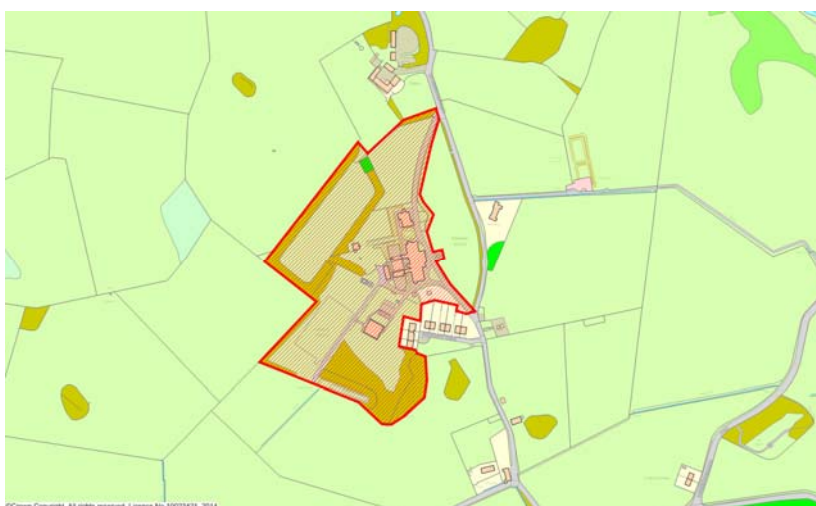


Report To:	The Planning Board	Date:	4th February 2014
Report By:	Head of Regeneration and Planning	Report No:	12/0252/IC
			Local Application Development
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject	Proposed redevelopment and refurbishment of Listed Buildings to provide residential accommodation (12/0252/IC); proposed alterations to Listed Buildings together with selective demolition works (12/0022/LB) and proposed construction of 33 houses (in principle) within parts of the associated grounds (12/0254/IC) at Balrossie House, Blacksholm Road, Kilmacolm.		

SITE DESCRIPTION

The former Balrossie children's home is set in the countryside and located on Blacksholm Road north of its junction with the B788 road, approximately 1 mile west of Kilmacolm.

The former home and villa annexe are set at the front of the site, with the former staff annexe positioned to the rear of the main building and a small single storey ornamental building situated further to the rear of the site. All are listed category B in Historic Scotland's List of Buildings of Special Architectural or Historic Interest. Adjacent to the site lies a group of houses at Balrossie Drive originally associated with the former use, and now in private ownership.



PROPOSAL

This report considers 3 applications: a planning application for the redevelopment and refurbishment of the listed buildings to provide residential accommodation (12/0252/IC); the associated listed building application for the physical alterations to buildings including demolition works (12/0022/LB); and a planning application (in principle) for the construction of 33 new houses within parts of the associated grounds (12/0254/IC).

Applications 12/0252/IC and 12/0022/LB propose to change the use of and alter Balrossie House to form 5 dwellings, with separate houses in the villa annexe and the ornamental building. This includes demolishing the projecting rear sections and a single storey side extension, and erecting two minor single storey extensions and making localised changes to fenestration on Balrossie House.

It is also proposed to demolish a non-original stair block on the side (north) elevation of the former villa annexe building and to carry out a number of alterations to fenestration, including the provision of a new glazed screen to the existing lean-to structure, all on the rear (west) elevation.

The small scale ornamental building (former water tower) situated to the rear of the site is to be retained and enlarged to form a single dwellinghouse over three floors.

Within the remainder of the associated grounds it is proposed to demolish the former staff annexe which lies directly to the rear of Balrossie House, a former teaching block and other smaller scale buildings, of which only the former staff annexe forms part of the listing.

12/0254/IC is an application in principle for the construction of 33 new houses. With the exception of one house situated adjacent to the driveway close to the north entrance, these are located within the defined and screened areas to the west and south-west of the main buildings.

Combining the new build and refurbishment, a total of 40 dwellings are to be formed. It should be noted that planning permission and listed building consent was granted in September 2007 for 40 dwellings; this differed from the current application in that, with the exception of a small encroachment, development was contained within the Housing Opportunity Site which is site 'r62' on the Local Development Plan Proposals Map. This scheme included the formation of 12 flats within Balrossie House, rather than the 5 dwellings currently proposed, and the new build element comprised 26 terraced dwellinghouses arranged in groupings to the rear of the main buildings rather than the 33 dwellinghouses currently proposed.

