
Report To:	The Planning Board	Date:	3rd February 2010
Report By:	Head of Planning and Housing	Report No:	09/0350/IC Plan 02/10 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Replacement of 3 blaes pitches and floodlighting with 3G synthetic full size pitch with perimeter fencing and floodlighting at Parklea Park, Parklea Road, Port Glasgow		

SITE DESCRIPTION

The site comprises 3 blaes football pitches, extending to approximately 1.93ha at Parklea playing fields, located immediately to the north of the Gourrock railway line. The River Clyde lies approximately 42m to the north and is designated as a Special Protection Area for wintering Red Shanks. This affords the birds a high level of protection under European law.

PROPOSAL

The Council propose to replace the 3 blaes pitches with a full sized floodlit synthetic pitch. The new pitch would be contained by ballstop fencing, varying in height between 3 and 5m. Drainage from the pitch is proposed to run to a new outlet headwall to be formed on the foreshore.

LOCAL PLAN POLICIES

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

CONSULTATIONS

Transport Scotland - No objections.

Scottish Natural Heritage – No objections subject to development being carried out in accordance with the agreed method statement.

Network Rail - No objections.

Head of Safer Communities - No objections subject to conditions regarding hours of operation, contaminated land and Japanese Knotweed.

PUBLICITY

The application was advertised in the Greenock Telegraph on 13th November 2009 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan and the consultation responses.

Policy LR1 of the Local Plan advises that the Council will support, safeguard and, where practicable, enhance areas identified as open space on the Proposals Map. I consider the proposed improvement to footballing facilities to be an enhancement of Parklea.

Policy HR1 advises that development that would adversely affect, directly or indirectly, the Special Protection Area (SPA) for birds will not normally be permitted. Exceptions will only be made in a range of instances, including where the Site of Special Scientific Interest (SSSI) will not be compromised and the developer has demonstrated that the impact of the development on the environment will be minimised. The applicant has produced a Method Statement for the proposed site works to mitigate the impact on the SPA. Scottish Natural Heritage have confirmed that a condition should be attached requiring the site works to be carried out in accordance with the Method Statement. I am therefore satisfied that the proposal complies with the Development Plan.

In addition to contaminated land conditions, the Head of Safer Communities has recommended that, in order to prevent noise nuisance to a nearby house, the hours of operation be restricted to 0900 to 2200. The applicant advises that the proposed hours are Monday to Friday 0900 to 2100

and Saturday and Sunday 0900 to 1800. No objections have been lodged by either Network Rail or Transport Scotland.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. Use of the football pitch shall only take place between the hours of 0900 and 2200.
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.
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 include an appraisal of options.
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 include (but not 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.
5. 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.
6. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approval, 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.
7. Development shall be carried out in accordance with the method statement (ref: LUC project No 4713.002 dated January 2010).

Reasons

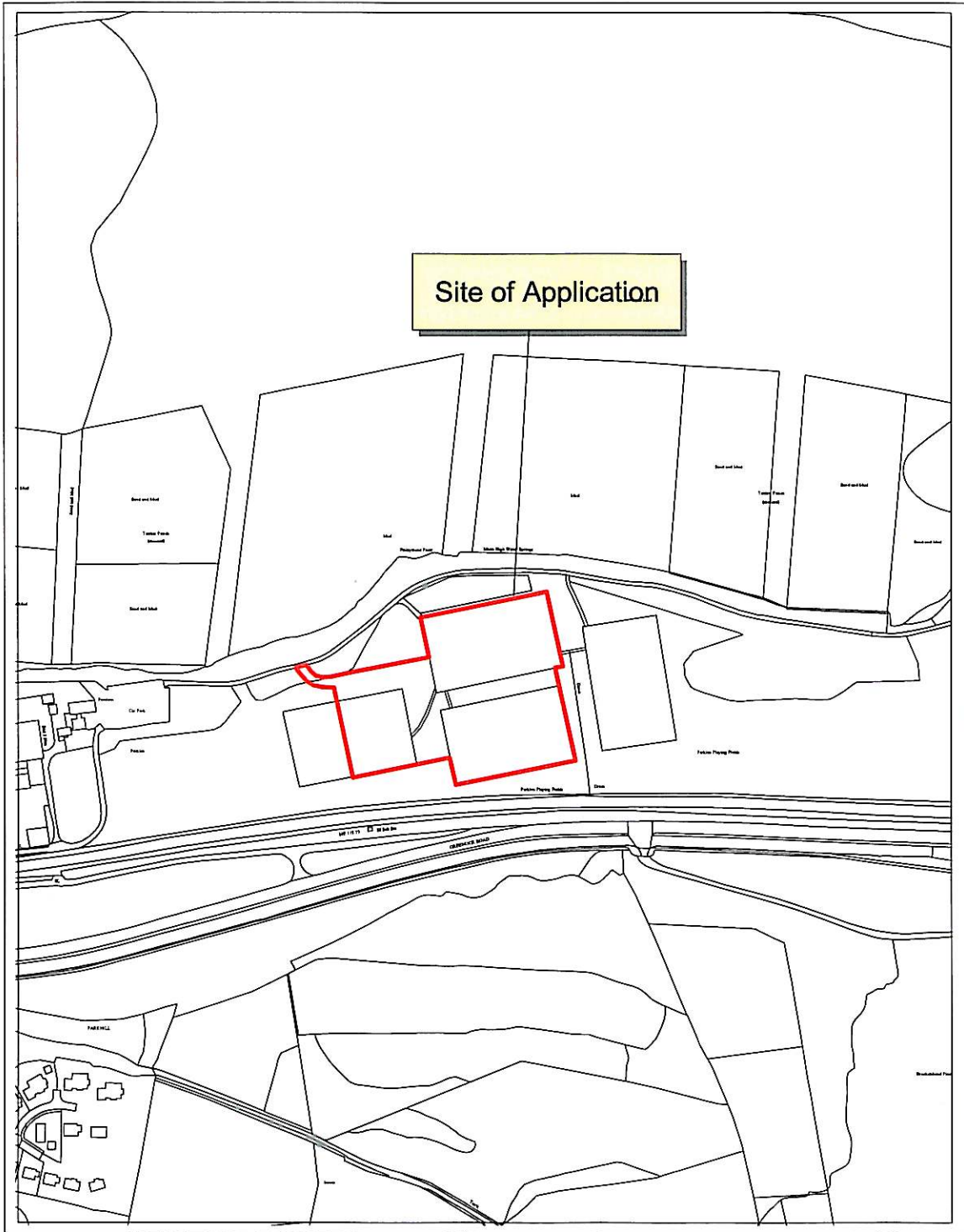
1. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels.
2. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
3. To satisfactorily address potential contamination issues in the interests of environmental safety.
4. To provide verification that remediation has been carried out to the Authority's satisfaction.
5. To ensure that all contamination issues are recorded and dealt with appropriately.
6. To protect receptors from the harmful effects of imported contamination.
7. To protect wintering Redshanks in the Clyde Special Protection Area and to satisfy the requirements of Scottish Natural Heritage.

F. K WILLIAMSON

Head of Planning and Housing

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



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 Parklea, Port Glasgow
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