
Report To: The Planning Board **Date:** 7th November 2012

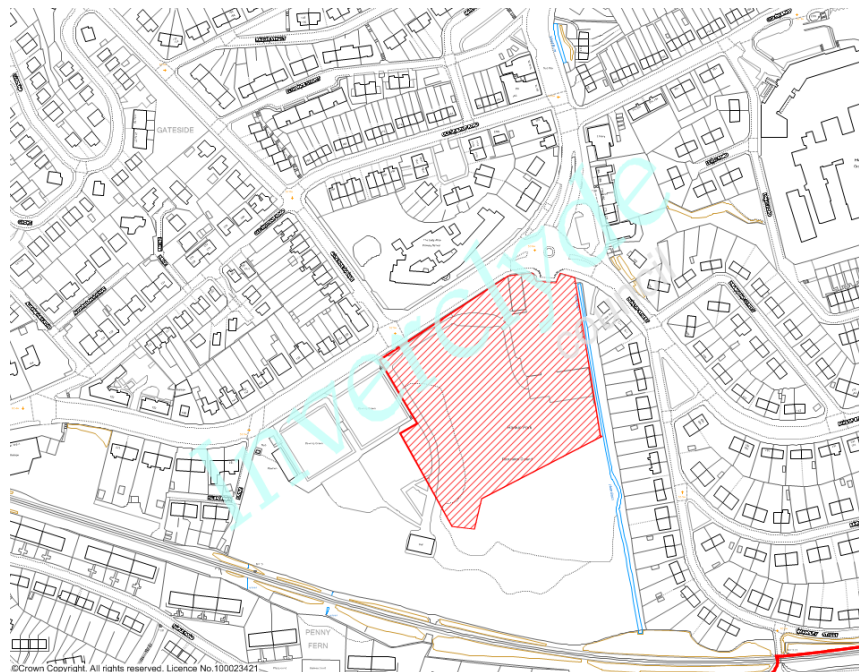
Report By: Development and Building Standards Manager **Report No:** 12/0272/IC
Plan11/12

Contact Officer: James McColl **Contact No:** 01475 712462

Subject: Provision of new community sports facility, car parking, grass football pitch and associated works at
Rankin Park, Inverkip Road, Greenock

SITE DESCRIPTION

The application relates to a 1.98 hectare site within Rankin Park, Greenock which currently features open grass areas, a grass football pitch and an informal rough parking area. The overgrown remains of a building are located to the north of the site adjacent to Inverkip Road. To the east, the site is bound by the Hole Burn with residential properties on Waverly Street beyond. Inverkip Road bounds the site to the north. Lady Alice Primary School and residential properties lie to the north across Inverkip Road with a bowling green to the west. Sloping ground lies to the south.



PROPOSAL

It is proposed to redevelop the site forming a new grass football pitch oriented east to west, a car park with 24 spaces inclusive of 2 disabled spaces, new access to the roundabout at the junction with Inverkip Road and Dunlop Street, and a new pavilion building to provide changing facilities. The pavilion building will be set back approximately 47 metres from Inverkip Road and extend to a height of approximately 5.2 metres at the highest point and measure approximately 7 metres by 29.5 metres. Externally the building will feature a variety of materials including red and yellow facing brick, grey wall cladding panels, powder coated metal windows and doors and a dark grey standing seam metal roof.

LOCAL PLAN POLICIES

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.

Local Plan Policy LR3 - Provision of Recreation and Sports Facilities

Development of leisure, recreation and sports facilities within the built-up area will be assessed against the following criteria:

- (a) the potential detrimental impact upon neighbouring land uses and, in particular, residential amenity in terms of excessive noise, overspill floodlighting, disturbance, traffic congestion and road safety and parking;
- (b) the potential impact on Inverclyde's heritage resource;
- (c) the potential impact upon the vitality and viability of an existing centre, where appropriate;
- (d) the application of the 'town centre sequential test'(*), where appropriate; and
- (e) other relevant 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 – No objections.

Head of Safer and Inclusive Communities – No objections. Standard conditions relating to contaminated land and Japanese Knotweed are recommended.

Sport Scotland – No objections, however concern regarding the proximity of the disused tennis courts adjacent to the site is highlighted.

Transport Scotland – No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 14th September 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 subject of neighbour notification and a press advertisement. One objection was received.

The objector's concerns can be summarised as follows:

1. The open space will be converted into a sports ground.
2. Wildlife will be affected.
3. Traffic congestion and additional parking may occur to the detriment of road safety.
4. Nearby facilities already exist at Notre Dame High School.

I will consider these concerns in my assessment.

