats are already below that required at only 40 spaces. Loss of additional on street parking for retail uses in a residential area is unacceptable in planning terms. The development does not meet the parking standards laid down in SPP17 Paragraph 67 where one specific parking space must be provided for each 14m². At 455m² of retail floor area this equates to 33 specific spaces dedicated to the retail development alone. To meet requirements the development requires at least 67 (33 + 34) parking spaces specific to the development. SPP 17 clearly states that a development with less than the required number of specific spaces must be referred to the Scottish ministers under The Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 2003;

(5) on the Head of Planning Services admission there is concern over the viability of certain shops on the periphery of the town centre (this could well apply to those on Finnart Street and South Street) in direct contradiction to SPP8 Section 20 which states that - "there will be no significant adverse effect on the vitality and viability of existing centres" and Local Plan Policy R4 and R3 which seek to support the retail function of Greenock Town Centre;

(6) environmental noise will be created 24 hours a day caused by food chillers running, deliveries being made and customer's movements. This would adversely affect the quality of life of local resident, causing deterioration in health due to sleep deprivation, Conversation disruption and stress generated by feelings of annoyance. This is Contradictory to PAN 56 Planning and Noise which states that "the noise implications of development can be a material consideration in determining applications for planning permission" and local plan policy UT10 - Proposals for Development Involving Noise - as this development will involve noisy processes and/or extended hours of operation, which are unacceptable as it will affect the amenity of this noise sensitive residential area; and

(7) under the Human Rights Act this application has implications for the residents in terms of interference with privacy, home or family life (Article 8) and peaceful enjoyment of possessions (First Protocol Article 1).

As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed on the report. On a vote, 3 members voted for the amendment and 5 for the motion which was declared carried.

Decided: that planning permission be refused for the following reasons:-

(1) the area is zoned for residential not commercial use in the Inverclyde 2005 Local Plan this proposal contravenes Local Plan Policy HR1 (c) in as other sites within the local

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plan are identified as being available for retail use;

(2) the site straddles the Greenock West End conservation area and is unacceptable in terms of Local Plan Policy HR11, H8 and H9 as the retail proposal is unsympathetic to the existing character, pattern and development and appearance of this residential area;

(3) a transport assessment has not been carried out as required in Section 20 of SPP8 Planning for town centres and retailing;

(4) parking for 34 flats are already below that required at only 40 spaces. Loss of additional on street parking for retail uses in a residential area is unacceptable in planning terms. The development does not meet the parking standards laid down in SPP17 Paragraph 67 where one specific parking space must be provided for each 14m². At 455m² of retail floor area this equates to 33 specific spaces dedicated to the retail development alone. To meet requirements the development requires at least 67 (33 + 34) parking spaces specific to the development. SPP 17 clearly states that a development with less than the required number of specific spaces must be referred to the Scottish ministers under The Town and Country Planning (Notification of Applications) (Scotland) Amendment Direction 2003;

(5) on the Head of Planning Services admission there is concern over the viability of certain shops on the periphery of the town centre (this could well apply to those on Finnart Street and South Street) in direct contradiction to SPP8 Section 20 which states that - "there will be no significant adverse effect on the vitality and viability of existing centres" and Local Plan Policy R4 and R3 which seek to support the retail function of Greenock Town Centre;

(6) environmental noise will be created 24 hours a day caused by food chillers running, deliveries being made and customer's movements. This would adversely affect the quality of life of local resident, causing deterioration in health due to sleep deprivation, Conversation disruption and stress generated by feelings of annoyance. This is Contradictory to PAN 56 Planning and Noise which states that "the noise implications of development can be a material consideration in determining applications for planning permission" and local plan policy UT10 - Proposals for Development Involving Noise - as this development will involve noisy processes and/or extended hours of operation, which are unacceptable as it will affect the amenity of this noise sensitive residential area; and

(7) under the Human Rights Act this application has implications for the residents in terms of interference with privacy, home or family life (Article 8) and peaceful enjoyment of possessions (First Protocol Article 1).

8 PLANNING APPLICATIONS

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There were submitted reports by the Head of Planning & Housing on the following applications, together with letters of objection and support where submitted, which were dealt with as follows:-

- (a) **Erection of infill fencing and boundary planting with new boundary fence and driveway gate:
Melmor, Florence Drive, Kilmacolm (09/0309/IC)**

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

(1) that the 5 holly bushes shown on drawing 1250/20 rev D shall be planted by no later than 30 April 2010, to accord with the requirement for the completion of the approved landscaping scheme from planning permission IC/07/316 and in the interests of visual amenity on Florence Drive; and

(2) that notwithstanding the information shown on drawing 1250/20 rev D, no permission is given for the construction of gazebos, as gazebos are not contained within the description of the proposed development on the planning application form and no detailed drawings have been provided.