GLASGOW & THE CLYDE VALLEY STRATEGIC DEVELOPMENT PLAN POLICIES

The application site is within the designated Glasgow and Clyde Valley Green Belt. Strategy Support Measure No.8 'Green infrastructure: an economic necessity' requires the Green Belt to continue to be designated and for member authorities to review and designate as a priority the inner and outer boundaries of the Green Belt in their respective Local Development Plans.

LOCAL DEVELOPMENT PLAN POLICIES

Policy SDS8 - Green Belt and the Countryside

There will be a presumption against the spread of the built-up area into the designated Green Belt and careful management to prevent sporadic development in the designated Countryside, as identified on the Proposals Map.

Policy RES3 - Residential Development Opportunities

Residential development will be encouraged and supported on the sites and indicative locations included in Schedule 6.1 and indicated on the Proposals Map. An annual audit of the housing land supply will monitor and review, and where necessary, augment the Effective Land Supply, to maintain a minimum five year's supply in accordance with the GCV SDP and SPP guidance.

Policy ENV2 - Assessing Development Proposals in the Green Belt and the Countryside

Development in the Green Belt will only be considered favourable in exceptional or mitigating circumstances, while development in the Countryside will only be considered favourably where it can be supported with reference to the following criteria:

- (a) it is required for the purposes of agriculture, forestry or, where appropriate, renewable energy (refer Policy INF1); or
- (b) it is a recreation, leisure or tourism proposal which is appropriate for the countryside and has an economic, social and community benefit (refer to Policy ECN6); or
- (c) there is a specific locational requirement for the use and it cannot be accommodated on an alternative site (refer Policies INF3 and INF7); or
- (d) it entails appropriate re-use of redundant habitable buildings, the retention of which is desirable for either their historic interest or architectural character or which form part of an establishment or institution standing in extensive grounds (refer to Policy RES7); and
- (e) it does not adversely impact on the natural and built heritage, and environmental resources;
- (f) it does not adversely impact on landscape character;
- (g) it does not adversely impact on prime quality agricultural land;
- (h) it does not adversely impact on peat land with a high value as a carbon store;
- (i) it does not adversely affect the visual amenity of the area and is capable of satisfactory mitigation;
- (j) there is a need for additional land for development purposes, provided it takes account of the requirements of the Strategic Development Plan; and
- (k) it has regard to Supplementary Guidance on Planning Application Advice.

Policy RES7: Residential Development in the Green Belt and Countryside

The development of new dwellings in the Green Belt and Countryside, identified on the Proposals Map, will be supported only if the proposal is for either:

- (1) a single or small group of dwellings not adjoining the urban area; or
- (2) the conversion of redundant non-residential buildings, that are for the most part intact and capable of conversion for residential use without recourse to substantial demolition and rebuilding.

In addition, all proposals must fall within one of the following categories:

- (a) demolition and replacement of habitable dwellings which cannot otherwise be brought up to acceptable building standards and where the proposed building reflects the scale of the existing building and is sympathetic to the character, pattern of development and appearance of the area; or
- (b) sub-division of an existing dwelling house(s) for the provision of one or more additional units where any new build element is clearly ancillary to the completed building; or
- (c) conversion of redundant, non-residential buildings, where the proposal requires to be supported by proof of the building's redundancy to demonstrate that it no longer meets its original purpose, as well as a structural survey indicating that the building may be utilised for the proposed use substantially in its current form, and that any proposed extensions to existing building(s) or ancillary new build element will need to be proven to be required to make the development financially viable, with details of costs to be submitted; or

(a) is justified by the operational needs of farms or other businesses or activities which are inherently rural in nature and where the applicant will be required to make a land management or business case to the satisfaction of the Council; or

(b) is part of an integrated project with significant employment and/or economic benefits which is in accordance with other policies of the Local Development Plan and where the Council is satisfied that the dwelling(s) are essential to ensure the implementation of the whole development and that such considerations are of sufficient weight to merit support.

Further detailed policy relating to this type of development is contained in the Supplementary Guidance on Planning Application Advice Notes.

Policy HER4 - Alteration, Extension and Demolition of Listed Buildings

There is a presumption in favour of the retention of listed buildings, and their demolition, in full or in part, will only be accepted after a full assessment of the importance and condition of the building has been undertaken. Proposals to alter, extend or demolish a listed building must respect the reasons for listing, be of a high standard and will be approved only where the proposed works do not adversely affect the special interest of the building and are satisfactory having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER5 - The Setting of Listed Buildings

Development will be required to have due regard to the effect it has on the setting of, and principal views to, listed buildings and shall be without detriment to their principal elevations and the main approaches to them. All proposals will be assessed having regard to Historic Scotland's SHEP and 'Managing Change in the Historic Environment' guidance note series.

