

**LOCAL REVIEW BODY**

**4 APRIL 2018**

**PLANNING APPLICATION FOR REVIEW**

**CANATA & SEGGIE CHARTERED ARCHITECTS  
CONSTRUCTION OF SINGLE DWELLINGHOUSE:  
VACANT LAND, FAULDS PARK ROAD, GOUROCK (17/0208/IC)**

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**1. PLANNING APPLICATION DATED 12 JULY 2017  
TOGETHER WITH PLANS**





Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100042766-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Type of Application

What is this application for? Please select one of the following: \*

- ☒ Application for planning permission (including changes of use and surface mineral working).
- ☐ Application for planning permission in principle.
- ☐ Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- ☐ Application for Approval of Matters specified in conditions.

## Description of Proposal

Please describe the proposal including any change of use: \* (Max 500 characters)

Construction of single dwellinghouse located on Faulds Park Road, Gourrock.

Is this a temporary permission? \*

☐ Yes ☒ No

If a change of use is to be included in the proposal has it already taken place?

☐ Yes ☒ No

(Answer 'No' if there is no change of use.) \*

Has the work already been started and/or completed? \*

☒ No ☐ Yes – Started ☐ Yes - Completed

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☒ Applicant ☐ Agent

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *
Other Title:	<input type="text"/>	Building Name: <input type="text"/>
First Name: *	<input type="text" value="Douglas"/>	Building Number: <input type="text" value="7"/>
Last Name: *	<input type="text" value="Nicholson"/>	Address 1 (Street): * <input type="text" value="Union Street"/>
Company/Organisation	<input type="text" value="Canata and Seggie Chartered"/>	Address 2: <input type="text"/>
Telephone Number: *	<input type="text" value="01475 784517"/>	Town/City: * <input type="text" value="Greenock"/>
Extension Number:	<input type="text"/>	Country: * <input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: * <input type="text" value="PA16 8JH"/>
Fax Number:	<input type="text"/>	
Email Address: *	<input type="text" value="info@canseg.co.uk"/>	

## Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676216"/>	Easting	<input type="text" value="221184"/>
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## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

☐ Yes ☒ No

## Site Area

Please state the site area:

3979.00

Please state the measurement type used:

☐ Hectares (ha) ☒ Square Metres (sq.m)

## Existing Use

Please describe the current or most recent use: \* (Max 500 characters)

Woodland space.

## Access and Parking

Are you proposing a new altered vehicle access to or from a public road? \*

☒ Yes ☐ No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? \*

☐ Yes ☒ No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? \*

3

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

## Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? \*

☒ Yes ☐ No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? \*

- ☒ Yes – connecting to public drainage network  
☐ No – proposing to make private drainage arrangements  
☐ Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? \*  
(e.g. SUDS arrangements) \*

☐ Yes ☒ No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? \*

- ☒ Yes  
☐ No, using a private water supply  
☐ No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

## Assessment of Flood Risk

Is the site within an area of known risk of flooding? \*

☐ Yes ☒ No ☐ Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? \*

☐ Yes ☒ No ☐ Don't Know

## Trees

Are there any trees on or adjacent to the application site? \*

☒ Yes ☐ No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? \*

☒ Yes ☐ No

If Yes or No, please provide further details: \* (Max 500 characters)

Hardstanding is incorporated to allow the positioning of 3 wheeled bins in line with Inverclyde Council's Refuse disposal arrangements.

## Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? \*

☒ Yes ☐ No

How many units do you propose in total? \*

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

## All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? \*

☐ Yes ☒ No

## Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013? \*

☐ Yes ☒ No ☐ Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \* ☐ Yes ☒ No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \* ☐ Yes ☒ No

Is any of the land part of an agricultural holding? \* ☐ Yes ☒ No

Are you able to identify and give appropriate notice to ALL the other owners? \* ☒ Yes ☐ No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

. . .

Address:

Advanced Technology Investments Ltd, 272, Bath Street, Glasgow, Scotland, G2 4JR

Date of Service of Notice: \*

12/07/2017

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: \*

Signed: Mr Douglas Nicholson

On behalf of:

Date: 12/07/2017

☒ Please tick here to certify this Certificate. \*

## Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? \*

☐ Yes ☐ No ☒ Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? \*

☐ Yes ☐ No ☒ Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? \*

☐ Yes ☐ No ☒ Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? \*

☐ Yes ☐ No ☒ Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

☒ Site Layout Plan or Block plan.

☒ Elevations.

☒ Floor plans.

☒ Cross sections.

☒ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☒ Other.

If Other, please specify: \* (Max 500 characters)

Model images and tree survey report.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. \*

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. \*

☐ Yes ☒ N/A

A Flood Risk Assessment. \*

☐ Yes ☒ N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). \*

☐ Yes ☒ N/A

Drainage/SUDS layout. \*

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan

☐ Yes ☒ N/A

Contaminated Land Assessment. \*

☐ Yes ☒ N/A

Habitat Survey. \*

☐ Yes ☒ N/A

A Processing Agreement. \*

☐ Yes ☒ N/A

Other Statements (please specify). (Max 500 characters)

Tree survey report.

## **Declare – For Application to Planning Authority**

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Paul McShane

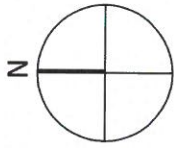
Declaration Date: 12/07/2017

## **Payment Details**

Cheque: Canata & Seggie , 000000

Created: 12/07/2017 15:55





OS REPRODUCED UNDER LICENSE NO. 100007288



REVISION	DESCRIPTION	DATE



PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	CANATA & SEGGIE CHARTERED ARCHITECTS
CLIENT	A. LAW
DRAWING TITLE	LOCATION PLAN AS EXISTING
DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_LP
REVISION	/
SCALE	1:1250
DATE	JANUARY 2017
DRAWN BY	NF
CHECKED BY	



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LOCATION PLAN AS EXISTING 1:1250





REVISION	DESCRIPTION	DATE
A	Viability splay and driveway levels added	30/08/17



PROJECT TITLE PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS FAULDS PARK ROAD, GOUROCK

CLIENT A. LAW

DRAWING TITLE SITE PLAN AS PROPOSED

DRAWING STATUS PLANNING

DRAWING NUMBER 2528\_SP

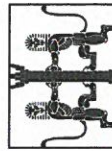
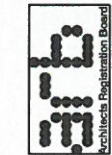
REVISION A

