

PLANNING BOARD - 1 SEPTEMBER 2010

Planning Board

Wednesday 1 September 2010 at 3 pm

Present: Councillors Brooks, Dorrian, Fyfe, Loughran, McCallum, Ahlfeld (for McKenzie), Nelson, 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 F Jarvie (for Head of Legal & Democratic Services) and Corporate Communications Manager.

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

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

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

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Refurbishment and extension:

Overton Primary School, Drumfrochar Road, Greenock (10/0215/IC)

There was submitted a report by the Head of Regeneration & Planning on an application by Inverclyde Council for refurbishment and extension of Overton Primary School, Drumfrochar Road, Greenock (10/0215/IC).

(Councillor Loughran entered the meeting during consideration of this item of business).

Decided: that planning permission be granted subject to the following 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, in the interests of vehicular and pedestrian safety;

(2) that the scrub areas within and adjacent to the application site shall not be disturbed between mid-March and mid-August, in the interests of the preservation of ecology;

(3) that the car parking spaces hereby permitted shall be marked out and surfaced prior to the extension hereby permitted being brought into use, to ensure the provision of parking spaces within the site in the interests of road safety;

(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

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interests of environmental protection;

(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 have 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 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;

(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; and

(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 have 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, to protect receptors from the harmful effects of imported contamination.