

**PLANNING BOARD - 3 OCTOBER 2012**

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**Planning Board**

**Wednesday 3 October 2012 at 3.00 pm**

**Present:** Provost Moran, Councillors Brooks, Campbell-Sturgess, Brennan (for Dorrian), Jones, Loughran, McColgan, McIlwee, Nelson, Rebecchi and Wilson.

**Chair:** Councillor Wilson presided.

**In attendance:** Head of Regeneration & Planning, Development & Building Standards Manager, Mr M Higginbotham (Environmental & Commercial Services) and Mr J Kerr (for Head of Legal & Democratic Services).

**The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.**

**538 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST 538**

An apology for absence was intimated on behalf of Councillor Dorrian, with Councillor Brennan substituting.

No declarations of interest were intimated.

**539 PLANNING APPLICATION SUBMITTED FOR CONTINUED CONSIDERATION 539**

There was submitted report by the Head of Regeneration & Planning on the following application which was dealt within as follows:-

**(a) Creation of New Drop Off/Car Park:  
Mallard Crescent/Partridge Road, Greenock (12/0132/IC)**

There was submitted a report by the Head of Regeneration and Planning regarding an application by Inverclyde Council for the creation of new drop off/car park at Mallard Crescent/Partridge Road, Greenock (12/0132/IC).

**Decided:** that planning permission be granted subject to the following 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 to help arrest the potential spread of Japanese Knotweed in the interests of environmental protection;

(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 investigation 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 to satisfactorily address potential contamination issues in the interests of environmental safety;

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(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 to provide verification that remediation has been carried out to the Planning Authority's satisfaction;

(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 they have been submitted to and approved, in writing, by the Planning Authority to ensure that all contamination issues are recorded and dealt with appropriately;

(5) 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 to protect receptors from the harmful effects of imported contamination;

(6) that all surface water run-off shall be intercepted within the application site boundary to prevent flooding of adjacent land;

(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 to ensure the provision of these details;

(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 to ensure provision of the approved landscaping scheme;

(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 to ensure long term retention of the approved landscaping scheme; and

(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 to ensure that the car park and footways are safe to use.

**540 PLANNING APPLICATIONS**

**540**

There were submitted reports by the Head of Regeneration & Planning on the following applications which were dealt with as follows:-

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**(a) Internal Refurbishment of Office and Toilets:  
Municipal Buildings, Clyde Square, Greenock (12/0023/LB)**

There was submitted a report by the Head of Regeneration & Planning regarding an application for internal refurbishment of office and toilet accommodation in the Municipal Buildings, Clyde Square, Greenock (12/0023/LB)

**Decided:** that planning permission be granted.

**(b) Installation of a Telecommunications Cabinet (For Underground Equipment):  
Footway outside Ardgowan Hospice, Brisbane Street, Greenock (12/0241/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application which incorporates the public footpath outside Ardgowan Hospice, Brisbane Street, Greenock (12/0241/IC).

**Decided:** that planning permission be granted subject to the following conditions:

- (1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and
- (2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

**(c) Installation of Telecommunications Cabinet (For Underground Equipment);  
Footway outside 16 Robertson Street, Greenock (12/0238/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath outside 16 Robertson Street, Greenock (12/0238/IC).

**Decided:** that planning permission be granted subject to the following conditions:

- (1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and
- (2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

**(d) Installation of a Telecommunications Cabinet (For Underground Equipment):  
Footway on Forsyth Street (Adjacent to 33 Brisbane Street), Greenock (12/0239/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath on Forsyth Street, Greenock, adjacent to 33 Brisbane Street, Greenock (12/0239/IC).

**Decided:** that planning permission be granted subject to the following conditions:

- (1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in

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the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and

(2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

**(e) Installation of a Telecommunications Cabinet (For Underground Equipment):  
Footway outside 11 Forsyth Street, Greenock (12/0237/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath outside 11 Forsyth Street, Greenock (12/0237/IC).

**Decided:** that planning permission be granted subject to the following conditions:

(1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and

(2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

**(f) Installation of a Telecommunications Cabinet (For Underground Equipment):  
Footway outside 38 Forsyth Street, Greenock (12/0240/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath outside 38 Forsyth Street, Greenock (12/0240/IC).

**Decided:** that planning permission be granted subject to the following conditions:

(1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and

(2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

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**(g) Installation of a Telecommunications Cabinet (For Underground Equipment)  
Footway between 70 and 72 Forsyth Street, Greenock (12/0246/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath between 70 and 72 Forsyth Street, Greenock (12/0246/IC).

**Decided:** that planning permission be granted subject to the following conditions:

(1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and

(2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.

**(h) Installation of a Telecommunications Cabinet (For Underground Equipment):  
Footway outside 23 Madeira Street, Greenock (12/0242/IC)**

There was submitted a report by the Head of Regeneration & Planning regarding an application relating to a section of the public footpath outside 23 Madeira Street, Greenock (12/0242/IC).

**Decided:** that planning permission be granted subject to the following conditions:

(1) that if the cabinet hereby permitted becomes redundant or obsolete at any time in the future, it shall be removed and the site restored to the satisfaction of the Planning Authority within 2 months of the date at which the cabinet becomes redundant or obsolete to ensure the removal of redundant or obsolete equipment in an appropriate timescale, in the interests of the visual appearance of the Greenock West End Conservation Area; and

(2) that no symbols, signs, letters or logos shall be displayed on any part of the cabinet. Details of small signage necessary for operational reasons must be submitted to and approved by the Planning Authority prior to display to minimise visual intrusion within the Greenock West End Conservation Area.