SCALE 1:500

DATE JANUARY 2017

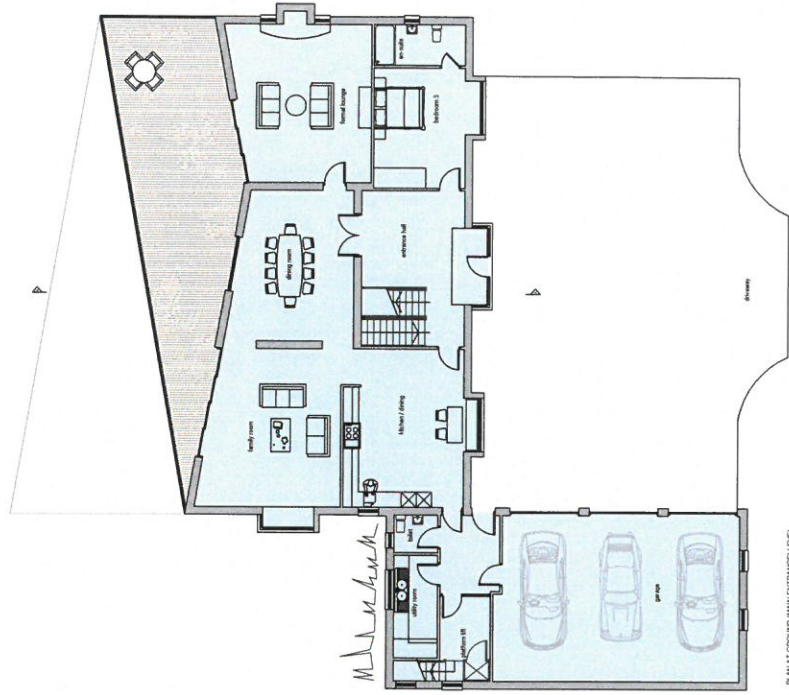
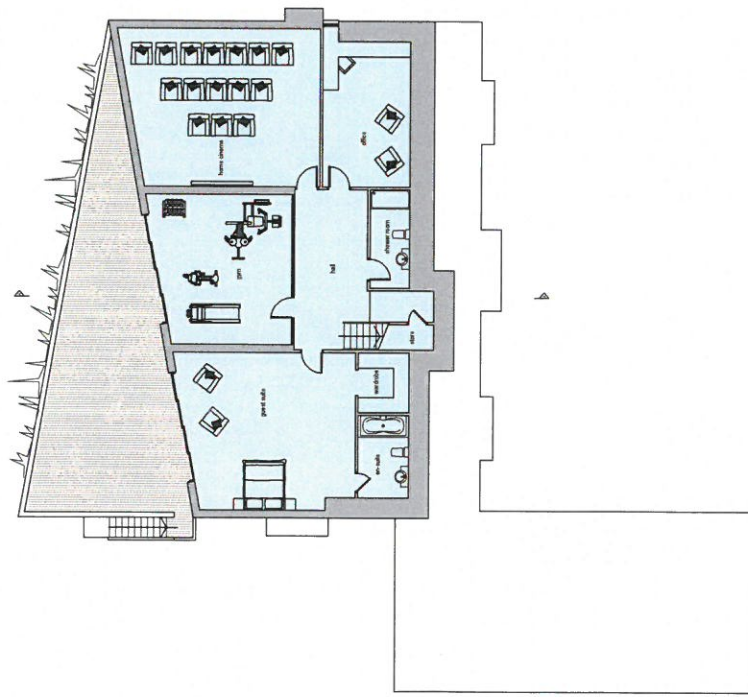
DRAWN BY NF

CHECKED BY



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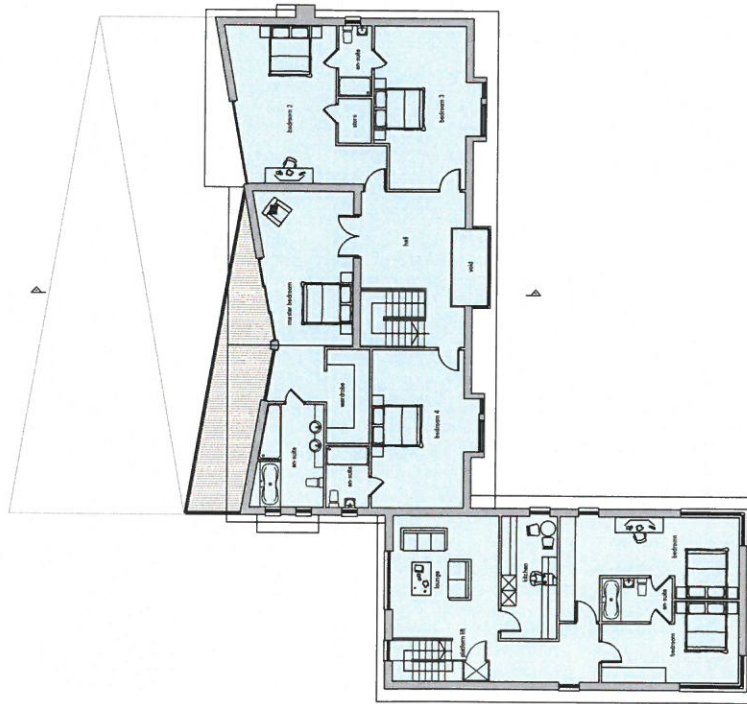


REVISION	DESCRIPTION	DATE
A	Drawing amended inline with client requirements.	11/01/2017

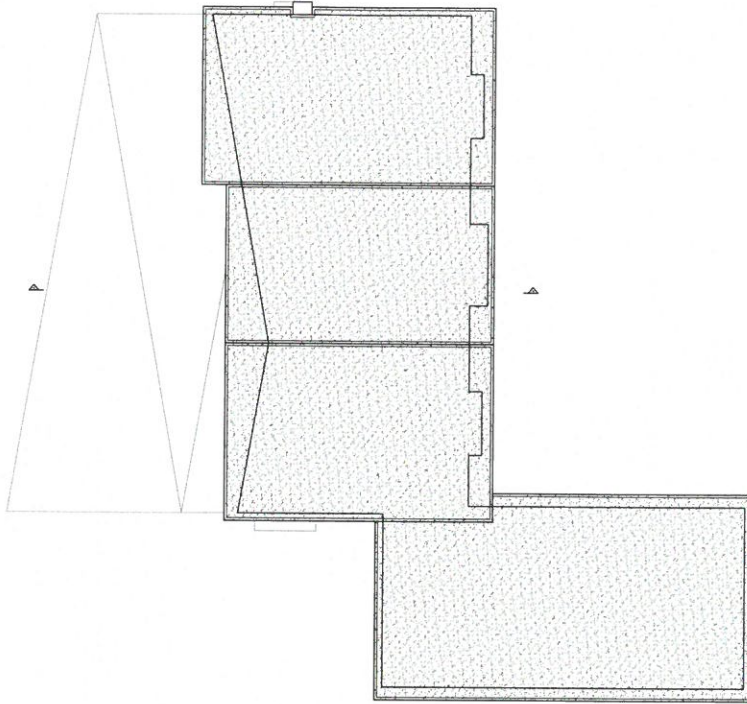


PROJECT TITLE	PROPOSED RETAINED WALL/ENCLOSURE		
PROJECT ADDRESS	FAIRVIEW PARK ROAD, GUNDOCK		
CLIENT	CANATA & SEDGE CHARITABLE ARCHITECTS		
DRAWING TITLE	LOWER GROUND & GROUND FLOOR PLANS AS PROPOSED		
DRAWING STATUS	PLANNING		
DRAWING NUMBER	2528_D_001		REVISION
SCALE	1:500 @ A1	DATE	JANUARY 2017
		DRAWN BY	NF
		CHECKED BY	A





FLOOR UPPER LEVEL



ROOF PLAN



REVISION	DESCRIPTION	DATE
A	Drawing amended along with client requirements.	11/01/2017