Policy HER6 – Enabling Development

Proposals for enabling development to support the restoration of listed buildings will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully to preserve or enhance the character and setting of the historic asset.

Note: The Council will adopt further detailed policy on this topic, setting out the criteria that will be used to assess individual proposals, as Supplementary Guidance.

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", (PAAN) 7 on "Window Replacement in Conservation Areas and in Listed Buildings" and (PAAN) 8 on "Siting and Design of New Houses in the Countryside" apply.

CONSULTATIONS

Head of Environmental and Commercial Services - No objections on roads issues subject to the imposition of a condition requiring improvements to the site junction with Blacksholm Road. Flooding issues have been properly considered by the applicant.

Scottish Natural Heritage - No objections following the acceptable outcome of habitat surveys which have been undertaken to establish any impact upon bats and badgers, as protected species.

Historic Scotland – No objections. The scheme for the restoration and conversion of the buildings is welcomed and it is accepted that the structures to the rear of the main building are of lesser significance and can be removed to facilitate a viable scheme for the site. In accordance with normal procedures, further details of the method of repair and use of materials for the retained buildings will be required.

Head of Safer and Inclusive Communities - No objections subject to appropriate conditions relating to the treatment of Japanese knotweed, details of environmental assessment and risk assessment, ground contamination and controls over imported fill or landscape materials.

Scottish Environment Protection Agency West and **Scottish Water** – No objections, but in order to deal with foul drainage a totally separate system will be required which will include treatment on site. In relation to the treatment of surface water drainage, SEPA indicates that any discharge of surface water to the water environment requires to accord with the principles contained within the relevant legislation and as such to be in accordance with the Sustainable Urban Drainage Systems Manual (C697) 2007 and must comply with the terms of the Water Environment (Controlled Activities) (Scotland) Regulations 2011.

Property Assets Manager - The figures produced are in line with what I would expect to see of an exercise of this type.

PUBLICITY

The applications were advertised in the Greenock Telegraph and the Edinburgh Gazette on 7th December 2012 as a development affecting a listed building and the setting of a listed building. An advert was also placed in the Greenock Telegraph on 7th December 2012 as there are no premises on some neighbouring land.

SITE NOTICES

A site notice was posted on 7th December 2012 notifying of development affecting a listed building.

PUBLIC PARTICIPATION

In total 17 objections have been received to the three applications. Five objections relate to the planning application for the redevelopment and refurbishment of the listed buildings to form residential accommodation (12/0252/IC); five objections relate to the application for the physical alterations to the listed buildings including associated demolition works (12/0022/LB); and seven relate to the planning application in principle for the erection of 33 houses as enabling development (12/0254/IC).

Issues raised by the objectors are:

Impact on listed building

- The conversion of Balrossie House will result in various ownerships detrimental to overall management of the building.
- The proposal should be accompanied by a viability assessment to ensure minimal impact upon the architectural and historic interest of the building.

Enabling Development

- The enabling development fails to satisfy Scottish Government policy and guidance contained within English Heritage policy document “Enabling Development and the Conservation of Significant Places”; there will be an adverse impact on the heritage value of the site by the scale of additional development.

- The proposal fails to demonstrate that the enabling development is the minimum necessary to secure the refurbishment of the listed buildings and that the public benefit of securing the future of the property through this outweighs the disbenefits of breaching other policies.
- Enabling development should normally be considered on the basis of a full planning application rather than an application in principle.
- The development conflicts with the outcome of the public local enquiry into the Inverclyde Local Plan (2005) insofar as it represents a greater level of housing units.
- There is no requirement for major new housing development within the local housing market area covering Kilmacolm.
- The proposal would create overdevelopment of an urban form of housing situated within the grounds of a rural property.
- The proposal relates to a Green Belt site and would have an adverse impact upon the immediate surrounding area.
- The proposal does not include overall elevations which would establish the visual impact of the new buildings when viewed from Kilmacolm.
- The proximity and position of proposed house plots relative to existing houses at Balrossie Drive may result in trees being felled.
- The use of timber fences as proposed boundary treatment is not conducive to birdlife.

