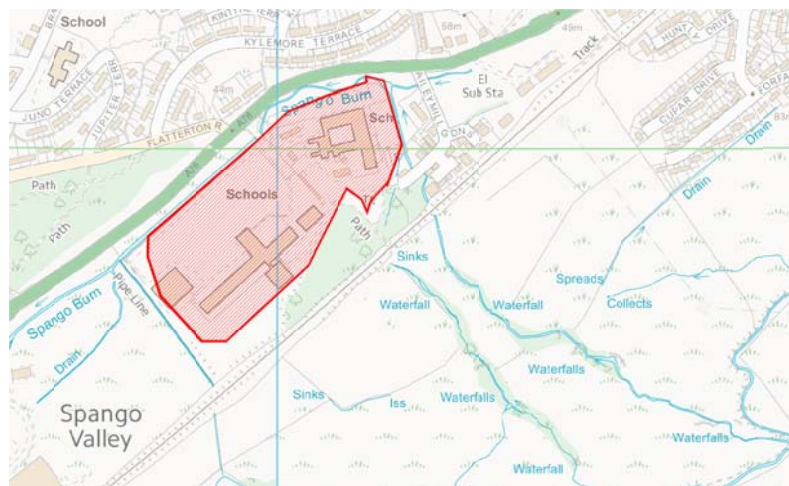


Report To:	The Planning Board	Date:	4th February 2015
Report By:	Head of Regeneration and Planning	Report No:	14/0366/IC
			Local Application Development
Contact Officer:	David Ashman	Contact No:	01475 712416
Subject:	Construction of new prison with associated infrastructure, servicing and access arrangements at Glenburn School, Inverkip Road, Greenock		

SITE DESCRIPTION

The application site is on the grounds of the former Greenock High and Glenburn Schools at Inverkip Road, Greenock. The Spango Burn runs through the site, originating in the hills to the south-east and is channelled down the eastern boundary before running in a south-westerly direction along the frontage with Inverkip Road. There are ongoing Burn re-alignment and flood prevention works. The site is accessed from Inverkip Road via a bridge over the Burn. The ground is generally level before rising to the south-east where it is populated by trees and bushes. Overall, the development site extends to 8.74 hectares.

To the south-west is the Spango Valley industrial area separated from the development site by undeveloped land. It is bordered to the north-west and north-east by residential development and to the south-east by the Glasgow-Wemyss Bay railway line. Beyond the railway line is hillside along which runs the Greenock Cut.



PROPOSAL

This application is the latest in a series of “matters specified by condition” applications made in respect of the 2011 “planning permission in principle” (reference 10/0346/IC) for the construction of a new prison with associated infrastructure, servicing and access arrangements. Previous

applications have addressed the new vehicular access, fencing, flooding and drainage arrangements and the main soft landscaping scheme. The current application is for the proposed buildings, the prison wall and parking provision.

The prison wall, which is to be of pre-cast concrete construction with an average a height of approximately 4.5m, is set back a minimum of 35 metres from Inverkip Road. Intervening soft landscaping has previously been approved under planning permission 14/0037/IC.

Five buildings are sited within the prison wall; the "Entry Building" which is on three storeys and rises to a height of approximately 11m, the "Prisoner Services Building" which is approximately 62m long and on two storeys, rising to a height of approximately 9.5m and three "Accommodation Blocks", two of which are on four storeys and are approximately 15.5m high, and one which is on three storeys and approximately 11.5m high. The buildings are set within a mix of soft and hard landscaped grounds.

The two buildings outwith the prison walls are the "Family Help Hub" (single storey, measuring approximately 22m by 8m with a monopitch roof rising to approximately 4.3m high) and the "Community Integration Unit" (two storeys and approximately 18m by 8.5m by 7.3m high). These buildings are located either side of the vehicular entrance from Inverkip Road.

The buildings are typically finished mainly in buff facing brick with aluminium standing seam roofing. There is a greater use of curtain walling on the Entry Building and buff facing blocks on the Accommodation Buildings. Other incidental finishing materials, such as timber effect rainscreen boarding, are also proposed.

Car parking is to be concentrated close to the eastern site boundary and will consist of 40 public spaces and 135 staff spaces. The car parks will be set within a soft landscaping framework.

The site is to be lit through a combination of lighting columns, lighting bollards and building eaves lighting. Car park lighting, which is nearest to the adjoining neighbouring residential properties, is to be switched off during night hours.

LOCAL DEVELOPMENT PLAN POLICIES

Policy MAC 1-7 - Major Areas of Change

The Council will support the redevelopment of the areas designated 'Major Areas of Change' on the Proposals Map by having regard, where applicable, to:

- (i) approved planning permissions (in outline, in principle or detailed);
- (ii) approved masterplans/development frameworks and briefs;
- (iii) the future submission and approval of a masterplan/development framework; and additionally,

taking cognisance of the planning strategies, area policy and preferred land uses outlined under each of the respective Areas, MAC1 to MAC7, in Supplementary Guidance.