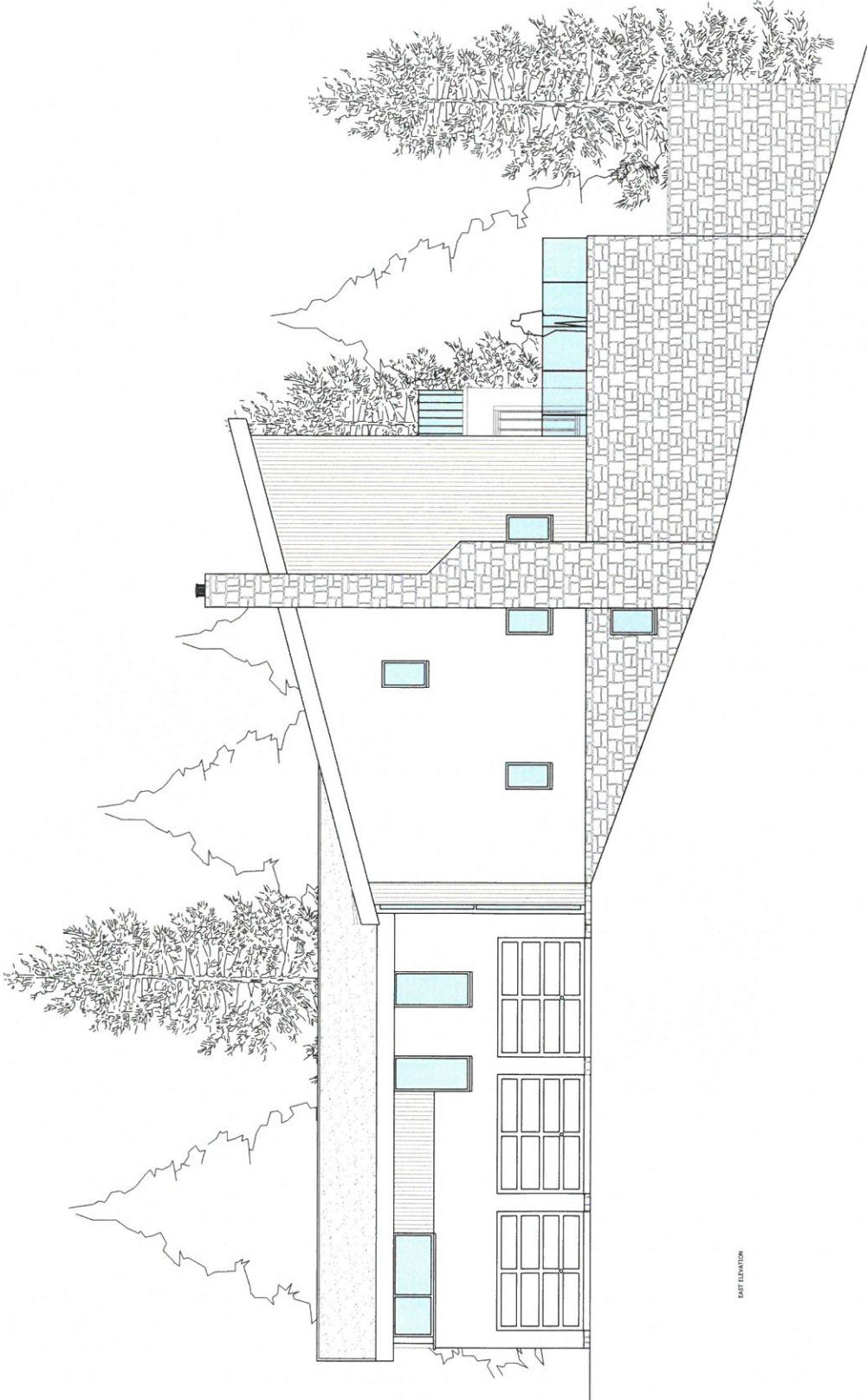
PROJECT ADDRESS	FAULTY PARK ROAD, GUNDOCK
CLIENT	CANATA & SEGIE CHARTERED ARCHITECTS
DRAWING TITLE	UPPER FLOOR & ROOF PLANS AS PROPOSED
DRAWING STATUS	

DRAWING NUMBER	2538_D_002
DATE	JANUARY 2017
DRAWN BY	MF
CHECKED BY	

REVISION	A
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 7 LINDON STREET, GREENOCK, PA43 3AH. TEL: 01475 786517 email: info@canata.co.uk  
 I am a registered architect and a member of the Royal Institute of British Architects (RIBA) No. 71240



EAST ELEVATION



REVISION	DESCRIPTION	DATE
A	Drawing prepared in line with client requirements.	12/01/2017

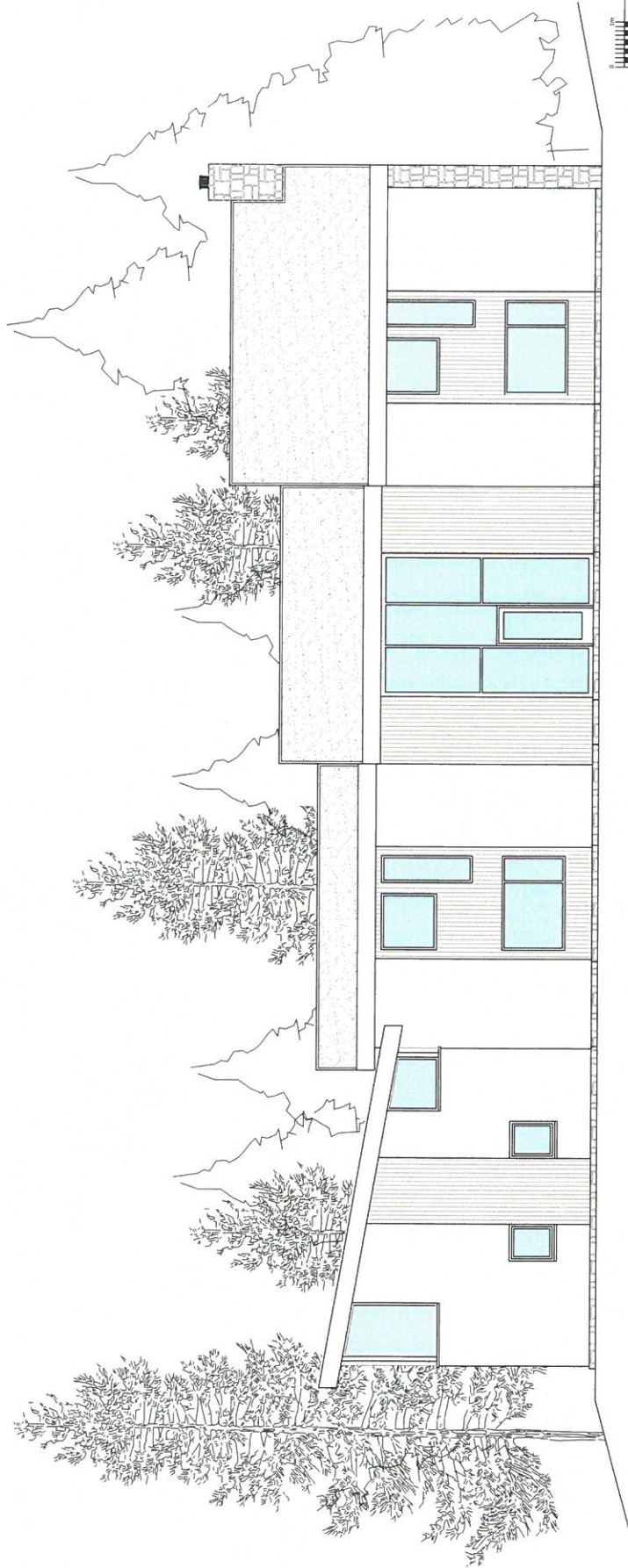
<b>Canata Sessie</b> ARCHITECTS	
PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	FAULDS PARK ROAD, GORRUCK
CLIENT	CANATA & SEGGIE CHARTERED ARCHITECTS
DRAWING TITLE	PROPOSED EAST ELEVATION
DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_D.003
SCALE	1/8" @ A1
DATE	JANUARY 2017
DRAWN BY	MF
CHECKED BY	A

