
Report To:	The Planning Board	Date:	5th May 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0010/IC Plan 05/10 Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Alterations and refurbishment of primary school at Earnhill Primary School 4 Chester Road Greenock PA16 0TT		

SITE DESCRIPTION

Earnhill Primary School is bound by Chester Road to the north west, Westmorland Road to the south west, Sacred Heart Primary school to the south east, Inverclyde Royal Hospital and two storey housing at Bournemouth Road to the north east and by the Garvel School For The Deaf to the north. The school building, which takes access from Chester Road, is H shaped, comprising a split level 2/1 storey north block and a two storey south block, linked by a covered bridge. The north block of the school has a series of low lying service blocks attached. Pedestrian access is via a footpath from Chester Road, leading to a courtyard between the north and south blocks, congested with vehicles. The building has been the subject of vandalism and there are retrofitted grilles and anti-climb devices. Signs of water ingress and condensation are also evident.

PROPOSAL

The service blocks attached to the north block are to be demolished. New build elements comprise the construction of a single storey kitchen on the north side of the north block, replacing the demolished service blocks, and a single storey entrance foyer and two storey corridor extension on the north side of the two storey south block. Overall, it is proposed to carry out refurbishment works, comprising the installation of shallow mono-pitched roofs with bull nosed, aluminium fascias, insulated rendering to walls and the installation of replacement windows in grey coated aluminium.

Landscape improvements are also proposed, including the provision of two play areas between the north and south blocks, planting and boundary fencing. One of the proposed play areas displaces the courtyard car park, with new off street parking provision for 28 spaces being made on the west side of the site. Vehicular access would remain from Chester Road.

This application is being considered by the Planning Board as the application relates to land in the ownership of the Council.

LOCAL PLAN POLICIES

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

CONSULTATIONS

Biodiversity Officer- No objections, however steps should be taken as soon as possible to prevent access to the building by breeding birds.

Head Of Environmental and Commercial Services – A visibility splay of 2.5 x 35 x 1.05m is required at the Chester Road access.

Head Of Safer and Inclusive Communities - No objections subject to standard contaminated land conditions.

PUBLICITY

The nature of the proposal did not require advertisement.

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 Local Plan, the consultation responses and design.

Policy H1 of the Local Plan seeks to safeguard and, where practicable, enhance residential amenity and character. The location of a primary school in a residential area is to be expected and the Design & Access Statement submitted with the planning application advises that it is intended that the refurbished school will read as new build and be a positive symbol of regeneration within the community. I consider that the submitted design achieves this aim.

No consultees object to the proposal. The Biodiversity Officer's request that access to the building by breeding birds be prevented has been passed to the applicant for action, and as required by the Head of Safer and Inclusive Communities, conditions can be attached to the permission to address potential ground contamination issues.

Overall I am satisfied that the proposal will provide an improved outlook from Bournemouth Road, Chester Road and Westmorland Road and that the aim of Policy H1 of enhancing residential amenity and character is satisfied.

RECOMMENDATION

That the application be granted subject to conditions

Conditions

1. No development shall commence until samples of all external materials have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved materials unless the Planning Authority gives its prior written approval to any alternatives.
2. No development shall commence until full details of all boundary treatments have been submitted to and approved in writing by the Planning Authority.
3. A visibility splay of 2.5 x 35 x 1.05m shall be achieved at the Chester Road access.
4. 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.
5. 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.
6. 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 will 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.
7. 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.

8. 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.

