
Report To:	The Planning Board	Date:	1st February 2012
Report By:	Head of Regeneration and Planning	Report No:	11/0259/IC Plan 02/12 Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Demolition of existing high school and janitors house and erection of new campus school and enterprise centre (amendment to planning permission 11/0031/IC) at Former Port Glasgow High, Marloch Avenue, Port Glasgow.		

SITE DESCRIPTION

The grounds of Port Glasgow High School and the former Slaemuir Primary School are located at the entry point to Port Glasgow from Kilmacolm and sit in a prominent position on the western side of Kilmacolm Road.

The site is bound to the south by open moorland and elsewhere by housing. To the west the housing consists of flatted blocks that are in the process of being vacated prior to demolition, and terraces. To the north the houses are mainly established terraces. To the east, across Kilmacolm Road, is a petrol filling station and new residential development presently under construction.

PROPOSAL

The proposal is an amended version of the planning permission granted by the Planning Board in June 2011 to construct a new shared school campus in one building to accommodate Port Glasgow High School, St. Stephen's High School, and Lilybank and Glenburn Special Needs Schools. The site is also designed to accommodate an enterprise centre. The main change is a reduction in size with the removal of a proposed new central computer server room. There are also a series of small alterations to the fenestration and elements of the roof.

The building rises to a maximum height of three storeys and spreads outwards in four directions from a central civic hub. The two secondary schools focus on this hub which forms a crescent around the main entrance to the building from Kilmacolm Road (there are additional pedestrian entrances from Marloch Avenue and Campsie Road). To the south and west of this feature runs a wing containing indoor sports provision, associated changing facilities and further classrooms. The secondary schools are designed to share facilities. To the north and west another wing contains the special needs schools, largely within a single storey unit. The external finish to the building is to be mainly a mix of light buff coloured bricks, punctuated by small areas of render. A contrasting facing material is to be used on part of the external walls forming the main entrance to the building and on the walls of the sports hall. This will have the appearance of reconstituted stone.

The grounds around the building are also to be developed to provide hard and soft landscaping for the use of pupils, staff and visitors, including the provision of car parking and bus turning/waiting

facilities. The landscaping includes the provision of two full size floodlit all weather pitches, a floodlit multi-use games area (MUGA) and a further unlit MUGA. The pitches will all be enclosed by fencing. A car drop off/pick up point is to be provided on Marloch Avenue, a few metres to the north of the site boundary.

Development of the site will acknowledge sustainable objectives and, to this end, it is proposed to introduce a range of methods of electricity and heat generation. These include solar roof panels and enhanced insulation to the external envelope of the building. Maximising natural daylight/sunlight has informed the design of the building.

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 DS1 - Preference for Development on Brownfield Sites

A sustainable settlement strategy will be encouraged by having a clear preference for all new development to be located on brownfield land within the urban areas of existing towns and smaller settlements.

Local Plan Policy DS5 - Promotion of Quality in New Building Design and in Townscape/Landscaping

The urban environment and built heritage of Inverclyde will be protected and enhanced through controls on development that would have an unacceptable impact on the quality of this resource. Quality in new building design and landscaping will be encouraged to enhance Inverclyde's townscapes.

Local Plan Policy TA2 - Accessibility of Major Developments

Inverclyde Council, as Planning Authority, will seek to reduce the need to travel by private car by directing new major travel-generating developments to locations accessible by walking, cycling and public transport. Developers may be required to submit Transport Assessments and Green Transport Plans demonstrating that such developments will be easily accessed by means other than the private car.

Local Plan Policy - TA7 Promotion of Walking and Cycling

In order to increase the use of walking and cycling as a means of transport, Inverclyde Council will require that:

- (a) major destinations, including town and local centres, educational establishments, centres of employment and public transport nodes, are accessible and linked by clearly signposted, and well lit and direct footpaths and cycle routes; and
- (b) the needs of cyclists and pedestrians are recognised in new developments and considered in Green Transport Plans.

Local Plan Policy UT1 - Sustainable Use of Existing Infrastructure

Inverclyde Council, as Planning Authority, will seek to direct new development to areas where connections to existing service infrastructure and public utilities are available, and will work with developers, public utility companies and other providers of service infrastructure to ensure that the

most efficient use is made of existing infrastructure. The Council will also encourage continued investment in existing infrastructure, with a view to improving service provision.

Local Plan Policy UT3 - Sustainable Urban Drainage Systems

Inverclyde Council, as Planning Authority, will encourage the inclusion of Sustainable Urban Drainage Systems in appropriate developments, and where included will require agreement to be reached in respect of the continual maintenance of the proposed system prior to planning permission being granted.

CONSULTATIONS

No consultations were required for this application.

PUBLICITY

The application was advertised in the Greenock Telegraph on 23rd December 2011 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

This application is to consider if the changes to the already approved building are acceptable. In this respect the material considerations are the design of the building, visual amenity and potential impact on neighbouring residents.