Roads

- The development would create additional pressures on the surrounding road network which includes narrow unclassified roads.
- The plans are insufficiently detailed in terms of internal road and footway provision and details at the site access.
- The proposal fails to demonstrate that it has taken account of roads concerns and does not include an assessment of traffic impact.
- The proposal does not include junction improvements at Blacksholm Road/B788, contrary to the provisions of the development brief.
- The proposal would result in access problems at the junction of Balrossie Drive and Blacksholm Road.
- The resultant increase in vehicular traffic on Blacksholm Road would have an adverse effect upon road safety, particularly for pedestrians.
- The proposals do not address the issue of sustainable transport.

Infrastructure

- The development would create additional pressures on the treatment of sewerage and surface water in the local area, which has been subject to disruption in the past.

- Concerns over possible surface water run-off affecting nearby property.
- The lack of a mains gas supply in the area together with, on occasions, unreliable electricity supply.
- The proposal does not provide information regarding infrastructure services to serve the development.

ASSESSMENT

Assessment of the applications against the policies of the Development Plan is undertaken in two stages; firstly are the proposed use and associated building works to the listed buildings acceptable, then if so, is the enabling development, both in extent and location, also acceptable.

Considering the impact on the listed building status, Historic Scotland acknowledge that in examining new uses for old buildings the greatest problems occur when large buildings, which were built for needs that cease to exist, become vacant. In such circumstances there should be a flexible approach in order to enable the buildings to have a new lease of life. In this instance the most significant buildings are to be retained, with the extent of external modification to Balrossie House and the villa annexe minimal. I consider that these modifications will be in harmony with the character of the buildings and preserve the architectural integrity. There are no internal features of note that would be affected adversely by the proposals. In considering the small ornamental tower to the rear of the site, retention and conversion to form a dwellinghouse would involve substantial enlargement. Historic Scotland has indicated support for this element.



Balrossie House

On the issue of demolition, Historic Scotland presume in favour of preservation except where a strong case can be made for demolition taking into account the importance of the building, its condition and alternative uses. The rear projecting wings are ancillary to the Balrossie House and would be difficult to integrate into the conversion. Additionally they do not enhance the building and would not be positive elements in the restoration and would not contribute positively to a redevelopment scheme. The former staff annexe is acknowledged as being of lesser importance than Balrossie House and the villa annexe in terms of its listed building status, occupying a subordinate role. In order to secure the retention of Balrossie House and to provide the required amenity space for this element of the development it is necessary to create access to the rear of the site.

I am satisfied, that the combination of demolition and refurbishment enable the buildings to come into use for residential purposes for the overall long term benefit of the listed buildings. This intent is wholly compatible with Local Development Plan policies HER4, ENV2 and RES7.

Moving on to address enabling development, it is necessary to consider the question of need to facilitate the refurbishment of the listed buildings, the impact on the setting of the listed buildings, the appropriateness of this in the Green Belt and the infrastructural implications.

The costs of bringing the listed buildings into residential use are substantial. In this respect the proposal has been assessed and the Council's Property Assets Manager considers the figures produced to be in line with what he would expect. This being the case, I am satisfied that there is a need for the additional houses to support the listed building refurbishment, in accordance with Local Development Plan policies ENV2 and HER6.



Villa Annexe



Water Tower

Policy HER5 of the Local Development Plan requires assessment of the enabling development against the setting of the listed buildings. While considering the objections lodged with reference to overdevelopment and impact on setting, I am satisfied that the detailed design guidelines submitted address the siting of new buildings, the development layout and the use of appropriate building scales and materials, all aimed at producing a development that respects the listed buildings in their settings.

As for the Green Belt location, the development proposals substantially cover the area of land identified as a residential development opportunity (site ref 'r62' on the Proposals Map) in Policy RES3 and Schedule 6.1. On balance, this may be considered to be a more sensitive and careful management of development in the Green Belt as required by Policy SDS8 and essential to facilitate the restoration of the listed buildings as accepted by Policy ENV2.

However, given the enabling development extends beyond the boundary of the identified residential opportunity site, it is necessary to consider the implications with reference to the criteria set out in Local Development Plan Policy ENV2. As has been previously examined, the enabling development has an identified need associated with restoration work (criterion d), and having considered the development framework submitted in support of the application, I am satisfied that the proposal is, in many important aspects, an improvement on the previous planning permission. This is particularly so when assessed against the impact on listed buildings (criterion e), the impact on the visual amenity of the area (criterion i) and the impact on the landscape character (criterion f). All of these factors satisfy me that this proposal can be considered as favourable and in exceptional circumstances to be compliant with policy ENV2 of the Local Development Plan. I note the various detailed concerns over issues including boundary treatment and the impact on trees, however these are matters that would be addressed in any subsequent planning application that would consider detailed housing layout and design.