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**(b) Change of use of retail shop to use as retail shop and café:
2 Lyle Buildings, Lochwinnoch Road, Kilmacolm (09/0328/IC)**

The report recommended that planning permission be granted subject to the conditions detailed in the report.

Decided: that planning permission be refused due to an overprovision of similar establishments in the area.

**(c) New residential development (in principle):
Duchal, Stepends Road, Kilmacolm (09/0226/IC)**

Decided: that planning permission be refused for the following reasons:-

- (1) as the proposed new housing sites are inappropriate and unjustified which would undermine the Green Belt designation by leading to isolated and sporadic development within the Green Belt, incongruous with the existing pattern of development within the countryside and having an unacceptable impact on the existing landscape;
- (2) as it has not been adequately demonstrated that all available methods of funding or combination of methods of funding have been exhausted and no other options exist for securing funding in order to repair and upgrade the listed building;
- (3) as the proposal does not accord with Strategic Policies 1, 6, 9 and 10 of the Glasgow and Clyde Valley Joint Structure Plan; and
- (4) as the proposal is contrary to Policies DS8, DS10, H4, H8 (b) and HR19 of the Inverclyde Local Plan.

**(d) Mixed use development comprising housing, commercial, business, hotel, marina, landscaped public open space, access roads and off-street car parking:
James Watt Dock/Garvel Island and Great Harbour Embankment, Greenock (09/0182/IC)**

The report recommended that planning permission be granted subject to the conditions detailed in the report.

Following discussion, Councillor Fyfe moved that planning permission be continued for a presentation on the application by the Head of Planning & Housing. As an amendment, Councillor Wilson moved that planning permission be granted subject to the conditions detailed in the report. On a vote, 5 Members voted for the motion and 5 for the amendment. There being equality in voting, the Convener exercised his casting vote in favour of the amendment which was declared carried.

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

- (1) that this permission is granted under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 on an application for planning permission in principle and further approval of the Council or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced:
 - a. the siting, design and external appearance of any building(s) to which the planning permission or the application relates,
 - b. details of the access arrangements, and
 - c. details of landscaping of the site, including play provision,
 to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997;
- (2) that in the case of matters specified by conditions, application for approval must be made before:
 - a. the expiration of 3 years from the date of the grant of planning permission in principle;
 - or
 - b. the expiration of 6 months from the date on which an earlier application for such

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approval was refused, or

c. the expiration of 6 months from the date on which an appeal against such refusal was dismissed, whichever is the latest; and provided only one such application may be made in the case after the expiration of the three year period mentioned sub paragraph (a) above, to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997;

(3) that the development to which this permission relates must be begun not later than the expiration of 3 years from the date of this permission or within 2 years from the final approval of matters specified by conditions, whichever is the later, to comply with Section 59 of the Town and Country Planning (Scotland) Act 1997;

(4) that development on the site shall follow the general guidance, including phasing, contained within the approved Masterplan Design Statement, dated July 2009 and the Design Guidelines, dated October 2009, to ensure continuity in development of the site, to ensure an appropriate design, layout and environment are achieved, to control massing in the interests of visual amenity, to protect the setting of the Sugar Warehouse and the Titan Crane, and to draw an appropriate relationship between the residential and business, commercial and retail components of the development;

(5) that prior to development commencing on site a detailed phasing plan, expanding upon the phasing plan within the Masterplan Design Statement, shall be submitted to and approved, in writing, by the Planning Authority and shall take account of the following:

- the provision of roads, footways and footpaths (including the boardwalks) within the site relative to residential, business, commercial and retail developments;
- the new built development construction programme relative to the development proposals for the Sugar Warehouse and the Titan Crane;
- the provision of the extension to the National Cycle Route through the site;
- the development of all soft landscaping within the site relative to built development;
- the development of all hard landscaping within the site relative to built development, including the public square between the Sugar Warehouse and the new built development;
- the provision of lighting throughout the site;
- the provision of safety barriers around the docks and harbour,

to ensure that development proceeds in a manner conducive to public safety, in the interests of the built heritage and to secure planning gain from the proposed development;