CONSULTATIONS

Head of Environmental and Commercial Services - Objection on grounds of road and pedestrian safety. Reference is made to an earlier permission on the site which requires trunk road modifications to comply with the Disability Discrimination Act. It is pointed out the DDA requires bus stops for new developments of no more than 400 metres spacing. An additional bus stop is required or the legislation will be contravened. The Road Safety Audit, prepared as part of the previous permission, identifies the safety issue related to bus stops but the applicant has thus far not addressed the issue.

Head of Safer and Inclusive Communities - No objection subject to conditions relating to Japanese Knotweed, contaminated land, odour disposal, waste container details and controls on external lighting, and advisory notes in respect of construction hours, vermin control, construction management, surface water, gull control and food safety legislation.

Scottish Environment Protection Agency West - No objections to the proposed buildings or associated works. Flooding related issues were address under an earlier planning application.

Transport Scotland – No objection.

PUBLICITY

The application was advertised in the Greenock Telegraph on 14th November 2014 as a Schedule 3 development and as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations have been received.

ASSESSMENT

This assessment of this application may not consider the principle of developing a prison on this site; only the acceptability of the detailed elements submitted can be considered. These details require to be assessed with reference the Local Development Plan, the consultation replies, the visual impact of the proposed buildings and prison wall, and the impact on residential amenity, particularly with reference to the position and design of the proposed car parking layout.



The planning permission in principle for a prison on this site is recognised in the Local Development Plan under policy MAC 1-7 and the associated Supplementary Planning Guidance on Local Development Frameworks. Nevertheless, the issues of design and visual impact, residential amenity and traffic impact require to be addressed.

Assessing design and visual impact, substantial school buildings have been accommodated on this site until recently, the tallest of which was 4 storeys and located to the rear of the site. This is reflected in the prison layout, with the tallest buildings sited at the rear of the site furthest from Inverkip Road and housing. The two buildings and the part of the prison wall closest to the front of the site have a more immediate visual impact when viewed from Inverkip Road, but I consider the

design of the proposed buildings to be visually acceptable. There is no doubt that the prison wall will be a dominant feature and the external finish has to be carefully controlled to address amenity concerns. An uncoloured pre-cast concrete finish will not be visually acceptable. The applicant is aware of this and is agreeable to the finished external finish being the subject of a suspensive condition. I am therefore satisfied that the visual impact can be addressed by control over the finished external appearance and softened by the previously approved landscaping scheme, which consists of staggered hedge row and tree planting along the development site frontage to the rear of the footway and vehicular visibility splay on Inverkip Road. The trees will be a mixed species of heights up to 3.5m and will be planted within the hedge row at irregular intervals.



The prison building closest to the nearest houses on Aileymill Gardens is the Community Integration Unit at approximately 24 metres. This two storey building is of domestic scale and appropriate design and, I consider, will have a visually acceptable relationship with the nearest houses. The accommodation buildings are approximately 85 metres from the nearest houses. Although they are the highest proposed buildings I consider that the intervening distance reduces their visual impact on the nearest houses to an acceptable level.

The closest car parking is approximately 11 metres from the nearest house, with vehicular activity and lighting potentially impacting on residential amenity. I am reassured, however, by information from the applicant that car park lighting will be switched off after 9pm with no significant vehicular movements in the normal course of events between then and 7am. This is in line with Scottish Prison Service practice across Scotland. The operation of the car park lights may be controlled by condition.

The planning permission in principle 10/0346/IC considered traffic impact with the detailed access and egress arrangements to the car park approved by planning permission 13/0065/IC, all to the satisfaction of Transport Scotland. It is Transport Scotland which is responsible for road safety and the flow of traffic on this section of Inverkip Road. I note the concerns expressed by the Head of Environmental and Commercial Services over the provision of bus stops, however this application is not considering this matter. Bus stop provision is being progressed by the applicant in discussion with Transport Scotland and the Head of Environmental and Commercial Services under the terms of planning permission 10/0346/IC. The separate determination of this application does not prejudice this.

I am therefore satisfied that with reference to impact on both residential and overall amenity, the details submitted are acceptable and that the matters raised in consultation replies may all be addressed by conditions or advisory notes on a grant of planning permission.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. That prior to their use, samples of all facing materials including on the external face of the prison wall shall be submitted to and approved in writing by the Planning Authority and shall thereafter be used unless alternatives are agreed in writing by the Planning Authority.
2. That the finalised details of Japanese Knotweed treatment on the site shall be submitted to and approved in writing by the Planning Authority upon completion of treatment works.
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. 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 all fill or landscaping material imported onto the site. This report shall contain information of the material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.
6. The development shall not commence until a detailed specification regarding the collection, treatment and disposal of cooking odours has been submitted to and approved by the Planning Authority. Such specification shall include precise details on the location of equipment used for the cooking and heating of food, canopies, grease filters, rates of air movement over the canopy, make-up air, air disposal points etc.
7. That the applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes in place.
8. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
9. That the lights within the car parks shall be switched off between the hours of 9pm and 7am.

Reasons

1. In the interests of visual amenity.
2. To verify the efficacy of the treatment programme.

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 protect the amenity of the immediate area and prevent the creation of odour nuisance.
7. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
8. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.
9. In the interests of the amenity of neighbouring residents.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Development Plan.
3. Consultation replies.
4. Planning permissions 10/0346/IC, 13/0065/IC, 13/0074/IC, 13/0294/IC and 14/0037/IC



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