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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>1<sup>st</sup> September 2010</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>10/0215/IC Plan 09/10</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>David Ashman</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Refurbishment and extension of Overton Primary School, Drumfrochar Road, Greenock.</b>		

## **SITE DESCRIPTION**

The application site consists of Overton Primary School and its grounds.

The site is set within a residential area with housing to the east and west, residential flats, which are in the process of being vacated, to the north and open ground to the south.

## **PROPOSAL**

It is proposed to extend and refurbish Overton Primary School as part of Inverclyde Council's School Estate Management Plan. When the School reopens in October 2011, Overton and Highlanders' Academy Primary Schools will merge to include the Gaelic primary and pre-5 units and a nursery class. This project will complete the programme of school rationalisations which began in 2004.

The extension will cover 814 square metres floor area, will be single storey and will incorporate 7 new classrooms including a dedicated music room. The existing school building is to be altered to provide a link corridor to the extension. The extension is to be finished in a mix of render and red brick with a monopitch standing seam zinc roof. The existing school building is to be re-roofed with a membrane type roof covering. New rooflights and aluminium frame double glazed windows are also to be introduced.

The plans also show environmental improvement works within the grounds which will involve resurfacing to create new car parking and the formation of a new playground.

## **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.

### Local Plan Policy H3 - Support for Designated Renewal Areas

Inverclyde Council will support, in principle, residential and community development in Inverclyde's Social Inclusion Partnership (SIP) areas and other designated renewal areas, in particular the "New Neighbourhoods", identified on the Proposals Map where the proposals support the Council's corporate and agreed partnership priorities and satisfy other relevant policies of the Local Plan.

### Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

## CONSULTATIONS

**Head Of Environmental And Commercial Services** - A visibility splay of 2.5m by 35m by 1.05m high should be achieved at the vehicular accesses to the school.

**Biodiversity Officer** - No objections subject to works in the scrub area in the western part of the site taking place outwith mid March to mid August.

**Head Of Safer And Inclusive Communities** – No objections subject to the imposition of conditions to address any ground contamination issues which may be discovered during building works.

## PUBLICITY

The application was advertised in the Greenock Telegraph on 23 July 2010 as there are no premises on neighbouring land.

## SITE NOTICES

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

## PUBLIC PARTICIPATION

The application was the subject of neighbour notification and press advertisement. One letter of representation was received. The points of concern may be summarised as follows:

- 1) Noise during the construction process;
- 2) Control of construction materials;
- 3) Behaviour of builders during construction; and
- 4) Concerns over dust emissions from building operations.

## ASSESSMENT

The material considerations in determination of this application are the Local Plan, the consultation responses and the letter of representation.

The application site is within an area identified as residential under policy H1 of the Local Plan. The proposal is supportive of the aims of Policy H3 in improving a facility of use to the community.

Policy H9 addresses non-residential developments within residential areas and indicates that these will only be acceptable where such uses are compatible with the character and amenity of the area. Schools are a type of facility that I would expect to find within a residential area. The formation of car parking spaces within the school should help to ease parking issues on Drumfrochar Road at the beginning and end of the school day. I also consider that the new landscaping will contribute to a better school environment for the pupils.

With reference to the consultation replies, the road safety requirement for a visibility splay at the school vehicular entrance can be achieved with a marginal repositioning of some boundary fencing. This may be addressed by condition. Works associated with construction will involve some clearance of nearby scrub areas. As this may adversely impact on ecology, the Biodiversity Officer's requirement limiting such operations to specific seasonal periods is valid and may also be addressed by condition. The Head of Safer and Inclusive Communities wishes to ensure that, in the unlikely event of ground contamination being present, it is properly addressed. I propose a condition to satisfy this requirement.

I note that the concerns of the objector all relate to the construction period. Noise, control of construction materials and possible dust emissions are matters covered by legislation operated by the Head of Safer and Inclusive Communities and will, if necessary, be addressed separately from the consideration of this planning permission. The behaviour of builders during construction is not a relevant planning consideration. None of these matters alone merits refusal of the application.

Overall, the proposal complies with the Development Plan and other material considerations indicate that the proposal is acceptable.

## **RECOMMENDATION**

That the application be granted subject to conditions

### Conditions

1. That a visibility splay of 2.5 metres by 35 metres by 1.05 metres high shall be provided at the vehicular entrance to the school before the extension hereby permitted is brought into use.
2. That the scrub areas within and adjacent to the application site shall not be disturbed between mid-March and mid-August.
3. That the car parking spaces hereby permitted shall be marked out and surfaced prior to the extension hereby permitted being brought into use.
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 an environmental investigation and 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 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.
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 for landscaping or infill until written details of the source and intended use of the materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site.

