

Report To: The Planning Board

Date: 1 May 2013

Report By: Head of Regeneration and Planning

**Report No: 13/0052/IC
Plan 05/13**

**Local Application
Development**

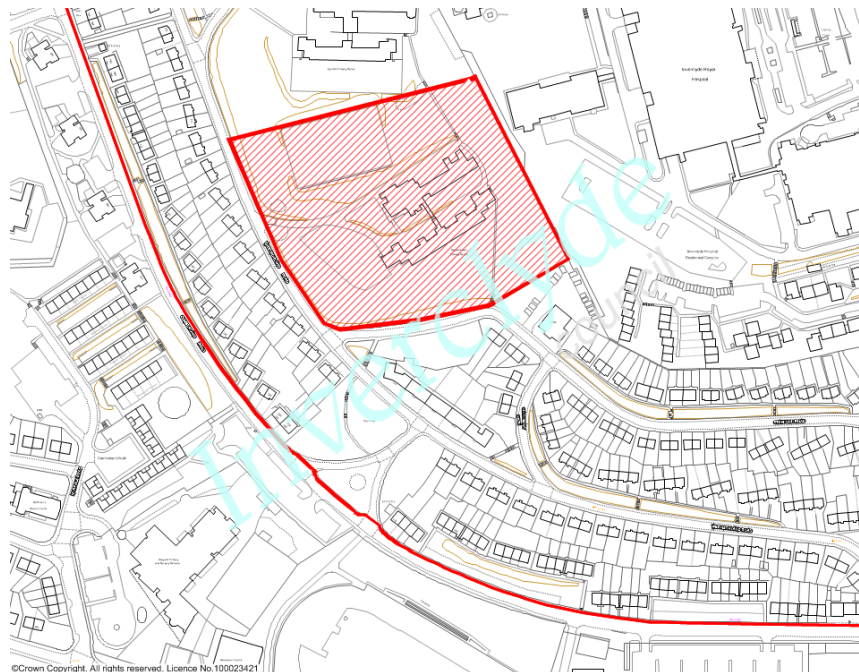
Contact Officer: Guy Phillips

Contact No: 01475 712422

**Subject: Temporary placement of hutments at
Sacred Heart Primary School, Westmorland Road, Greenock**

SITE DESCRIPTION

The Sacred Heart Primary School occupies an elevated position on the east side of Westmorland Road, Greenock. To the north it is bound by Earnhill Primary School, to the east by Inverclyde Royal Hospital and to the south by Stafford Road.



PROPOSAL

It is proposed to site two temporary classroom units to the west of the school building for a 12 month period. The increased accommodation is required while Ardgowan Primary is temporarily re-located for the duration of refurbishment and upgrading works at its school building in Newton Street. The temporary classrooms are of single storey, shallow pitched roof design with a painted wall finish and floor areas of approximately 133 square metres and 100 square metres.

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.

CONSULTATIONS

Head Of Environmental And Commercial Services - No objections

Head Of Safer And Inclusive Communities - No objections subject to the attachment of a condition to control potential contamination and explanatory notes on external lighting, CDM Regulations and seagulls.

PUBLICITY

The application was advertised in the Greenock Telegraph on 1st March 2013 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. The temporary classrooms are of functional design and, while visible from outwith the site, they are positioned close to the existing school building and away from the site boundary to avoid prominence and overlooking of housing.



There are no objections on road safety grounds from the Head of Environmental & Commercial Services and I am in agreement with the conditions recommended by the Head of Safer & Inclusive Communities to prevent harm from potential ground contamination.

Overall I consider that the proposal meets the aim of Local Plan Policy H1 of safeguarding residential amenity and character and that it merits support.

RECOMMENDATION

That the application be granted subject to conditions

1. The temporary classrooms hereby approved shall be removed at the expiry of 12 months from the commencement of their siting and that any works required to re-instate the site shall be completed 3 months thereafter.
2. That the presence of any suspected contamination that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation actions shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons

1. Due to the temporary nature of the proposal and to ensure the reinstatement of the site.
2. To ensure that all contamination issues are recorded and dealt with appropriately.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

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



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