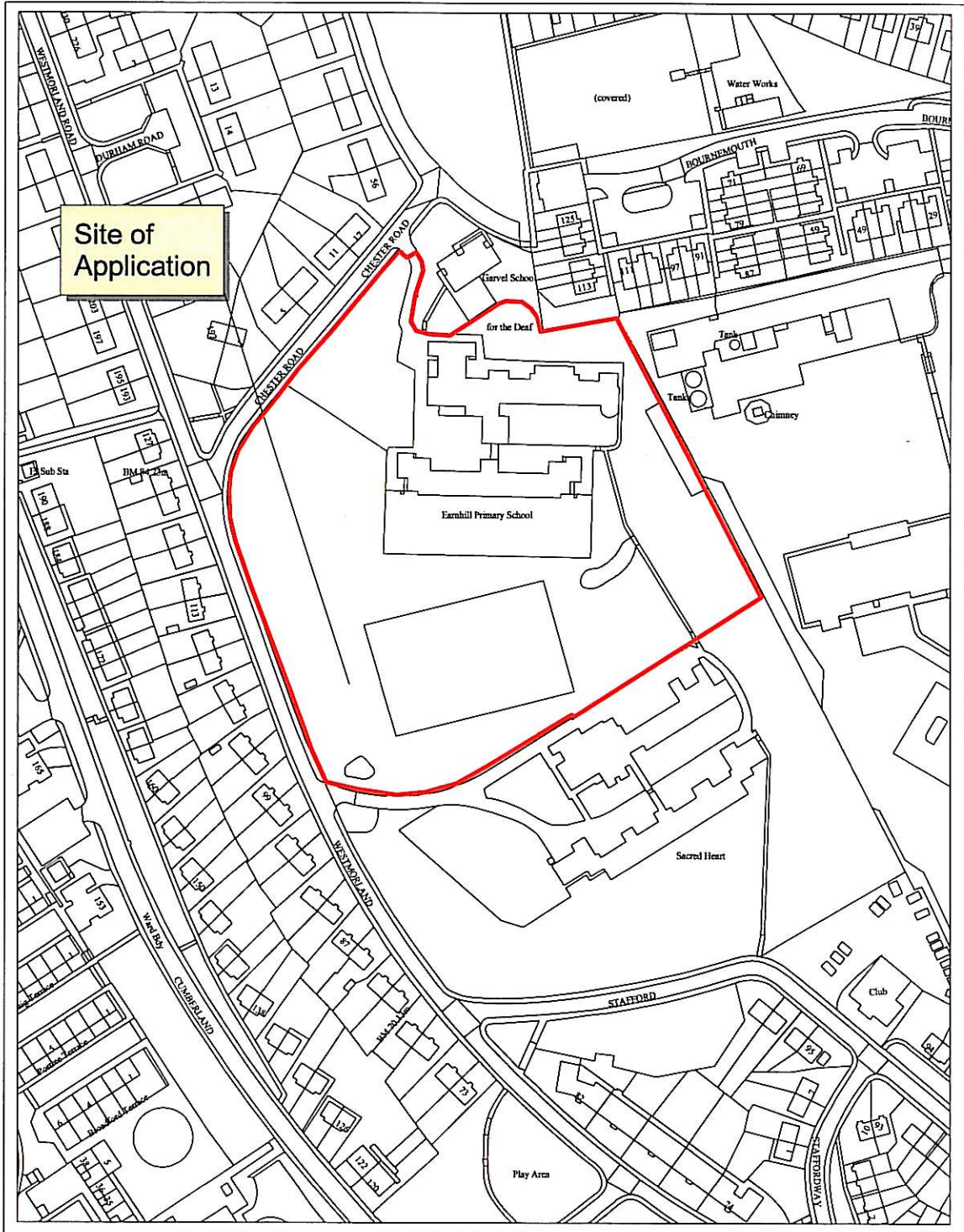
Reasons

1. To ensure that materials are appropriate to the building design and location.
2. To ensure the provision of quality boundary treatment.
3. In the interests of road safety on Chester Road.
4. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
5. To satisfactorily address potential contamination issues in the interests of environmental safety.
6. To provide verification that remediation has been carried out to the Planning Authority's satisfaction.
7. To ensure that all contamination issues are recorded and dealt with appropriately.
8. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



Drawing No. 10/0010/IC Earnhill Primary, Gourock

Drawn by: JML

Date: 14:04:10



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