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FRONT ELEVATION

REVISION	DESCRIPTION	DATE
A	Drawing provided in line with client requirements.	11/01/2017

**Canata Seggie**  
ARCHITECTS

PROJECT TITLE PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS 1 AUGUST PARK ROAD, GUNDOCK

CLIENT CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE PROPOSED FRONT ELEVATION

DRAWING STATUS PLANNING

DRAWING NUMBER 2528\_D.005

SCALE 1/50 @ A1

DATE JANUARY 2017

DRAWN BY MF

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REVISION A



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REAR ELEVATION

REVISION	DESCRIPTION	DATE



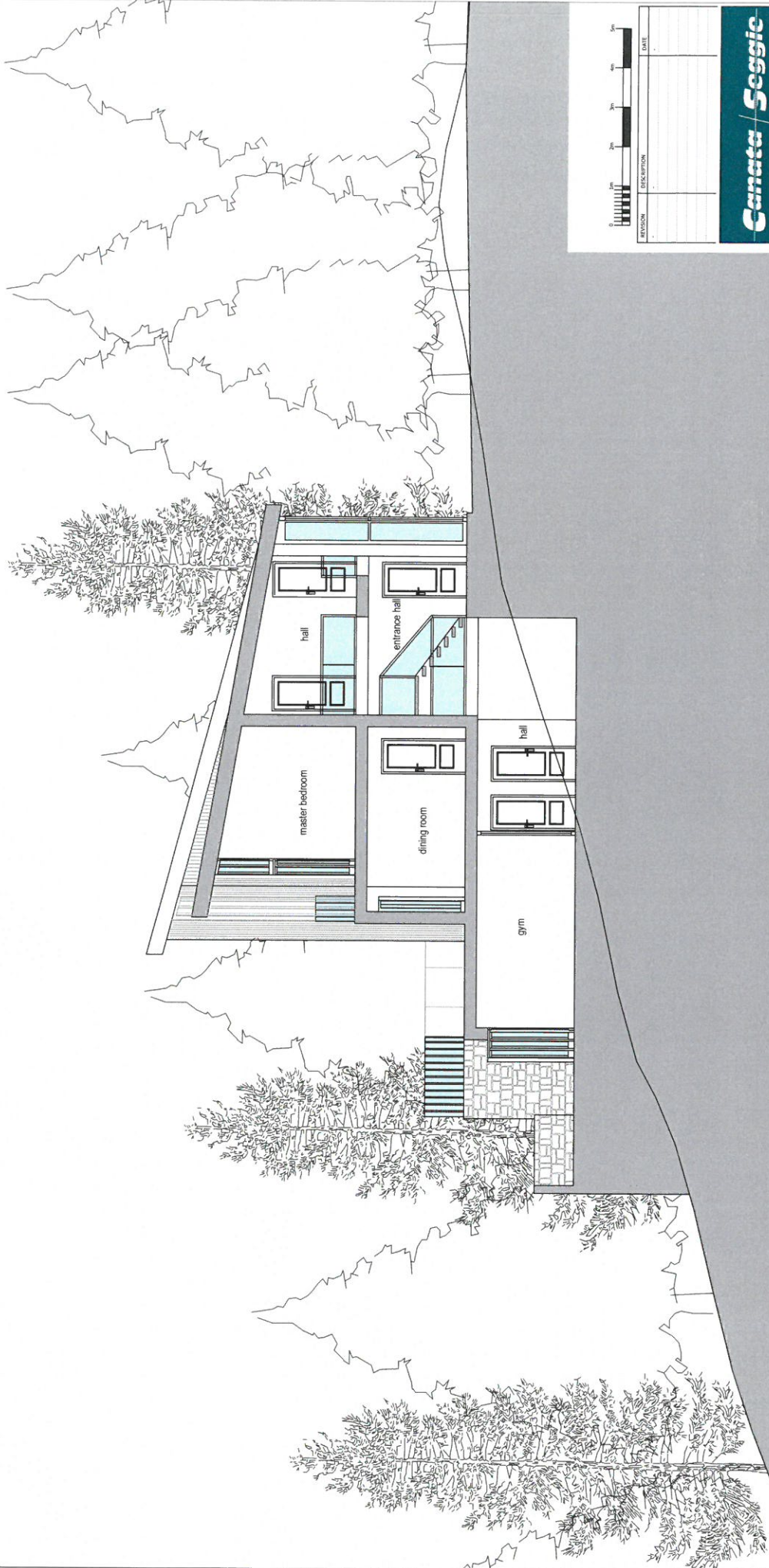
PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	FALLOUT PARK ROAD, GOURNICK
CLIENT	CANATA & SEGIE CHARTERED ARCHITECTS
DRAWING TITLE	PROPOSED REAR ELEVATION

DRAWING STATUS	
PLANNING	
DRAWING NUMBER	2538_D.006
SCALE	1:50 @ A1
DATE	JANUARY 2017
DRAWN BY	NP
CHECKED BY	



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REVISION	DESCRIPTION	DATE
1		



PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	FAULDS PARK ROAD, DUNDALK
CLIENT	CANATA & SEGIE CHARTERED ARCHITECTS
DRAWING TITLE	PROPOSED SECTION A-A
DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_D.007
SCALE	1:50 @ A1
DATE	JANUARY 2017
DRAWN BY	MB
CHECKED BY	/



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Aerial and digital landscape architecture is the leading name in landscape design. Registered in Scotland No. 113099





View from the rear



View from the street




Aerial view






Rear elevation

REVISION	DESCRIPTION	DATE



**Canata Seggie**  
ARCHITECTS

PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	14105 PARK ROAD, GORDON
CLIENT	CANATA & SEGIE CHARTERED ARCHITECTS
DRAWING TITLE	MODEL IMAGES
DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_D.008
SCALE	/
DATE	FEBRUARY 2017
DRAWN BY	MP
CHECKED BY	/
REVISION	/



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**2. APPOINTED OFFICER'S SITE PHOTOGRAPHS  
TOGETHER WITH LOCATION PLAN**