The removal of the previously proposed central computer server annexe from the building has, I consider, visually improved the appearance of the eastern wing; the finish to the gable end, in a mixture of facing brick and rainscreen cladding, is appropriate. The changes to the fenestration and alterations to the roof, within the context of the overall size of the building, will not significantly impact on either design or visual amenity and I regard them as acceptable. The changes have no impact on residential amenity.

As there are no other material considerations, I conclude that the revised design is worthy of support subject to the re-iteration of conditions appended to the previous planning permission excepting those which have already been discharged.

RECOMMENDATION

That the application 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 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.

3. 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.
4. That no material shall be imported onto the site until written details of the source of the imported material have 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.
5. That samples of all facing materials shall be submitted to and approved in writing by the Planning Authority prior to their use.
6. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
7. That all soft and hard landscaping, including the drop off parking provision on Marloch Avenue shall be completed, and all approved fences erected prior to the first of the schools being brought into use.
8. That the outdoor sports pitches shall not be in use outwith the hours of 8am to 9pm Mondays to Fridays, and 8am to 6pm at weekends.
9. That the bus bays shall be marked out prior to the first of the schools being brought into use.
10. That the floodlights hereby permitted shall be baffled in order that the threshold vertical luminance at the nearest residential property does not exceed 5 lux.

Reasons

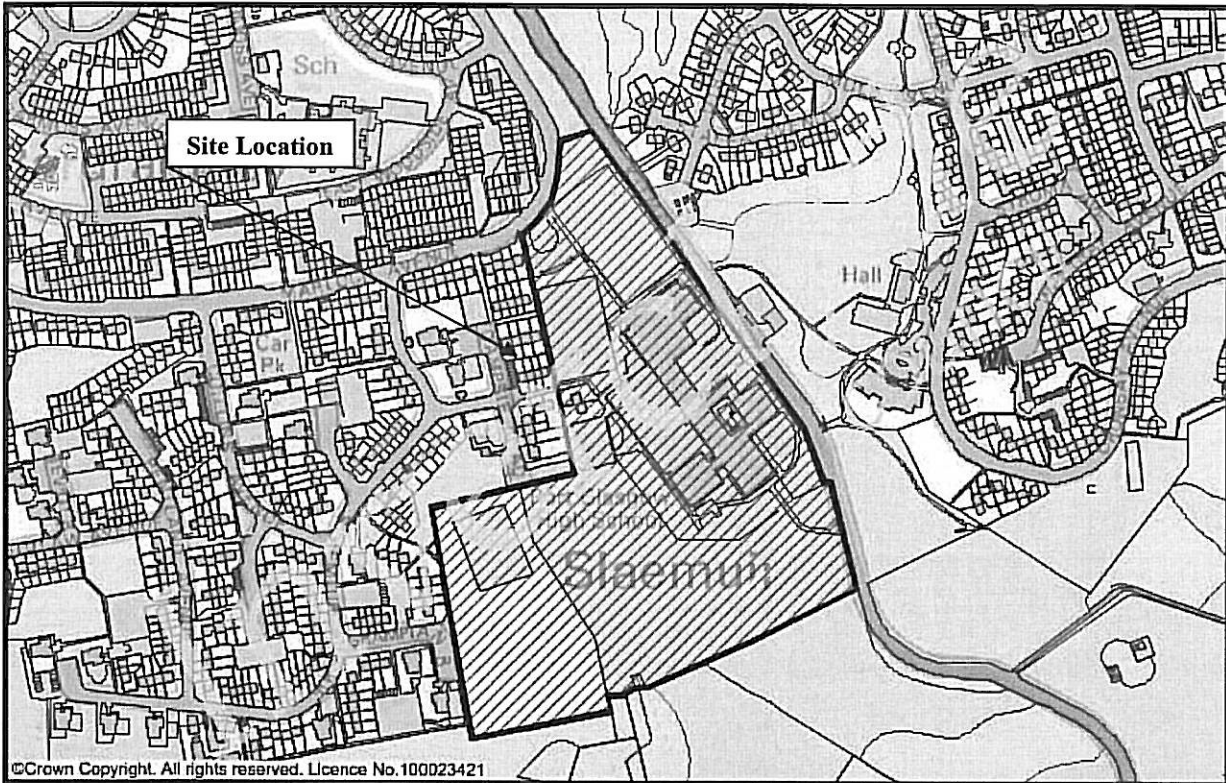
1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. To provide verification that remediation has been carried out to the Authority's satisfaction.
3. To ensure that all contamination issues are recorded and dealt with appropriately.
4. To protect receptors from the harmful effects of imported contamination.
5. To ensure the suitability of the colour and fabric of materials.
6. To ensure the retention of the approved planting scheme in the interests of visual amenity.
7. In the interests of public safety.

8. In the interests of residential amenity.
9. To ensure that adequate provision for bus parking is made.
10. In the interests of residential amenity.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



Application Number	11/0259/IC
Location	Former Port Glasgow High Marloch Avenue Port Glasgow PA14 6PP
Proposal	Demolition of existing high school and janitors house and erection of new campus school and enterprise centre (amendment to planning permission 11/0031/IC)



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