(6) that the development shall not commence until a 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 include verification/validation methodologies, this may be incorporated as part of a ground condition report and should include an appraisal of options, to satisfactorily address potential contamination issues in the interests of environmental safety;

(7) that on completion of remediation and verification/validation 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 shall include but not be limited to a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of imported/disposed/reused materials relevant to the site, to provide verification that remediation has been carried out to the Authority's satisfaction;

(8) 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 within one week. Consequential amendments to the Remediation Strategy 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

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recorded and dealt with appropriately;

(9) that no material shall be imported onto the site until written details of the source of the imported material have been submitted to and approved, in writing, by the Planning Authority. The details which shall be submitted no later than four weeks prior to the material being imported onto the site shall include: the source of the imported material, any potential source(s) of contamination within 50 metres of the source of the material to be imported and verification analysis information. The material must not be imported on to the site until written approval has first been received from the Planning Authority. The material from the source agreed only shall be imported in strict accordance with these agreed details, to protect receptors from the harmful effects of imported contamination;

(10) that prior to the commencement of development, the developer shall submit for the approval of the Planning Authority an archaeological mitigation strategy to include both protective and/or mitigative actions as may be required by the Planning Authority. Thereafter the developer shall ensure that the approved archaeological mitigation strategy is fully implemented and that any required archaeological mitigative works are carried out in agreement with the West of Scotland Archaeology Service on behalf of the Planning Authority, and in accordance with a Written Scheme of Investigation which has been approved in advance by the Planning Authority, in the interests of antiquity;

(11) that clearance of vegetation shall be undertaken outwith the breeding season (March to August), in the interests of wildlife and to ensure works are not in breach of the Wildlife and Countryside Act 1981;

(12) that prior to any works being carried out to harbour walls during the Black Guillemot nesting period (early March to early August) a detailed mitigation plan shall be submitted to and approved, in writing, by the Planning Authority. It will detail the measures to be taken to displace the birds prior to breeding, and the provision of alternative nesting sites. Where possible, disused pipes suitable for Black Guillemot nesting will be retained, to protect the interests of wildlife and to ensure works are not in breach of the Wildlife and Countryside Act 1981;

(13) that at least 30 nest boxes for Black Guillemots will be provided throughout the development on harbour walls where nesting will not directly interfere with mooring activities, in the interests of wildlife conservation;

(14) that in the event that bats are identified during demolition and construction, works shall stop and Scottish Natural Heritage shall be consulted for advice, to ensure works are not in breach of the Conservation (Natural Habitats etc) Regulations 1994;

(15) that 100m² of new hedgerows and shrub habitat will be created by planting native scrub/shrub species, to be approved, in writing, by the Planning Authority prior to their use on the green spaces within the finished development, to provide replacement habitat for nesting birds;

(16) that details of all planting and sowing mixes for landscaped areas shall be submitted to and approved, in writing, by the Planning Authority, in consultation with Scottish Natural Heritage, prior to their use, to ensure that an appropriate native ecology is developed;

(17) that finished floor levels within the application site shall be set at or above 5.0 metres above Ordnance Datum, to prevent flooding of the floors of properties;

(18) that road levels within the application site shall be set at or above 4.5 metres above Ordnance Datum, to prevent flooding of roads and restriction of access;

(19) that any future applications for development/conversion of the Sugar Warehouse shall be accompanied by a detailed Flood Risk Assessment to determine flood management and mitigation options, to protect future occupants of the Sugar Warehouse from potential flooding;

(20) that prior to the start of development a dust management plan shall be submitted to and approved, in writing, by the Planning Authority. The plan shall thereafter be adhered to during development of the site, in the interests of the amenity of future residents of the development and neighbouring properties;