**(photographs taken on 29 August 2017 with iPhone6s)**























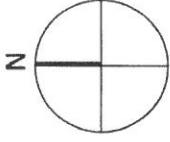
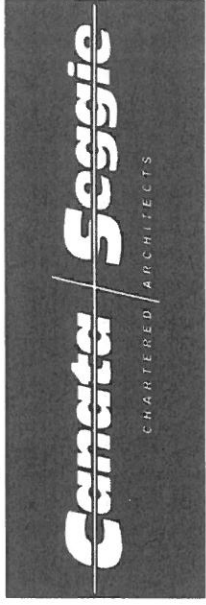


Photo Locations



REVISION	DESCRIPTION	DATE



PROJECT TITLE PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS CANATA & SEGIE CHARTERED ARCHITECTS

CLIENT A. LAW

DRAWING TITLE LOCATION PLAN AS EXISTING

DRAWING STATUS PLANNING

DRAWING NUMBER 2528\_LP

REVISION /

SCALE 1:1250

DATE JANUARY 2017

DRAWN BY NF

CHECKED BY



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**3. APPOINTED OFFICER'S REPORT OF HANDLING  
DATED 29 SEPTEMBER 2017**

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## **REPORT OF HANDLING**

**Report By:** James McColl

**Report No:** 17/0208/IC

**Local Application  
Development**

**Contact  
Officer:** 01475 712462

**Date:** 29th September 2017

**Subject:** Construction of single dwellinghouse at  
Vacant Land, Faulds Park Road, Gourrock

## **SITE DESCRIPTION**

The application relates to a steeply sloping site extending to around 0.4 hectares located within Prichard Wood and situated on the northern side of Faulds Park Road, Gourrock. The site adjoins further woodland to both the east and west, with a large storage and distribution warehouse lies beyond the woodland immediately across Faulds Park Road to the south. To the north, a recently completed flatted residential development is located at a lower level on Cloch Road. A small watercourse lies to the east of the site.

## **PROPOSAL**

It is proposed to erect a single dwellinghouse fronting Faulds Park Road. The house will be of individual design and feature a mono-pitch roof. The house will be two storey to the front and be to a height of around 8 metres when viewed from Faulds Park Road. Due to the steep topography of the site, the rear of the house is over three storeys. When viewed from the rear, it extends to a height of around 13.75 metres. The rear also features three outdoor terraces accessed from the house. Accommodation within the proposed house comprises a living room, family room, dining room and kitchen to the ground floor, together with a utility room, bedroom and garage. The family room and lounge will open out to the upper rear terrace. The lower ground floor comprises a guest suite, gym, home cinema and office. The gym and guest suite open out to the lower rear terrace. The upper floor comprises a further four bedrooms. The master bedroom opens out to a first floor balcony. An internally linked self-contained two bedroom annex is provided above the garage. External finishes comprise white render, vertical timber cladding, a stone basecourse and stone terrace walls to the rear, and a sedum roof.

The applicant has submitted a tree survey report in support of the application.

## **DEVELOPMENT PLAN POLICIES**

**Policy RES1 - Safeguarding the Character and Amenity of Residential Areas**

The character and amenity of residential areas, identified on the Proposals Map, will be safeguarded and where practicable, enhanced. Proposals for new residential development will be assessed against and have to satisfy the following criteria:

- (a) compatibility with the character and amenity of the area;
- (b) details of proposals for landscaping;

- (c) proposals for the retention of existing landscape or townscape features of value on the site;
- (d) accordance with the Council's adopted roads guidance and Designing Streets, the Scottish Government's policy statement;
- (e) provision of adequate services; and
- (f) having regard to Supplementary Guidance on Planning Application Advice Notes.

#### Policy ENV1 : Designated Environmental Resources

##### (a) International and National Designations

Development which could have a significant effect on a Natura site will only be permitted where:

- (i) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site, or
- (ii) there are no alternative solutions, and
- (iii) there are imperative reasons of overriding public interest, including those of a social or economic nature.

Development that affects a SSSI (or other national designation that may be designated in the future) will only be permitted where:

- (iv) it will not adversely affect the integrity of the area or the qualities for which it has been designated, or
- (v) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.

##### (b) Strategic and Local Designations

Development adversely affecting the Clyde Muirshiel Regional Park and other strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:

- (i) visual amenity will not be compromised;
- (ii) no other site identified in the Local Development Plan as suitable, is available;
- (iii) the social and economic benefits of the proposal are clearly demonstrated;
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere.

#### Policy ENV4 - Safeguarding and Enhancing Open Space

Inverclyde Council will support, safeguard and where practicable, enhance:

- (a) areas identified as 'Open Space' on the Proposals Map; and
- (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 and Green Network links.

#### Policy ENV6 - Trees and Woodland

Trees, groups of trees and woodland designated as Tree Preservation Orders (TPOs) will be safeguarded. Where it is considered necessary to protect other trees and woodland areas for amenity reasons, new Tree Preservation Orders will be promoted.

Trees and woodland will be protected and enhanced by having regard to the Scottish Government's Woodland Removal Policy and through:

- (a) promoting the planting of broad leaved and native species, or other species with known biodiversity benefits;

- (b) protecting and promoting the positive management of hedgerows, street trees and any other trees considered to contribute to the amenity of the area;
- (c) protecting and promoting the positive management of ancient and semi-ancient natural woodlands; and
- (d) encouraging the planting of appropriate trees as an integral part of new development.

Woodland creation proposals will be guided by the GCV Forestry and Woodland Framework Strategy (FWS), where priority locations for woodland management and expansion in Inverclyde will be assessed against the following criteria in accordance with the UK Forestry Standard:

- (e) the benefits of woodland creation to the value of the existing habitat;
- (f) contribution to the enhancement of the wider Green Network;
- (g) the safeguarding of nature conservation and archaeological heritage interests;
- (h) safeguarding of water supplies;
- (i) the area's landscape character;
- (j) integration with agricultural interests;
- (k) existing and potential public access and recreational use;
- (l) woodland design and the proposed mix of species; and
- (m) points of access to and operational tracks through woodlands.

#### Policy ENV7 - Biodiversity

The protection and enhancement of biodiversity will be considered in the determination of planning applications, where appropriate. Planning permission will not be granted for development that is likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation.

Inverclyde Council, in conjunction with its partners, will continue to develop habitat and species action plans through the approved Local Biodiversity Action Plan (LBAP) in order to manage and enhance the biodiversity of the Inverclyde area.

#### Policy INF4 - Reducing Flood Risk

Development will not be acceptable where it is at risk of flooding, or increases flood risk elsewhere. There may be exceptions for infrastructure if a specific location is essential for operational reasons and the development is designed to operate in flood conditions and to have minimal impact on water flow and retention.

All developments at risk of flooding will require to be accompanied by a Flood Risk Assessment (FRA) and should include a freeboard allowance, use water resistant materials where appropriate and include suitable management measures and mitigation for any loss of flood storage capacity.

#### Policy INF5 - Sustainable Urban Drainage Systems

Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697) and, where the scheme is to be adopted by Scottish Water, the Sewers for Scotland Manual Second Edition. Where the scheme is not to be adopted by Scottish Water, the developer should indicate how the scheme will be maintained in the long term.

Where more than one development drains into the same catchment a co-ordinated approach to SUDS provision should be taken where practicable.

Planning Application Advice Note (PAAN) 2 on "Single Plot Residential Development" applies

Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development" applies.

