

PLANNING BOARD - 5 MAY 2010

Planning Board

Wednesday 5 May 2010 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, McKenzie, Ahlfeld (for Moran), Rebecchi and Wilson.

Chair: Councillor Wilson presided.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr D Greenslade (for Head of Environmental & Commercial Services), Mr H McNeilly (for Head of Legal & Democratic Services) and Mr M Bingham (Corporate Communications & Public Affairs).

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

294 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 294

Apologies for absence were intimated on behalf of Councillors Grieve and Moran with Councillor Ahlfeld substituting for Councillor Moran.

There were no declarations of interest intimated prior to the commencement of the meeting.

295 PLANNING APPLICATIONS 295

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

**(a) Change of use from hairdressers to dog grooming salon:
11 Church Street, Port Glasgow (10/0079/IC)**

Decided: that planning permission be granted.

**(b) Alterations and refurbishment of Primary School:
Earnhill Primary School, 4 Chester Road, Greenock (10/0010/IC)**

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

- (1) that 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, to ensure that materials are appropriate to the building design and location;
- (2) that no development shall commence until full details of all boundary treatments have been submitted to and approved in writing by the Planning Authority, to ensure the provision of quality boundary treatment;
- (3) that a visibility splay of 2.5 x 35 x 1.05m shall be achieved at the Chester Road access, in the interests of road safety on Chester Road;

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(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, to help arrest the spread of Japanese Knotweed in the interests of environmental protection;

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

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

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

(8) that no material shall be imported onto the site until written details of the source of the imported material have 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, to protect receptors from the harmful effects of imported contamination; and

(9) that prior to commencement of work on site, a traffic management scheme for Chester Road shall be submitted to and approved by the Head of Regeneration & Planning, to ensure the safety of pedestrians.

296 PLANNING APPEAL - 52-54 FINNART STREET, GREENOCK**296**

There was submitted a report by the Head of Regeneration & Planning advising that following the decision of the Board at the meeting held on 6 January 2010 to refuse planning permission for the formation of 34 flats and two class 1 retail units at 52-54 Finnart Street, Greenock (09/0228/IC), an appeal against the refusal of planning permission had been made to the Scottish Ministers.

Noted