ASSESSMENT

The material considerations in the determination of this planning application are the Inverclyde Local Plan, the visual impact, impact on local residential amenity and the consultation responses.

Policy LR1 of the Local Plan advises that the Council will support, safeguard and, where practicable, enhance areas identified as open space on the Proposals Map. Rankin Park is an identified area of open space. Schedule 10.1 identifies Rankin Park as a Leisure and Recreation development opportunity and the principle of upgrading outdoor leisure facilities on this site consequently complies with Policy LR1.

Policy LR3 provides detailed criteria for the assessment of proposals for recreation and sports facilities. Whilst located adjacent to existing residential properties, I am mindful that the site is currently used as a football pitch and the new facility will not change this. Additionally, the proposal does not include the provision of floodlighting which may significantly increase the use of the area, particularly late in to the evening. I therefore consider that any impact on residential amenity will be acceptable.

Access to the new facility will be taken from the roundabout at the junction of Inverkip Road and Dunlop Street and the new car park will allow for formal parking and also makes provision for parking and turning buses within the site. The removal of the existing access across the footway to Inverkip Road and the provision of a formal access will have a positive impact on local road and pedestrian safety.

Considering visual impact, the new building is of a functional design which is typical of a local sporting facility. It is also set back some 47 metres from Inverkip Road which will reduce the prominence within the streetscape. The car park will be finished in a combination of asphalt and permeable paving and will be screened and complemented by new landscaping comprising a mix of standard and heavy standard lime trees, hedge and shrub planting which will alleviate the

potential for the car park to visually dominate the north-eastern corner of the site which provides the main access to the facility.



Overall, I consider the proposed improvement to football facilities presents no conflicts with policy LR3. As there is an acceptable impact on wider residential amenity, there is also no conflict with policies H1 and H9.

Considering the outstanding points raised in the consultations, I concur with the Head of Safer and Inclusive Communities that it is prudent to attach planning conditions relating to contaminated land and to Japanese Knotweed. Finally, I note the point raised by Sport Scotland regarding the disused tennis courts however these are located outwith the application site and are unaffected by this proposal.

With regard to the outstanding points raised by the objector, the proposal comprises the redevelopment of an existing sports pitch with an upgraded facility of the same nature. This work will not adversely impact on local wildlife and will provide for an additional recreational asset which will complement other recreational facilities within the area.

In conclusion, the new facilities comprising changing pavilion, access and parking and the new grass football pitch will have a positive impact on the provision of local sporting facilities and support Rankin Park as a recreational asset within Inverclyde. I am satisfied that the visual impact of the new pavilion building and car park is acceptable as is any impact on wider residential amenity. Whilst I am mindful that one objection has been received, the proposal presents no conflict with policies LR1, LR3, H1 and H9 of the Inverclyde Local Plan and there are no material planning considerations which warrant the refusal of the application.

RECOMMENDATION

That the application be granted subject to conditions.

Conditions

1. That prior to the use of any external materials on the pavilion, walls, or hard standings hereby permitted, samples of all such materials shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed utilising the approved materials, or any alternative agreed in writing by the Planning Authority.
2. That prior to the commencement of work on site full details of a landscaping scheme and programme for completion shall be submitted to and approved by the Planning Authority. Development shall then proceed as approved unless any alternative agreed in writing by the Planning Authority.

3. That any of the trees, areas of grass or planted shrubs approved in terms of condition 2 above that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season.
4. That details of maintenance and management for the landscaping approved in terms of condition 3 above shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
5. That the proposed access road and car park shall be finished and available for use by vehicles prior to the occupation and use of the new pavilion hereby permitted, to the satisfaction of the Planning Authority.
6. 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.
7. 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.
8. 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.
9. That no material shall be imported onto the site until written details of the source of the imported material has been submitted for approved, 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.
10. 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.

Reasons

1. To enable the Planning Authority to retain effective control of facing materials in the interests of visual amenity.
2. To ensure an appropriate landscaping scheme within the development.

3. To ensure the retention of the approved landscaping scheme.
4. To ensure the retention of the approved landscaping scheme.
5. To ensure suitable car parking and access in the interests of road safety.
6. To satisfactorily address potential contamination issues in the interests of environmental safety.
7. To provide verification that remediation has been carried out to the authority's satisfaction.
8. To ensure that all contamination issues are recorded and dealt with appropriately.
9. To protect receptors from the harmful effects of imported contamination.
10. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

N.McLaren
Development and Building Standards Manager

BACKGROUND PAPERS

1. Application form & plans
2. Inverclyde Local Plan
3. Consultation Responses
4. Letter of Objection.



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>.