Planning Application Advice Note (PAAN) 5 on "Balconies and Garden Decking" applies.

## **CONSULTATIONS**

**Head of Environmental and Commercial Services** – Parking should be provided in accordance with the National Guidelines.

The dimensions of the garage do not meet the National Guidelines and therefore cannot be considered to count in the parking provision. The applicant has demonstrated that 3 vehicles can park within the site (excluding the driveway) which is acceptable.

It is noted that the driveway is gravel. The driveway should be paved for a minimum of 2 metres to prevent loose material being spilled onto the road.

The driveway shall be a minimum of 3 metres wide and the gradient shall not exceed 10%. The proposal meets these requirements.

The applicant shall demonstrate that they can achieve a visibility splay of 2.4m by 43.0m by 1.05m. There shall be no landscaping or fencing within this visibility splay.

A Section 56 Agreement will be required for any works on the public road or footway.

All surface water shall be intercepted within the site.

Drainage plans should be submitted for approval prior to works starting on site.

Surface Water discharge into the burn will be limited to greenfield run-off and will be submitted for approval prior to works starting on site.

Confirmation of connection to Scottish Water Network should be submitted for approval.

**Head of Safer and Inclusive Communities** – Conditions relating to ground contamination, Japanese Knotweed, external lighting and sound insulation complying with the current building standards are recommended. It is further advised that a noise assessment requires to be undertaken in terms of industrial noise affecting mixed residential and industrial areas.

**Greenspace Manager** – Concerns are raised regarding the severe and detrimental impact on the Site of Importance for Nature Conservation (SINC) together with the methodology of the tree survey which fails to address the health of the woodland, and the detrimental effect this proposal would have on the woodland.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 4th August 2017 as there are no premises on neighbouring land and as contrary to the development plan.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

Twenty-one objections were received in connection with the application. Two further representations were received and whilst no objection was made, a number of points were raised. The points and concerns raised can be summarised as follows:



- The site description is misleading and suggests a piece of land suitable for a dwellinghouse, not a dense woodland.
- The location plan and neighbour notification plan do not show the recently completed residential development to the north of the site. An updated neighbour notification plan requires to be issued.
- A tree preservation order covers the site and the development would adversely impact on the trees and woodland.
- The tree survey submitted in support of the proposal is inadequate.
- Granting permission may result in further proposals to develop the remainder of the woodland.
- The development would impact adversely on wildlife.
- The construction works would result in noise and disturbance to neighbouring residential property.
- The development would have an adverse effect on drainage. Adjacent culverts may become blocked which may cause flooding to the adjoining residential development.
- The maintenance responsibilities of existing watercourses and culverts are unclear.
- The development may result in the hillside site may becoming unstable.
- Insufficient parking is provided and this will be detrimental to road safety on Faulds Park Road.
- The proposal would not be sympathetic in respect of the adjacent residential development.
- The proposal would infringe upon the privacy of neighbouring residential property.
- The development is too close to the neighbouring residential flats.
- Utilities may be routed via the residential development on Cloch Road below the site.
- The proposal is contrary to the Inverclyde Local Development Plan
- No information is submitted in respect of policies RES5, ENV1, RES7 and INF5 of the Local Development Plan.
- The site is not identified as a residential development opportunity in terms of Policy RES3 of the Local Development Plan.
- No design statement has been submitted by the applicant.
- The timescale of the works requires to be clarified.
- The development of the site will infringe on security and personal property.
- The removal of trees within the site will increase noise.
- The removal of trees within the site will increase CO2 emissions
- SEPA should be consulted on the application.

I will consider these concerns in my assessment.

## **ASSESSMENT**

The material considerations in the determination of this planning application are the Local Development Plan, the Council's Planning Application Advice Notes (PAAN) 2, 3 and 5 on "Single Plot Residential Development", "Private and Public Open Space in New Residential Development" and "Balconies & Garden Decking" respectively, the impact on the Site of Importance for Nature Conservation (SINC) and the Tree Preservation Order (TPO), the visual impact of the proposal, impact on existing residential amenity, the consultation responses and representations received.

In terms of the Local Development Plan, the application site is located within an area covered by Policy RES1 which seeks to safeguard the character and amenity of residential areas. This policy also sets out the criteria for the assessment of proposals for new residential development. The application site is situated within a Site of Importance for Nature Conservation (SINC) and Policy ENV1 advises that developments which affect such designations will not normally be permitted and sets out the criteria where exceptions may be made. Policy ENV7 further advises on the protection and enhancement of biodiversity. In addition to the SINC designation, the site also lies within an area of woodland designated as a Tree Preservation Order (TPO). Policy ENV6 advises that trees,

groups of trees and woodlands designated as TPOs will be safeguarded. Policy ENV4 seeks to support, safeguard and where practicable, enhance areas identified as 'Open Space' on the Proposals Map together with 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 and Green Network links.

In considering the principle of a house at this location, it is appropriate to first consider the impact on the SINC and associated biodiversity together with the TPO. No habitat survey has been submitted by the applicant in support of the application. In his consultation response, the Lower Clyde Greenspace Manager advises that the SINC was designated in 1993 following a phase 1 habitat survey. He advises that the site has recently been re-appraised as part of the general review of SINC's, and confirms that the special interest still remains and is valid. The SINC comprises several adjacent areas of woodland and the value of the SINC therefore is two-fold. Firstly the individual woodland components are important contributors to the local green network and secondly, the value of the SINC in terms of the habitat corridor created by a number of naturally regenerating woodlands running parallel to the coast. Woodland corridors with this alignment are rare in Inverclyde, which tends to have urban woodland corridors running between coast and countryside. He also highlights that broadleaved woodland is a priority habitat within the Local Biodiversity Action Plan.

Turning to the tree survey report submitted by the applicant the Lower Clyde Greenspace Manager advises that in terms of the content of the study, it takes the form of addressing the health of individual trees. This approach would be more suitable for a development that was impacting on a park, or a heavily managed and publicly accessible area of woodland. Presumption in favour of development within the site and proposed mitigation is not an appropriate approach. Any woodland by its very nature will comprise trees of varying states of health, structure and age. This mix provides the structural diversity of a natural woodland providing habitat niches for ground flora, fauna and regenerating growth. The tree survey report does not address the health of the woodland and the detrimental effect this proposal would have on it. I note also that the applicant's tree survey considers that whilst many are not particularly good individual specimens, they are of value as part of the woodland structure and habitat.

In addition to matters pertaining to biodiversity and the SINC designation, the TPO designation at Prichard Wood also preserves the woodland in the interests of amenity as it contributes considerably to the character of the area. The woodland forms attractive screening to the housing and industrial developments when viewed from the river and Cloch Road. Prichard Wood, together with several other adjacent TPO designations, also forms part of a continuous and highly visible tree belt throughout this part of the urban area of Gourock. The applicant's tree survey advises that the site and the surrounding area are heavily wooded, with many hundreds of trees forming a well-treed environment. The removal of the trees required for the development will not therefore have a significant impact on the wooded character and appearance of the general area. It is further envisaged in the applicant's survey that the natural character of the woodland will be retained and the dwelling being within a woodland setting with an open southerly aspect. I cannot agree with the applicant in respect of the tree removal having an insignificant impact. The removal of trees to facilitate development at this location would unacceptably impact on the established tree cover which makes a significant contribution to the character, appearance and amenity of the wider area. The open southerly aspect of the site is also directly facing Faulds Park Road. This will significantly change the character and appearance of Faulds Park Road which is wooded to both sides of the road before opening out to the housing and industrial developments access from the upper section of the road.

