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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>7<sup>th</sup> December 2011</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>11/0269/IC Plan12/11  Local Application Development</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Formation of salt storage dome at Pottery Street Depot, Pottery Street, Greenock</b>		

## **SITE DESCRIPTION**

The Inverclyde Council depot is accessed from Pottery Street, Greenock and extends to the rear of the Council's East Hamilton Street depot. It is an industrial location with vehicles sales, office accommodation and vacant ground lying adjacent.

## **PROPOSAL**

It is proposed to erect a salt storage dome on the area of ground currently used for external salt storage. The dome will be approximately 17.5 metres high and will have a diameter of approximately 39 metres. The dome will feature a concrete base course with the roof finished in grey roofing shingles.

## **LOCAL PLAN POLICIES**

Local Plan Policy B3 - Strategic Employment Locations

Inverclyde Council, as Planning Authority, will safeguard the following sites/locations within the 'Business and Industrial Areas' identified on the Proposals Map, and will support and encourage proposals for new development (Use Classes 4 & 5) to these areas, where applicable:

- i Faulds Park, Gourock West: development for high amenity business;
- ii Cartsburn (SIBL): development other than for Use Class 4 will only be approved in exceptional circumstances; and
- iii Pottery Street (North)/A8(T) Port Glasgow Road, Greenock (SIBL).

Development proposals will require to be assessed against the following criteria, and other relevant provisions of the Local Plan:

- (a) specific locational requirements;
- (b) suitable alternative locations;
- (c) the need for service provision;
- (d) economic and social benefit;

- (e) impact on the attractiveness of the remainder of the area to business investment, where appropriate; and
- (f) other relevant policies of the Local Plan.

## **CONSULTATIONS**

**Head Of Environmental And Commercial Services** – No objections.

**Transport Scotland** – No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 28th October 2011 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 subject of neighbour notification and a press advert. One objection was received.

The concerns raised can be summarised as follows:

1. The development may prejudice the future development of residential properties on ground adjacent.
2. Any new properties would have views of the new salt dome.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The material considerations in the assessment of this planning application are the Inverclyde Local Plan, the visual impact of the proposal, the consultation responses and the impact on neighbouring amenity.

The Inverclyde Local Plan identifies that the site is located within a business and industrial area which is identified as a strategic employment location. The proposed salt dome is located within an existing Council depot and on the site of the current outside salt storage area. I consider that the redevelopment of this area with the new building presents no conflict with the wider aims of Policy B3 of the Local Plan.

Considering visual impact, the size and the proposed building is large and it will be visible from East Hamilton Street. The building is of a functional design, typical of modern salt storage solutions, provides for increased and covered capacity for salt storage and has a large vehicle entrance that enables HGV's and gritting lorries to load and unload within the building. The provision of a covered area also removes the leeching of salt associated with external storage, to the benefit of the local environment. I consider that the proposed design and location of the building provides the an acceptable approach to meeting the needs of improving salt storage and providing an effective winter gritting service. The location of the building to the rear of an existing Council depot within the wider mixed and industrial area results in the visual impact of the proposed dome being acceptable.

Access to the site will be taken via Pottery Street and the signal controlled junction to the A8 trunk road. Neither Transport Scotland nor the Head of Environmental and Commercial Services offer any objection to this arrangement. There are currently no residential properties adjacent to the site and the transference of loading and unloading activities to inside the building will reduce external noise and activity within the locality, particularly when the building is in use late into the evening during severe weather.

While I note the concern of the objector, the site currently operates as a Council roads depot and the proposal will not change this use. As noted above, the proposal will allow the transference of loading and unloading activities to inside the building and this will reduce external noise and activity within the locality. While future residential properties may look onto the salt dome, this does not merit the refusal of the application. Indeed, it is considered that the proposal would not directly prejudice future housing development nearby.

In conclusion I consider that whilst large, the proposed salt storage dome will have an acceptable visual impact on the wider locality, will remove the need for external salt storage eliminating leeching to the benefit of the environment and provide for an indoor area for the loading and unloading of vehicles. Whilst I am mindful that one objection has been received, the proposal presents no conflict with Policy B3 of the Inverclyde Local Plan or PPAN 7. Permission should therefore be granted.

