
Report To:	The Planning Board	Date:	7th March 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0005/IC Plan03/12
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Formation of new play area at Land Adjacent To Upper Larkfield Community Hall, Lothian Road, Greenock		

SITE DESCRIPTION

The application site is an area of open space in the Larkfield area of Greenock which is bound by Burns Road to the east, Berwick Road to the south, Angus Road to the west and Lothian Road to the north. Residential properties together with a medical clinic and community hall lie adjacent. The site is a mix of grass and rough hard standing and includes an artificial mound which was associated with play facilities that were removed approximately 18 months ago.



PROPOSAL

It is proposed to provide a new children's play area with associated fencing, access paths and landscaping. The play area will cater for toddlers, juniors and early teens and the equipment provided will be typical of that found in modern play areas ranging from springies and mini-swings to large swingers and climbing centre mounted on safety surfacing. This play area is partly funded by River Clyde Homes in lieu of providing play areas within the individual housing development sites within Larkfield.



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.

Local Plan Policy LR1- Safeguarding Open Space

Inverclyde Council, as Planning Authority, will support, safeguard and, where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map;
- (b) other areas of open space of value in terms of their amenity to their surroundings and to the community and their function as wildlife corridors or wedges; and
- (c) where appropriate, encourage other relevant and compatible development for the purposes of leisure, recreation and sport.

CONSULTATIONS

Head of Environmental and Commercial Services – A pedestrian guardrail at the access points to Burns Road and Angus Road to prevent children running directly onto the road.

Head of Safer and Inclusive Communities - No objections subject to conditions in respect of contaminated land issues and Japanese Knotweed.

PUBLICITY

The application was advertised in the Greenock Telegraph on 3rd February 2012 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 the subject of neighbour notification and press advertisement. No representations were received.

ASSESSMENT

The material considerations in determination of this application are the Inverclyde Local Plan, the visual appearance of the proposed development, the impact on neighbouring amenity and the consultation responses.

The application site is identified in the Inverclyde Local Plan as an area of open space within an established residential area. Previously the site featured play equipment and since its removal the area has remained a place where children can play informally. Play facilities are associated with residential areas and I am satisfied that equipping the site with items to encourage active use is compatible with the character and amenity of the area. I further consider that the positioning of the play equipment will be sufficiently distant from neighbouring residential properties and that any activity created would have an acceptable impact on the amenity of the residents. I am therefore satisfied that there is no conflict with the aims of policies H1 and H9 of the Inverclyde Local Plan.

Policy LR1 advises the Council will support, safeguard and where practicable enhance areas of open space of value in terms of their amenity to their surroundings and to the community. I consider the provision of play facilities to be an enhancement of the open space. The provision of the new play area together with the associated equipment, surfacing and landscaping will also have a positive impact on the appearance of the locality, particularly by removing the areas of rough and unmaintained hard standing. I consider that the site is appropriately located relative to River Clyde Homes development within the area and will also be of benefit to the wider community.

The site is within the Council's ownership and the future maintenance of the play area will be undertaken by the Council.

Finally, considering the outstanding consultation responses, the requirement for pedestrian safety guardrail at the access points to Burns Road and Angus Road to prevent children running directly onto the road can be controlled by way of a condition. I agree with the Head of Safer and Inclusive Communities that it is prudent to attach conditions controlling the spread of Japanese Knotweed and to deal with potential contamination.

In conclusion, the provision of the new play facilities will be of benefit to the local community, have a positive impact on the appearance of the area and enhance the existing area of open space without detriment to residential amenity. I am satisfied the application is in accordance with policies H1, H9, and LR1 of the Inverclyde Local Plan.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That prior to the commencement of works on site, full details of a pedestrian safety guardrail at the access points to Burns Road and Angus Road must be submitted to and approved in writing by the Planning Authority. The pedestrian safety guardrail shall then be installed as approved prior to the use of the play park.
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 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.
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.

Reasons

1. In the interests of road and pedestrian safety.
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 Planning 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.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses.



Ordnance Survey maps, and maps created from Ordnance Survey material are subject to Crown copyright. Information on Ordnance Survey map licensing can be found on their website <http://www.ordnancesurvey.co.uk/oswebsite>.