I also note that the application plans indicate a significant level of glazing and terracing to the rear of the house facing towards the river. Whilst it is currently proposed to retain the trees between the rear of the house and the site boundary in addition to the trees remaining beyond the site, I consider that human nature suggests that over time, there will be a demand to both improve daylight and maximise the views across the river. This may well result in the removal of trees not currently identified for removal. Further tree removal would cause additional adverse impact on the



integrity of the TPO at Prichard Wood. Such concerns were raised in the assessment, and subsequent refusal, of a previous application for a dwellinghouse within a wooded site on Houston Road, Kilmacolm. Here, the trees were protected by the conservation area designation. This concern was recognised by the Reporter who, in dismissing the subsequent appeal, noted that in his experience there would be such a strong desire to remove further trees, he could not ignore the potential.

Drawing the above together, the proposal is considered contrary to policy ENV1 of the Local Development Plan given the severe and detrimental impact on the SINC in terms of the reduction in biodiversity value, both at an individual level as a woodland, and at a wider level as a wildlife corridor. There is also no justification for any exceptions to be made. Additionally, given the impact on biodiversity, the proposal is contrary to Policy ENV7 which requires the protection and enhancement of biodiversity to be considered. The proposal will further fail to safeguard Prichard Wood which is a designated TPO, contrary to Policy ENV6. Given the function of the site in respect of a wildlife corridor together with the contribution to the character of the area, the proposal is also contrary to Policy ENV4 (b). The unacceptable loss of existing landscape features within the site and lack of any detailed landscaping proposals also fails in respect of criteria (b) and (c) of Policy RES1.

In further assessing the proposal in respect of Policy RES1, together with the guidance within PAANs2 and 3, the large site can comfortably accommodate the proposed dwellinghouse although it is acknowledged that much of the surrounding garden area will be both steeply sloping and heavily wooded. There is no comparable dwellinghouses within the immediate vicinity and no established building line. The proposed house is of bespoke design and I have no concerns in respect of such an approach if the principle of development on the site was supported. In respect of residential amenity, three outdoor rear terraces accessed from the house are proposed. These have a combined floor area of around 140 square metres. Terraces of this size would afford residents the opportunity of undertaking a wide range of functions over extensive periods of day and evening. The terraces are positioned near a number of adjacent residential flats and I consider that both the individual and combined floor area of the terraces go beyond a size that could be reasonably required to afford an area of seating for a number of people to relax and enjoy views. The combination of terraces would enable them, during good weather, to effectively become outdoor rooms. The transference of this activity outdoors would have the potential to generate noise and activity to the detriment of the amenity of the occupants of the residential flats below the site on Cloch Road. This potential disturbance would be compounded by the elevated nature of the site relative to these properties. Such an arrangement is not supported by the guidance within PAAN5 and thus the proposal also fails to satisfy criterion (f) of Policy RES1.

In continuing to assess neighbouring amenity and notwithstanding the trees remaining within the site, the rear of the proposed house when viewed from the residential flats on Cloch Road extends across three storeys and to a height of around 13.75 metres. It also includes a significant number of large windows together with the outdoor terraces. The proposed house is set back from the rear of the nearest adjacent buildings within the flattened development situated at a lower level on Cloch Road by around 30 metres. This is in excess of the minimum expected window to window standard of 18 metres. In respect of the character and amenity of the residential area, Prichard Wood provides for a wooded backdrop to the residential development on Cloch Road and contributes to the amenity of the residents. The removal of trees combined with the height of the proposed house in an elevated position would result in an unexpected feature within Prichard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of both the established character and amenity of the area and the amenity of the neighbouring residents. The proposal is therefore fails to satisfy criterion (a) of Policy RES1.

Turning to the consultation responses, I note that the Head of Environmental and Commercial Services has no concerns in respect of meeting the requirements of the Roads Development Guide in respect of off-street parking. I concur that the driveway should be paved for a minimum of 2 metres to prevent loose material being spilled onto the road. This can be addressed by condition if required. In respect of the required visibility splay to Faulds Park Road, the applicant has

demonstrated that this can be accommodated wholly within the application site. The unobstructed provision of this visibility splay can therefore also be addressed by condition if required. Matters relating to the requirement for a Section 56 Agreement will require to be addressed by the Head of Environmental and Commercial Services via separate legislation. Criterion (d) of Policy RES1 is therefore satisfactorily addressed.

With respect to Policies INF4 and INF5 and notwithstanding the concerns raised in the objections received, the Head of Environmental and Commercial Services has not identified any flood risk. In order to ensure that drainage and surface water run-off are adequately addressed he advises, however, that drainage details require to be provided. All surface should also be intercepted within the site boundary. Any surface water discharge into the burn will be limited to greenfield run-off and details require to be submitted for approval. Finally, confirmation of connection to Scottish Water network should be submitted for approval as part of the drainage details. These matters can be addressed by condition.

Considering the points raised by the Head of Safer and Inclusive Communities, I concur that it would be prudent to attach conditions in respect of ground contamination and Japanese Knotweed to any permission. Matters relating to external lighting can be addressed by advisory note and matters relating to sound insulation complying with the current building regulations are addressed via the building warrant process. I note the advice in respect of a noise assessment being undertaken due to the proximity of the industrial premises on Faulds Park Road. In the absence of any such assessment, I consider the potential for the new house to be impacted by noise from the industrial premises to the detriment of the amenity of the occupiers cannot be quantified, nor can the potential for disruption to the operation of the industrial premises due to disturbance caused by the operation to the new house.

In terms of the outstanding criteria in Policy RES1, there are adequate services within this existing residential area (criterion (e)).

Moving to procedural matters, I do not consider that the site description is misleading or suggests an area of land suitable for the development of a residential property. It is acknowledged that due to the adjacent flatted development only being recently constructed, it is not shown on the neighbour notification plan or applicant's location plan which identify the application site. The content of the map base is a matter outwith the control of the Council as it is the Crown Copyright of the Ordnance Survey and map bases are updated when Ordnance Survey licence agreements are renewed. I am satisfied that the information shown on the issued neighbour notification certificates is sufficient to draw the attention of neighbours to the application, which is the purpose of the procedure as required by Regulation 18 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The applicant's location plan is also sufficient to meet the requirements of Regulation 9 and the position of the site can be clearly identified due to other landscape features.

