
Report To:	The Planning Board	Date:	6th June 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0129/IC Plan 06/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Formation of car park at Former Highholm Primary School, Highholm Avenue, Port Glasgow		

SITE DESCRIPTION

The site comprises part of the recently demolished Highholm Primary school on the north east side of Highholm Avenue, Port Glasgow. To the north, at lower level, is Port Glasgow Station. Birkmyre Park is on the opposite of Highholm Avenue.



PROPOSAL

It is proposed to construct a 148 space car park with access from Highholm Avenue. The car park is to serve as a park and ride facility.

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 TA1 - Promotion of Sustainable Transport

Inverclyde Council, through the policies of this Plan, will support the development of an integrated transport system and encourage the use of sustainable forms of transport to help reduce the use of the private car and the movement of freight by road.

Local Plan Policy TA6 - Safeguarding the Public Transport Network

In order to safeguard and develop the area's public transport network, Inverclyde Council, as Planning Authority, will:

- (a) consider the impact of development that could adversely affect the efficiency and effectiveness of the existing network;
- (b) support proposals that will result in an improved or extended public transport service; and
- (c) safeguard land and infrastructure required for:
 - (i) the re-opening of the Glasgow Central-Bridge of Weir-Kilmacolm railway line; and
 - (ii) a public transport interchange in Gourock town centre.

CONSULTATIONS

Head of Safer and Inclusive Communities - No objections subject to conditions to control the spread of Japanese Knotweed and any potential ground contamination plus advisory notes on lighting, drainage, vermin, CDM Regulations, surface water and flooding.

Network Rail - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 27th April 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan and the consultation responses.

Policy H1 of the Local Plan seeks to safeguard and, where practicable enhance residential amenity and character. There are no houses adjoining the site. I consider the proposed use as a car park to have a neutral impact on residential amenity and character.

Policy TA1 seeks to encourage the use of sustainable forms of transport to help reduce the use of the private car. Similarly, Policy TA5 supports proposals to implement the Policies and Actions of the Council's Local Transport Strategy, where these are in accord with other development plan

policies. The Local Transport Strategy also seeks to reduce the need to travel by private car and promote the use of alternative means of transport. I consider the provision of the car park next to Port Glasgow station shall serve to encourage travel by train and, thus accords with policies TA1 and TA5.



None of the consultees have objected to the application and I am in agreement with the conditions and explanatory notes recommended by the Head of Safer & Inclusive Communities.

The drawings submitted with the planning application contain no information on surfacing, boundary treatment, landscaping and lighting. I am, however, content that these matters can be satisfactorily addressed by condition.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. No development shall commence until full details of surfacing, boundary treatment, landscaping and lighting have been submitted to and approved by the Planning Authority in writing.
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 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 fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including

soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details.

Reasons

1. To ensure the provision of a quality design which to safeguard the amenity and character of the area.
2. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
3. To ensure that all contamination issues are recorded and dealt with appropriately.
4. To protect receptors from the harmful effects of imported contamination.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Consultation replies



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