
Report To:	The Planning Board	Date:	4th January 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0301/IC Plan01/12 Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Proposed erection of sprinkler system storage tank with associated switch room at St Lawrence's Primary, Ingleston Street, Greenock.		

SITE DESCRIPTION

The former St Lawrence's Primary School is situated on the southern side of Ingleston Street, Greenock. The building is two storeys and finished in brown facing brick, white timber cladding and a flat roof. A variety of building and uses lie adjacent including St Lawrence's Church, business and industrial premises and a retail shop.

PROPOSAL

Planning permission was granted by the Board at the October 2011 meeting to partially demolish refurbish the building. A MUGA court will also be located to the rear. This will allow the building to be used as a new educational facility as is currently provided at the Mearns Centre.

It is now proposed to erect a sprinkler storage system with associated switch room in connection with the refurbishment and new use of the building. The sprinkler storage system will be enclosed within a housing extending to approximately 47 square metres floor area and to a height of approximately 3.5 metres. The enclosure is to be finished in dark brown facing brick. The roof of the switchroom will be finished in a roofing membrane.

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 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 – No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 26th August 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 to neighbour notification and a press advertisement. No representations were received.

ASSESSMENT

The material considerations in the determination of this application are the Local Plan, the visual impact of the proposal and impact on residential amenity.

Policy H1 of the Inverclyde Local Plan seeks to protect existing residential amenity and policy H9 advises on the non-residential uses within existing residential areas. The acceptability of the overall redevelopment of the site is already established and I do not consider that the proposed sprinkler system enclosure would have any additional impact on local residential amenity. The proposal therefore presents no conflict with policies H1 and H9 of the Inverclyde Local Plan.

Considering design, the sprinkler system enclosure is set well back from the front of the site and will not be visually prominent from Ingleston Street. Whilst adjacent to Cartsburn Street, wider visibility is limited due to the road being at a higher level than the school grounds. Nevertheless, there remains a requirement to ensure that the proposed enclosure is visually acceptable. In this respect, I am concerned that the dark brown facing brick finish will be at odds with the finish of the grey external cladding proposed to the refurbished school building and would be an incongruous feature when viewed in the context of the wider site. I consider that if the enclosure is finished in an appropriate material matching the refurbished school building the visual impact will be reduced and will be appropriate for the wider site. This requirement can be dealt with by way of a planning condition.

RECOMMENDATION

That the application be granted subject to condition.

Condition

1. No permission is granted for a dark brown facing brick finish to the sprinkler enclosure hereby permitted. Prior to the commencement of works on site, samples of an appropriate alternative finishing material to be used on the enclosure must be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed in writing by the Planning Authority.

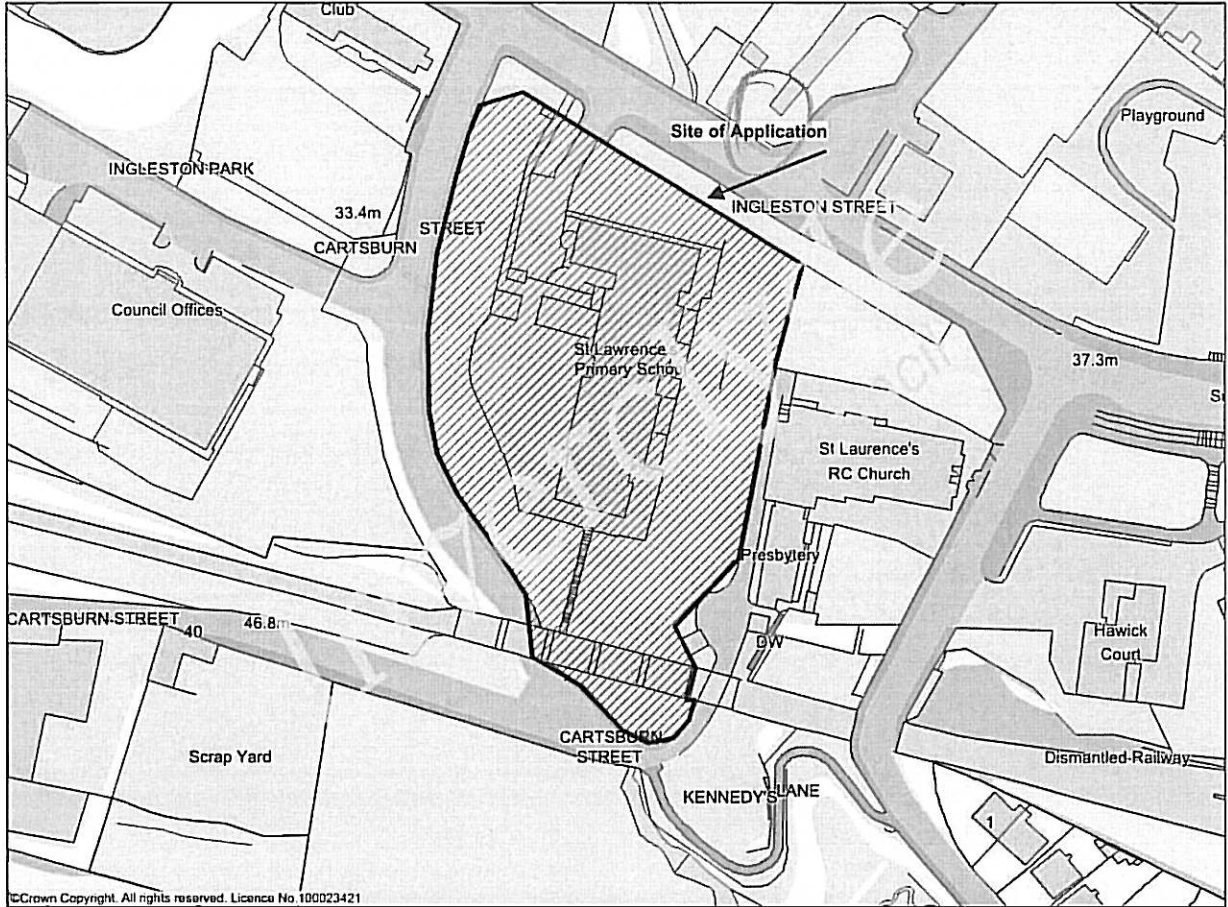
Reason

1. To ensure the proposed sprinkler enclosure is visual acceptable with reference to the refurbished school building.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.



Application Number	11/0301/IC
Location	St Lawrence's Primary Ingleston Street Greenock PA15 4UQ
Proposal	Proposed erection of sprinkler system storage tank with associated switch room



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