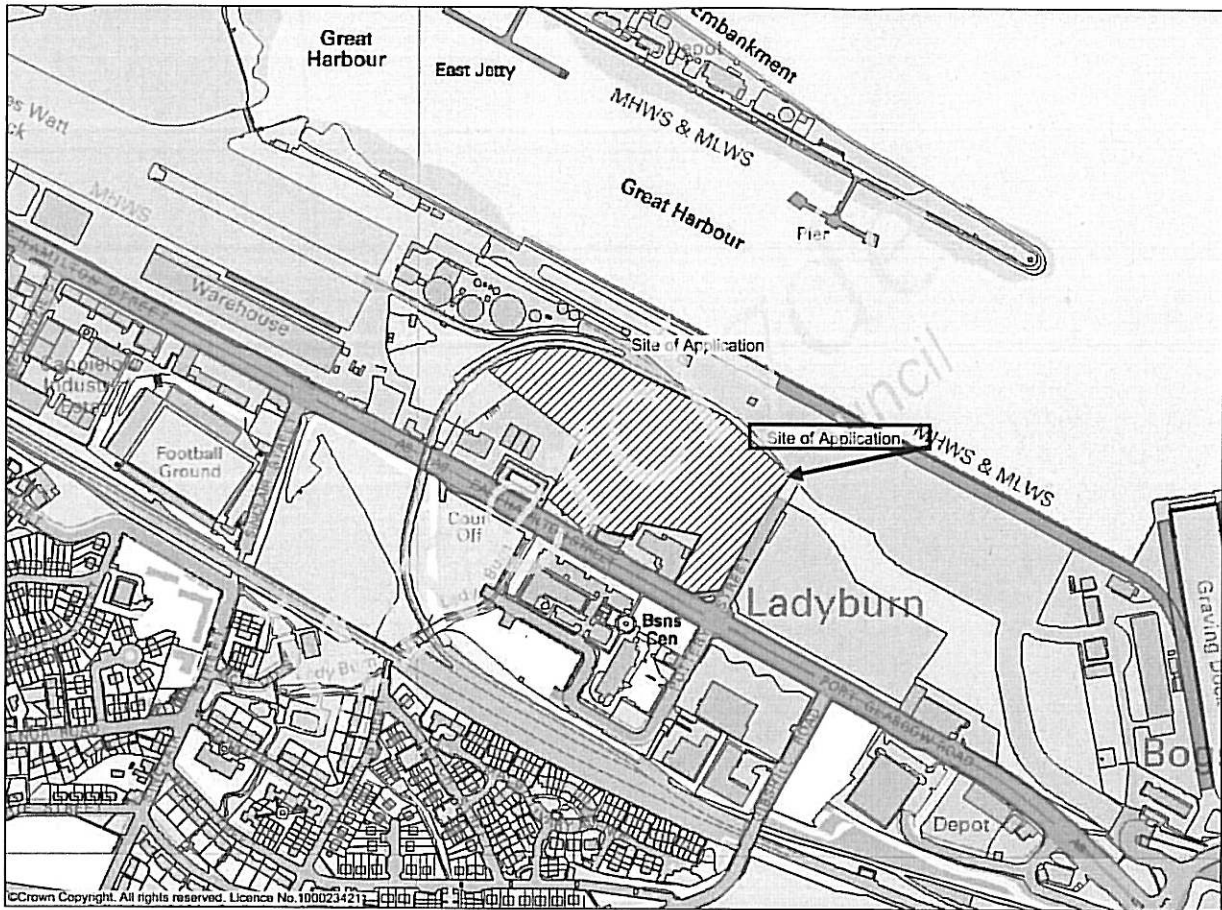
## **RECOMMENDATION**

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Plans
3. Consultations
4. Letter of objection
5. Inverclyde Local Plan



Application Number	11/0269/IC
Location	Pottery Street Depot Pottery Street Greenock
Proposal	Formation of salt storage dome



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