
Report To:	The Planning Board	Date:	6th October 2010
Report By:	Head of Regeneration and Planning	Report No:	08/0311/IC Plan 010/10
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712423
Subject:	Mixed development comprising 6 industrial units and 28 flats at Drumfrochar Road, Greenock.		

BACKGROUND

The application site lies on the north side of Drumfrochar Road, due west of Lynedoch Street and due east of Mearns Street. To the north of the site lies a disused railway line. The site comprises former industrial land (Tate and Lyle), a vacant and derelict office building and a former garage now used for car valeting/car wash.

It is proposed to develop the western part of the site, currently occupied by the derelict office building and car valeting/car wash centre, for housing (28 flats), and to develop the remainder of the site for light industrial purposes.

In January this year it was decided that planning permission be granted, with conditions, subject to the prior conclusion of a Section 75 Agreement restricting the occupancy of the proposed flats to housing association tenants.

UPDATE

The Section 75 Agreement has not been concluded. The applicant continues to propose to construct the 28 flats for housing association occupation, however, it has been advised that a housing association will not conclude an agreement in the absence of planning permission. The Board's decision requires the Section 75 Agreement to be signed before planning permission is granted.

As previously considered, 100% off street parking provision was proposed for the 28 flats which accords with the guidance in the Council's Roads Development Guide for housing association occupation. The Guide further advises that provision for general needs housing is 165%. The purpose of the Section 75 Agreement is to prevent the flats being constructed with limited parking and subsequently offered for sale, with the resultant potential of obstructive parking on Mearns Street and Drumfrochar Road.

As an alternative to concluding the Section 75 Agreement, the applicant has revised the proposed layout to increase parking from 28 spaces to 46. 39 of the proposed spaces are off street and the remaining 7 on street on Mearns Street are to be provided in lay-by configuration.

CONSULTATIONS

Head of Environmental & Commercial Services - No objections.

PUBLICITY

No written representations have been received following notification to the affected parties of the revised layout.

ASSESSMENT

The material considerations in the determination of this planning application are the two previous reports to the Planning Board, the revised site layout and the observations of the Head of Environmental & Commercial Services.

The applicant has increased parking provision to 165%, and in all other respects the application is unaltered. It therefore rests to consider whether the proposed parking layout and provision is acceptable, thus eliminating the need for a Section 75 Agreement. The Head of Environmental & Commercial Services offers no objections to the revised layout. The increase in parking provision is to a level appropriate for general needs housing. As such, I consider that there is no longer a requirement for a Section 75 Agreement as previously required.

RECOMMENDATION

That planning permission be granted subject to conditions.

Conditions

1. That the development to which this permission relates must be begun within 3 years from the date of this permission.
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. 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.
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. That all surface water drainage from the site shall be treated in accordance with the principles of the Sustainable Urban Drainage Systems Manual (C697) (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.
8. A sightline of 2.5m X 35m X 1.05m shall be provided at the junction of the access with Mearns Street and a sightline of 4.5m X 35m X 1.05m shall be provided at the junction of the access with Lynedoch Street.
9. Written confirmation must be provided from Scottish Water relative to the foul and surface water being accepted into their system.
10. That samples of all facing and roofing materials shall be submitted to and approved by the Planning Authority in writing prior to work commencing.
11. That prior to work commencing a scheme of hard and soft landscaping shall be submitted to and approved by the Planning Authority. The scheme shall include;
 - a) the height and design of all new walls, bin stores and fences,
 - b) external finish to the parking areas, service area and landscaped areas,
 - c) soft landscaping works to include the schedules of plants to comprise species, plant sizes and the proposed numbers/density,
 - d) existing and finished ground levels in relation to a fixed datum preferably ordnance,
 - e) existing landscape features and vegetation to be retained and in case of damage, restored,
 - f) programme for completion and subsequent maintenance.