Finally, I require to consider the infrastructure implications of the development. I acknowledge the public concern on roads, traffic, sewerage and water (including surface water) issues, but note that consultation responses present no impediment to the granting of planning permission. Gas supplies and the reliability of electricity supplies is not a basis for refusing planning permission.

Overall, I am satisfied that the proposal complies with the Development Plan, and that taking into consideration all written representations and consultation replies, there are no material considerations that persuade me to recommend departure from the Plan.

RECOMMENDATION

That Listed Building Consent 12/0022/LB be granted subject to the following conditions:

1. No development shall commence until full details of the following works to Balrossie House, the villa annex and the watertower have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- Stonework repairs/replacement.
- Roof repairs.
- Fenestration repairs/replacement.
- Guttering and downpipe repairs/replacement.
- All internal works.

For the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

2. No development shall commence until full details of the following works have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- Garden feature repairs/replacement.
- Boundary repairs/replacement.
- Garages.
- All hard and soft landscaping works

For the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

3. No development shall commence on site until full details of a programme for the completion and subsequent maintenance of hard and soft landscape works have been submitted to and approved in writing by the Planning Authority.
4. No development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reasons

1. To ensure that the detailed works reflects the design and character of the existing listed buildings.
2. To ensure that works within the curtilage of the listed buildings reflects the design and character of the buildings.
3. To ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings.

4. To allow for archaeological monitoring of any and all ground breaking work associated with the proposed development and to accord with Scottish Government Policy.

That Planning Application 12/0252/IC be granted subject to the following conditions:

1. No development shall commence until full details of the following works to Balrossie House, the villa annex and the watertower been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- Stonework repairs/replacement.
- Roof repairs.
- Fenestration repairs/replacement.
- Guttering and downpipe repairs/replacement.
- All internal works.

For the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

2. No development shall commence until full details of the following works have been submitted to and approved by the Planning Authority in consultation with Historic Scotland:

- Garden feature repairs/replacement.
- Boundary repairs/replacement.
- Garages.
- All hard and soft landscaping works

For the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

3. No development shall commence on site until full details of a programme for the completion and subsequent maintenance of hard and soft landscape works have been submitted to and approved in writing by the Planning Authority.
4. No development shall take place until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority.

Reasons

1. To ensure that the detailed works reflects the design and character of the existing listed buildings.
2. To ensure that works within the curtilage of the listed buildings reflects the design and character of the buildings.

3. To ensure that landscaping works within the curtilage of the listed buildings are maintained to reflect the design and character of the buildings.
4. To allow for archaeological monitoring of any and all ground breaking work associated with the proposed development and to accord with Scottish Government Policy.

That Planning Application 12/0254/IC be granted subject to the following conditions:

1. Development shall not commence until an application for approval of matters specified in conditions is submitted to and approved in writing by the Planning Authority in respect of the siting, design and appearance of:
 - (a) All buildings.
 - (b) All roads, footpaths and parking layouts.
 - (c) All areas of open space and landscaping.
 - (d) All walls, fences and gates.

For the avoidance of doubt development shall adhere to the Balrossie, Kilmacolm: Design Guidelines (Simpson and Brown Architects, July 2014) and the Balrossie, Kilmacolm: Design and Access Statement (Simpson and Brown Architects, July 2012). Development shall thereafter be carried out in accordance with the approved matters unless agreed in writing by the Planning Authority.

2. No development shall commence on site until a phasing plan linking the commencement of the construction and the occupation of all new houses to the restoration and completion of all listed building works as detailed in listed building application 12/0022/LB has been submitted to and approved by the Planning Authority.

For the avoidance of doubt no new houses shall be occupied until the first phase of work to the listed buildings have been completed. As a minimum, these works to Balrossie House and the villa annexe will comprise the roof structure and covering, including guttering and down pipes being repaired and made water-tight, external wall surfaces structurally repaired and door and window openings being secured. There shall also be no occupation of the final 5 new houses until such time as all works to the listed buildings have been completed.