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- (21) that prior to the commencement of development, a noise management plan shall be submitted to and approved, in writing, by the Planning Authority. Thereafter the approved plan shall be implemented in full, in the interests of future residents of the development and adjacent proprietors;
- (22) that prior to the commencement of development, full details shall be submitted of the lighting scheme for the development, in the interests of public safety;
- (23) that all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas, to control runoff from the site to reduce the risk of flooding;
- (24) that prior to development commencing, full details shall be submitted to and approved, in writing, of all foreshore reclamation including the waterfront interface treatment to be used. Thereafter the approved treatment shall be implemented in full prior to the commencement of any construction work on adjacent new build development, in the interests of conservation due to interaction with the marine environment and to protect public safety at the land/waterfront interface;
- (25) that notwithstanding condition (5) above, the roads and footways leading to each dwelling or business/commercial/retail unit hereby permitted shall be completed to sealed basecourse level prior to the unit being occupied or brought into use, in the interests of vehicular and pedestrian safety;
- (26) that prior to the commencement of construction, the distributor road and traffic signals permitted by planning permission 09/0039/IC shall be constructed and in place, to ensure ease of access to the site and the free flow of traffic on the adjacent A8 trunk road in the interests of traffic safety;
- (27) that any of the trees, areas of grass or planted shrubs approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season, to ensure the integrity of the approved landscaping scheme in the interests of visual amenity;
- (28) that details of the maintenance and management programme for all areas of soft and hard landscaping within the development shall be submitted to and approved, in writing, by the Planning Authority prior to the start of development. The programme shall commence upon the start of development, to ensure that the visual amenity of the development is retained;
- (29) that prior to the start of development, possible locations for the provision of a public access slipway shall be investigated and incorporated into a revised masterplan should a suitable access point(s) be found, to encourage the development of watersports;
- (30) that prior to occupation of any part of the development hereby permitted, a traffic signal controlled junction to the site from the A8(T) shall be constructed in accordance with Dougall Baillie Associates Drawing Number 08002/1200/101 Traffic Signals. The traffic signal controlled junction shall be implemented to the satisfaction of the Local Authority, in consultation with Transport Scotland - Trunk Road Network Management Directorate and will incorporate the existing A8(T) East Hamilton Street/ Sinclair Street priority junction, pedestrian crossing facilities and queue detection, to maintain safety for both the trunk road traffic and the traffic moving to and from the development, to ensure that the standard of access layout complies with the current standards to ensure the safety of the traffic on the trunk road is not diminished;
- (31) that prior to occupation of the development, the approved mitigation measures for the A8(T) Cartsdyke Roundabout junction, generally as indicated in Dougall Baillie Associates Drawing Number 08002-SK-33, shall be implemented to the satisfaction of the Local Authority, in consultation with Transport Scotland - Trunk Road Network Management Directorate, to minimise interference with the safety and free flow of the traffic on the trunk road; and

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(32) that prior to the occupation of any development on site, a comprehensive Travel Plan that sets out proposals for reducing the dependency on the private car shall be submitted to and approved, in writing, by the Planning Authority, after consultation with Transport Scotland - Trunk Road Network Management Directorate, to be consistent with the requirements of SPP17 and PAN 75.

**(e) Construction of theatre:
Customhouse Place, Greenock (09/0189/IC)**

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

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

(2) that for the avoidance of doubt, permission is not hereby granted for the signage shown on the approved plans, insufficient detail has been provided to confirm that the signage is acceptable;

(3) that the disabled parking spaces and cycle racks shown on the approved plans shall be provided before the theatre is brought into use, to ensure the provision of these facilities prior to the theatre being brought into use;

(4) that the turning facilities forming part of the application site shall be provided prior to the theatre being brought into use and shall, thereafter, be kept free of obstructions, to ensure that vehicles can enter and leave the site in forward gear, in the interests of traffic safety;

(5) that prior to the start of development, a maintenance scheme addressing a cleaning programme for the exterior of the building, including the cladding, shall be submitted to and approved, in writing, by the Planning Authority. On the completion of construction of the theatre the approved scheme shall be brought into use, to ensure that the reflective properties of the building are maintained in the interests of visual amenity and to preserve the setting of the Custom House;

(6) that before development starts, full details of a soft landscaping scheme, accompanied by a management and maintenance schedule, shall be submitted to and approved, in writing, by the Planning Authority. It shall include numbers, density and maturity of all trees and shrubs, to fully explain the illustrative planting shown on the approved plans and retain the planting thereafter in the interests of visual amenity;

(7) that the landscaping scheme approved in terms of condition (6) above shall be implemented in full during the first planting season after the construction of the theatre has commenced, to ensure provision of the approved scheme within a reasonable timescale;

(8) that prior to the start of development, full details shall be provided of the galvanised steel fence and associated sliding gate, to allow assessment of their visual appearance; and

(9) that prior to the start of development colour samples of the backing for the glazed cladding shall be submitted to and approved, in writing by the Planning Authority, to ensure that the correct base colour is achieved to reflect the setting of the Custom House.