Reasons

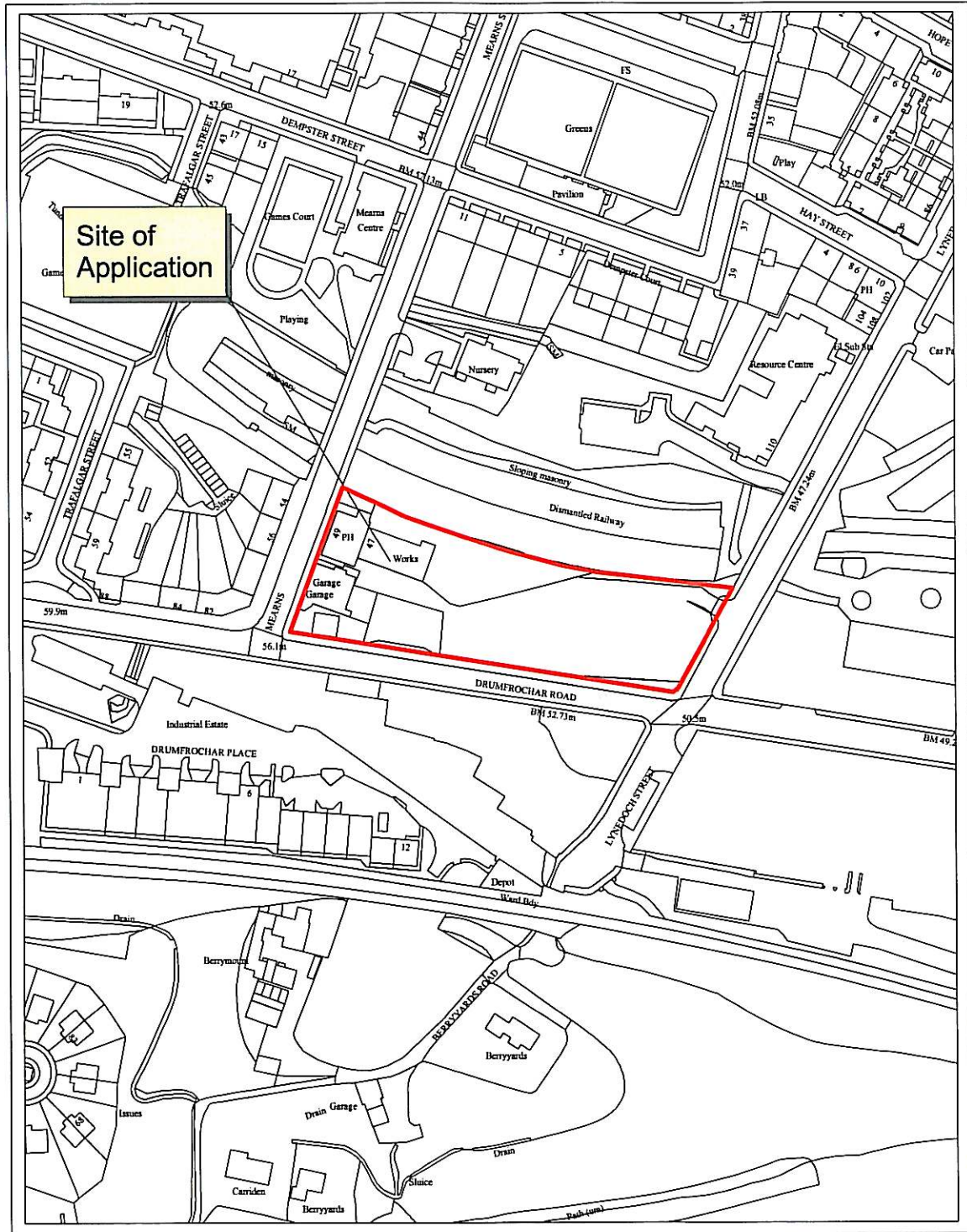
1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

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 control runoff from the site to reduce the risk of flooding.
8. In the interests of safety on the public road.
9. To control drainage of water from the site and help prevent flooding.
10. To ensure that the external finishes are appropriate for the site.
11. To ensure that appropriate landscaping is incorporated within the development.

Stuart Jamieson
Head of Regeneration & Planning

BACKGROUND PAPERS

1. Application Form.
2. Application Plans.
3. Consultation responses.
4. Inverclyde Local Plan.
5. Flood Risk Assessment and Drainage Impact Assessment.
6. Environmental Investigation.
7. Reports to Planning Board November 2009 & January 2010



Drawing No. 08/0311/IC Drumfrochar Road, Greenock

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