3. No development shall commence on site until a full tree survey in accordance with the British Standards Institute, Trees in Relation to Construction, currently BS 5837:2012 is submitted to the Planning Authority.
4. No existing trees or shrubs being lopped topped felled removed or disturbed in any way without the prior written consent of the Planning Authority.
5. Existing trees both within the development site and in the vicinity of the boundary of the site which are not to be felled or lopped as part of the proposals are to be protected in line with British Standards Recommendations for Trees in Relation to Construction, currently BS 5837: 2012. No development shall take place until details of the protection measures have been submitted to and approved in writing by the Planning Authority.
6. No tree felling, lopping or scrub clearance shall take place within the main bird breeding season, March to June inclusive, and all such works shall be preceded by a check for nesting birds in accordance with the Nature Conservation (Scotland) Act 2014 and for the protection of wildlife.
7. No development shall commence until fully detailed landscaping proposals have been submitted to and approved by the Planning Authority. The approved landscaping scheme shall be completed in the first planting season following the completion of the development and any specimens that in the subsequent 5 years die, become diseased or are damaged shall be

replaced with a similar specimen unless the Planning Authority gives prior written approval to any alternatives.

8. 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.
9. That the development shall not commence until an environmental investigation and 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.
10. 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.
11. 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.
12. That no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details.
13. 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 residential accommodation shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.
14. No development shall commence on site until full engineering details of the works shown on Drawing number MMD-342437-CDR-00-XX-001 in relation to the junction improvements on Blacksholm Road and Drawing numbers 069/SK/001 and 069/SK/002 in relation to the improvements on Blacksholm Road have been submitted to the Planning Authority for consideration and all such improvement works required shall be fully implemented to the satisfaction of the Planning Authority prior to development commencing on site.
15. No development shall commence on site until an application in respect of roads construction consent in respect of all internal roads, turning heads and off-road parking has been submitted to and approved by the Planning Authority. Thereafter all works approved in terms of the roads construction consent shall be fully implemented to the satisfaction of the

Planning Authority prior to the occupation of the final house within the development, and that prior to any other dwelling being occupied, all new roads and footways leading to it shall be surfaced to a sealed basecourse.

16. No development commencing on site until a fully detailed survey to establish that the existing water supply is sufficient to provide for the proposed development shall be submitted to Scottish Water for consideration and any measures required by the developer shall be carried out to the satisfaction of Scottish Water.
17. No development commencing on site until details of the proposed foul and surface water drainage system being submitted to the planning authority for consideration, in consultation with the Scottish Environment Protection Agency (SEPA) and Scottish Water. All foul and surface water networks any package treatment plant and the proposed Sustainable Urban Drainage Systems facility being designed to accord with Scottish Water Technical Manual 'Sewers for Scotland' 2, and vested upon completion.
18. That all surface water drainage from the site shall be treated in accordance with the principles of the sustainable urban drainage systems manual for Scotland and Northern Ireland (CIRIA 2007). Before development commences, details shall be submitted to and approved in writing by the Planning Authority of the maintenance regime for the water detention areas.
19. Public open space and private garden ground shall be provided in accordance with the Council's PAAN3 "Private & Public Open Space Provision in New Residential Development".
20. Notwithstanding the provisions of Classes 1 A-D; 2 A&B; and 3 A-E of the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, an application for planning permission will be required in respect of all development specified as being permitted development by the aforementioned classes.
21. No development shall take place within the application site boundary as outlined in red on the approved location plan until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeology Service.

Reasons

1. To ensure the development reflects the design and character of nearby listed buildings
2. To ensure that the provision of enabling development is linked to the restoration of the listed buildings.
- 3-7 To ensure the provision and retention of adequate landscaping.
8. To help arrest the potential spread of Japanese Knotweed in the interests of environmental protection.
9. To satisfactorily address potential contamination issues in the interests of amenity and environmental safety.
10. To provide verification that remediation has been carried out to the Authority's satisfaction.
11. To ensure that all potential contamination issues are recorded and dealt with appropriately.

12. To protect receptors from the harmful effects of imported contamination.
13. To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.
14. In the interests of road safety and to ensure the provision of adequate vehicular facilities.
15. In the interests of road safety and to ensure the provision of appropriate vehicular vehicular and pedestrian access during and on completion of the development.
16. To ensure that the development can be adequately supplied in terms of the provision of a water supply.
17. To ensure the provision of adequate foul and surface water drainage facilities
18. To control runoff from the site to reduce the risk of flooding.
19. To ensure the provision of private garden ground and open space commensurate with the approved residential development.
20. To enable the Planning Authority to retain control over works otherwise permitted ensuring the setting of Balrossie is protected from unsympathetic development.
21. To allow for archaeological monitoring of any and all groundbreaking work associated with the proposed development and to accord with Scottish Government Policy.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Development Plan.
3. Consultation replies.
4. Planning permission IC/06/315R
5. Listed building consent IC/06/022/LB
6. Letters of Objection



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