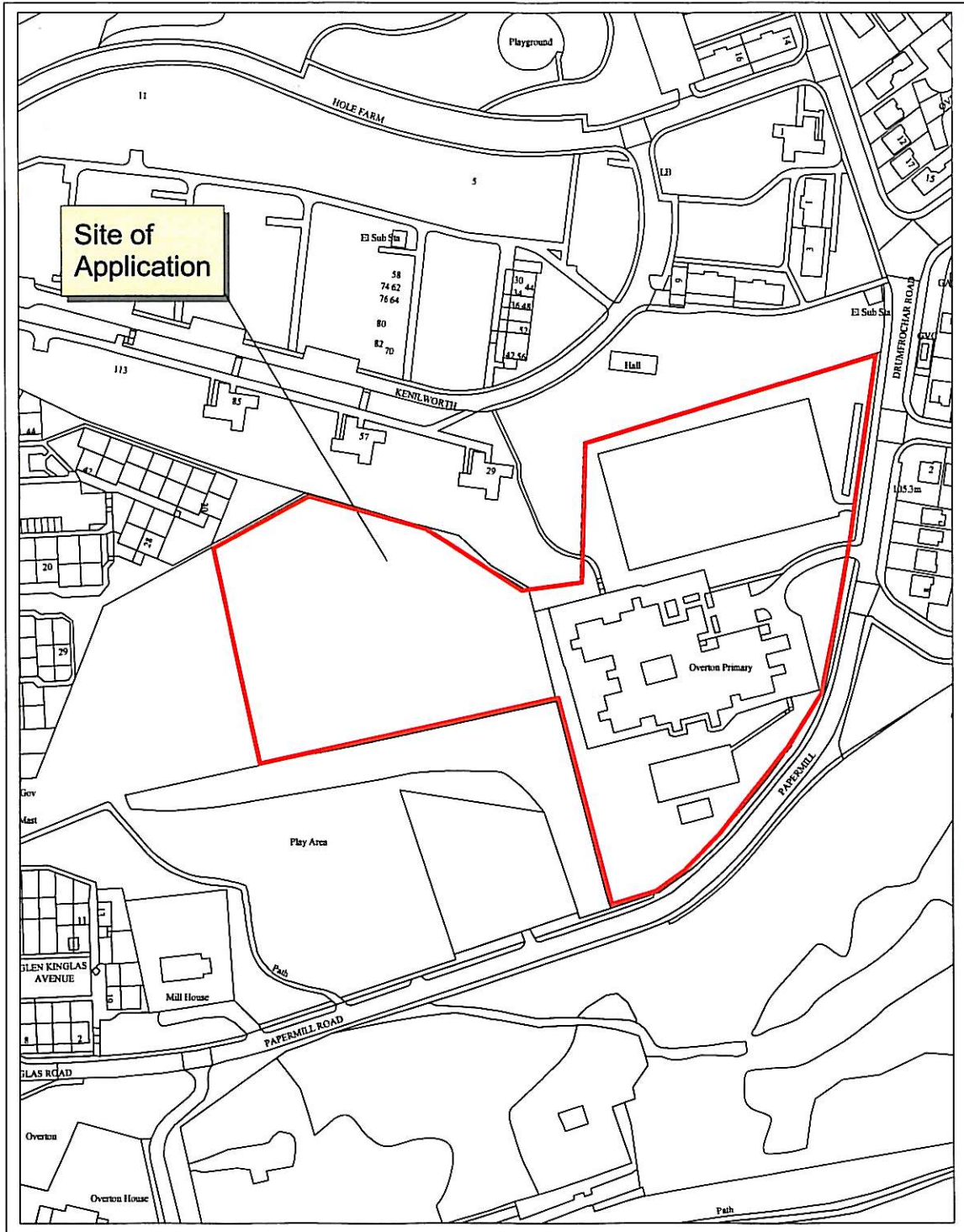
#### Reasons

1. In the interests of vehicular and pedestrian safety.
2. In the interests of the preservation of ecology.
3. To ensure the provision of parking spaces within the site in the interests of road safety.
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 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

#### LIST OF BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation replies.
4. Letter of representation.



Drawing No. 10/0215/IC Overton Primary School, Drumfrochar Road, Greenock

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