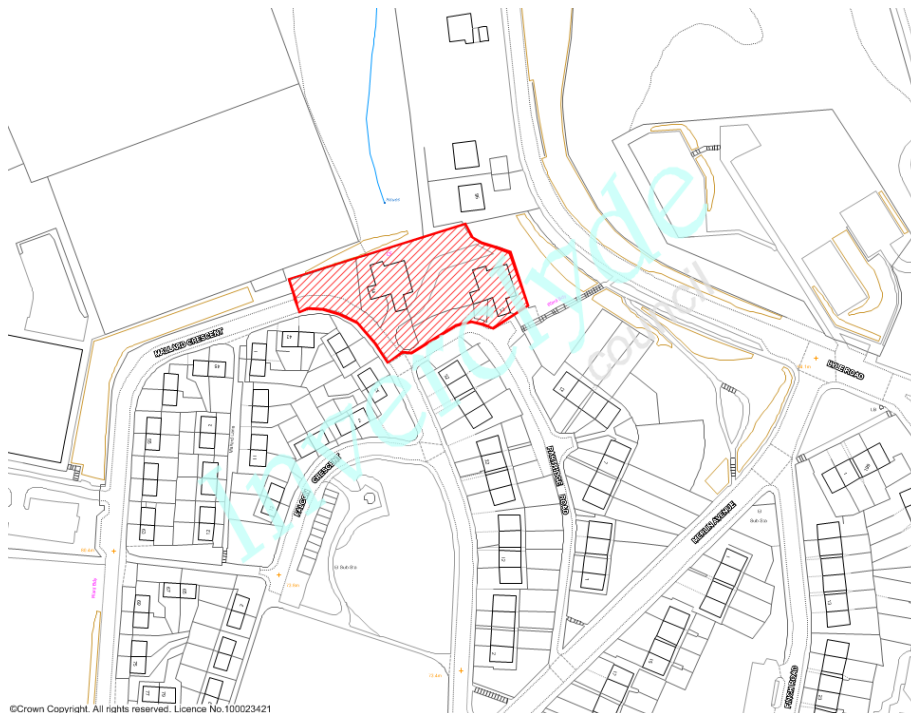

Report To:	The Planning Board	Date:	5th September 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0132/IC Plan 09/12
			Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Creation of new drop off / car park at Mallard Crescent / Partridge Road, Greenock		

SITE DESCRIPTION

The application site is an approximately 3,100 square metres area of vacant ground at the junction of Mallard Crescent and Partridge Road.



PROPOSAL

It is proposed to develop a drop off facility for the adjacent Clydeview Academy. It is primarily intended for parents of pupils attending the school and is aimed at easing local traffic congestion resulting from on street parking which occurs at the beginning and end of the school day. The plans show a new 6 metre wide vehicular access being formed off the outer radius of Mallard Crescent, leading to a 22 space car park. The car park is to be illuminated by two lamp posts, surfaced in blockwork (with an asphalt connection to the road) and set in landscaped surroundings. A bitmac perimeter path is to be constructed around the car parking surface and extended to tie in with existing footways fronting onto Mallard Crescent.

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 - Access should be taken via a footway cross over constructed in accordance with the Council's Roads Development Guide. All site surface water is to be intercepted within the site.

Head of Safer and Inclusive Communities - Conditions are required in respect of addressing potential contamination. A series of miscellaneous advisory notes addressing lighting control and hours of construction is also suggested.

PUBLICITY

The application was advertised in the Greenock Telegraph on 6th July 2012 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

Three representations were received. Two are letters of objection and may be summarised as follows:

1. There are existing car parks in the vicinity of Partridge Road which are never used. This car park is unnecessary and will not be used.
2. Merlin Avenue is already a traffic problem during the school day.
3. The flow of traffic will increase.
4. Access to the car park should be taken from Lyle Road.
5. Local children were not considered initially for enrolment in the school.

The points of observation are as follows:

1. The car park surface should be moved nearer to the school fence allowing the construction of a roundabout to ensure easy access and egress.
2. School personnel should use the car park during school hours and refrain from the areas of parking used by locals.
3. A second access onto Partridge Road will allow safer traffic manoeuvres into and out of the car park.

ASSESSMENT

The material considerations in assessment of this application are the Local Plan, the consultation responses and the letters of representation.

The application site is within an area covered by policy H1 which seeks to safeguard the character and amenity of residential areas. Small car parks are ancillary developments commonly found within residential areas and I consider that the proposal accords in principle with the Local Plan. It remains to be established if there are any material considerations which suggest that planning permission should not be granted.



With respect to the consultation responses, the relevant matters may be addressed by conditions on a grant of planning permission. Controls on footway crossings are exercised under other legislation. On the points of objection, whether or not any existing car parks are used is immaterial to the consideration of this proposal. The car park is aimed at offering the potential to reduce on street car parking, thus assisting the flow of traffic. Access from Lyle Road has been examined but is impractical due to site gradients. School catchment issues can have no bearing on the consideration of this planning application.

Turning to the points of observation submitted, the Head of Environmental and Commercial Services has not identified a need for a roundabout at this site or a secondary access/egress and the use of the car park by school personnel would compromise the intended drop off purpose of the facility.

In conclusion, there are no reasons why planning permission should not be granted although it would be appropriate to attach a series of conditions in respect of matters relating to contamination, landscaping and surface water issues.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. 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.

2. That the development shall not commence until a risk assessment of all pollutant linkages, including any necessary remediation strategy with timescale for implementation, 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.
3. 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.
4. 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.
5. 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.
6. That all surface water run-off shall be intercepted within the application site boundary.
7. That prior to the commencement of development, details of the proposed landscaping scheme shall be submitted to and approved in writing by the Planning Authority.
8. That the landscaping scheme approved in terms of condition 7 above shall be implemented in full within the first planting season following completion of the drop off facility hereby permitted.
9. That any areas of landscaping approved in terms of condition 7 above that are removed, die, become diseased or are damaged within 5 years of planting or otherwise being installed shall be replaced within the following year with others of a similar size, species or material.
10. That the car park surface, the access to the car park and the footpath connections to the existing footpaths shall all be sealed to final wearing course prior to the car park hereby permitted being brought into use.

Reasons

1. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
2. To satisfactorily address potential contamination issues in the interests of environmental safety.

3. To provide verification that remediation has been carried out to the Planning Authority's satisfaction
4. To ensure that all contamination issues are recorded and dealt with appropriately.
5. To protect receptors from the harmful effects of imported contamination.
6. To prevent flooding of adjacent land.
7. To ensure the provision of these details.
8. To ensure provision of the approved landscaping scheme.
9. To ensure long term retention of the approved landscaping scheme.
10. To ensure that the car park and footways are safe to use.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation replies.
4. Letters of representation.



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