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is agreed in writing by the Planning Authority. For the avoidance of doubt, this landscaping scheme will address the area to the rear of plots 157 – 158 and 225 – 226 where the play area was previously proposed, to ensure the provision of an appropriate landscaping scheme;

(3) that any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species, to ensure the retention of the approved landscaping scheme in the interests of visual amenity;

(4) that details of maintenance and management for the landscaping approved in terms of condition 2 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, to ensure the maintenance of the approved landscaping scheme in the interests of visual amenity;

(5) that all soft landscaping shall be completed within 4 weeks of the last of the dwellinghouses hereby permitted being occupied, to ensure the provision of a visually acceptable environment;

(6) that prior to the commencement of works on site, full details of the specification of the equipment within the proposed play area shall be submitted to and approved in writing by the Planning Authority, to ensure a properly equipped play area;

(7) that on completion of the fifth dwellinghouse hereby permitted, the play area shall be completed and made available for use via the proposed pathway accessing between plots 226 and 159, to the satisfaction of the Planning Authority. The play area shall then remain available for use at all times thereafter, unless otherwise agreed in writing by the Planning Authority, to ensure the provision of a properly equipped play area within an appropriate timescale;

(8) that clearance of vegetation within the application site shall take place outwith the bird breeding season of March to July, in the interest of biodiversity;

(9) that driveways shall not exceed a gradient of 10%, to ensure use of the driveways in the interests of traffic safety;

(10) that prior to each dwellinghouse hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course, to ensure the provision of acceptable safe access facilities during construction;

(11) that within 4 weeks of the last of the dwellinghouses hereby permitted being occupied, all roads and footways within the application site shall be completed to a final sealed wearing course, to ensure the provision of acceptable safe access facilities following construction;

(12) that prior to the commencement of development on site, the methodology of excavation, post-excavation and publication set out in the written scheme of investigation shall be implemented to the satisfaction of the Planning Authority. The Planning Authority together with any archaeological adviser it appoints shall, if requested, be afforded access to the site at all reasonable times to observe work in progress, to ensure the enclosure and all associated features will be fully excavated, recovered and recorded;

(13) 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 requirements for remediation work shall not be implemented unless a Remediation Strategy Report has been submitted to and approved in writing by the Planning Authority, to ensure that all contamination issues are recorded and dealt with appropriately;

(14) that the use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing

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all fill and landscaping material imported onto the site. This report shall contain information of the materials source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness, to protect receptors from the harmful effects of imported contamination; and

(15) that prior to the occupation of the first dwellinghouse hereby permitted, the specification of waste and recycling containers together with details of the areas where such containers are to be located shall be submitted to and approved in writing by the Planning Authority, to ensure suitable bin provision for the new dwellinghouses.

442 PLANNING APPLICATION**442**

There was submitted a report by the Head of Regeneration & Planning on application for planning permission by Task Project Management Ltd for the installation of an ATM at 16 Moss Road, Port Glasgow (14/0113/IC).

Councillor Dorrian declared a financial interest in this item due to a business association and left the meeting.

The report recommended that planning permission be granted.

After discussion, Councillor Nelson moved that planning permission be granted. As an amendment, Councillor McColgan moved that planning permission be refused on the grounds of the impact on the character and amenity of the area.

On a vote, 3 Members voted for the amendment and 6 for the motion which was declared carried.

Decided: that planning permission be granted.