I note the concerns regarding site stability as a result of the works. These matters would be considered as part of the building warrant process. There is no suggestion that utilities would be routed via the adjacent residential development although this would, in any case, be a civil matter between the parties involved. The fact a site is not specifically identified as a residential development opportunity in terms of Policy RES3 of the Local Development Plan does not automatically preclude appropriate development. Policy RES5 relates to the alteration, extension or sub-division of existing properties and is not relevant to this proposal. As the site does not lie within the Green Belt or the Countryside, Policy RES7 is also not relevant to the proposal. There is no specific requirement for the applicant to submit a design statement and whilst each planning application is considered on individual merit, I share concern the view that granting permission could create an undesirable precedent. The duration of the works is a matter for the applicant and noise disturbance from building works is a matter for the Head of Safer and Inclusive Communities to address via separate legislation. The maintenance of watercourses outwith but adjacent to the site is a matter for the respective landowners and there was no requirement to consult with SEPA for this application for a single dwellinghouse. There is nothing to suggest that the proposal would

infringe on security or personal property that the proposed tree removal would lead to any unacceptable increase in noise or the proposal would increase CO2 emissions.

In conclusion, the proposal would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value both at an individual level as woodland, and at a wider level as a wildlife corridor. The proposal will also fail to safeguard Prichard Wood which is a designated TPO, impact adversely on the tree belt within this part of Gourock and significantly change the character and appearance of Faulds Park Road. In addition, the design of the new house inclusive of rear terraces would have the potential to generate noise and activity to the detriment of the amenity of the occupants of the residential flats below the site on Cloch Road. The height of the proposed new house to the rear together with the elevated position would also have an overbearing effect on the neighbouring residential flats below, particularly during the winter months. The proposal is considered contrary to Policies ENV1, ENV4, ENV6, ENV7, RES1 together with the advice and guidance within PAAN5. Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 as amended require that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. Taking all of the above into consideration I am satisfied that there are no material considerations which suggest that a departure from the Local Development Plan can be justified. Planning permission should therefore be refused.

## **RECOMMENDATION**

That the application be refused for the following reasons:

1. The proposal would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value both at an individual level as a woodland, and at a wider level as a wildlife corridor contrary to policies ENV1, ENV4 and ENV7 of the Inverclyde Local Development Plan.
2. The tree removal resulting from the proposal would fail to safeguard Prichard Wood which is a designated TPO, contrary to policy ENV6 of the Inverclyde Local Development Plan.
3. The unacceptable loss of existing landscape features within the site together with lack of any detailed landscaping results in the proposal being contrary to Policy RES1 of the Local Development Plan.
4. The removal of trees combined with the height of the proposed new house in an elevated position would result in an unexpected feature within Prichard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of both the established character and amenity of the area and the amenity of the neighbouring residents, contrary to Policy RES1.
5. The rear terraces of the proposed house by virtue of their location and size would allow the opportunity to undertake a range of functions over extensive periods of day and evening to an extent that the activity may impinge upon the enjoyment of neighbouring properties to the detriment of the amenity of neighbouring residents. As such the proposal is contrary to the advice and guidance within the Council's Planning Application Advice Note 5 together with Policy RES1 (a) of the Local Development Plan.
6. The applicant has failed to demonstrate that the proposed house would not be impacted by noise from the industrial premises to the detriment of the amenity of the and that operation of the industrial premises would not be compromised due to the potential for disturbance to the occupiers of the proposed house.

Signed:

[Redacted Signature]

Case Officer: James McColl

[Redacted Signature]

Stuart Jamieson  
Head of Regeneration and Planning

#### **4. PLANNING APPLICATION ADVICE NOTE NO. 2 – SINGLE PLOT RESIDENTIAL DEVELOPMENT**

## Planning Application Advice Note No. 2

### SINGLE PLOT RESIDENTIAL DEVELOPMENT

There is a constant demand to erect single houses, often within the grounds of large private gardens and occasionally on small derelict or undeveloped areas of ground. These developments are often beneficial, providing additional housing in sustainable locations and removing derelict and untidy sites from the streetscene.

This Advice Note provides guidance on the issues that are considered in determining planning applications for this type of development.

#### **Infill plots will be considered with reference to the following:**

- The plot size should reflect those in the immediate locality.
- The proportion of the built ground to garden ground should reflect that in the immediate locality.
- The distance of the building to garden boundaries should reflect that in the immediate locality.
- The established street front building line should be followed.
- The proposed building height, roof design, use of materials and colours should reflect those in the immediate locality.

- Ground level window positions should comply with the window intervisibility guidance. Windows on side elevations should be avoided where they offer a direct view of neighbouring rear/private gardens, but bathroom windows fitted with obscure glazing will be acceptable. Boundary screening of appropriate height may be considered where the design and impact on neighbouring residential amenity is deemed acceptable.
- Windows of habitable rooms above ground level should comply with the window intervisibility guidance. Windows on side elevations will only be permitted if the distance to the nearest boundary exceeds 9.0 metres, if there is no direct view of neighbouring rear/private gardens or if it is a bathroom window fitted with obscure glazing.
- The level of on site car parking should be comparable with the established pattern in the street and be capable of being implemented without detriment to road safety.

#### **Applications in Conservation Areas:**

The Greenock West End and Kilmacolm Conservation Areas are characterised by substantial villas set in large gardens. Understandably, there has been pressure for infill residential development in these areas. Historic Scotland's Scottish Historic Environment Policy explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

#### **Applications in the grounds of listed buildings:**

New development within the grounds of listed build-ings must have regard to the following:

- The listed building should be maintained as the visually prominent building.
- The principal elevations of the listed building should remain visible from all principal view-points. New building should not breach any close formal relationship between the listed building and traditional outbuildings.
- Formal gardens should not be affected.
- Developments in front gardens which damage buildings to street relationships will not be supported.
- If a listed building is proposed to be upgraded as part of any development, work requires to be implemented to the listed building as the first stage or as part of an agreed phasing scheme.

#### **Trees:**

Some infill sites require tree felling to enable de-velopment. The Town and Country Planning (Tree Preservation Orders and Trees in Conservation Areas) (Scotland) Regulations 2010 deem that in all but exceptional cir-cumstances, the consent of the Council is required to fell or lop any tree covered by a TPO (Tree Preservation Order) or within a Conservation Area. The promotion of TPO's is an ongoing process and, in



# PLANNING APPLICATION ADVICE NOTES

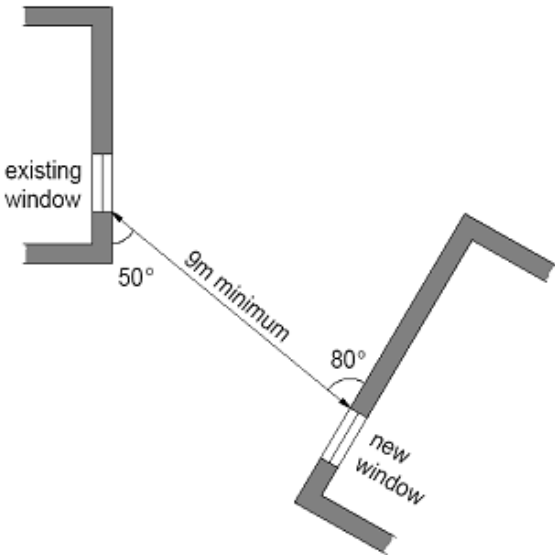
assessing applications for development, the Council has a duty to consider the visual impact which would result if tree felling is required.

## Window intervisibility:

The table below details acceptable levels of window to window intervisibility. The distances are taken from the shortest point between the windows

Minimum Window to Window Distances (metres)

		Angle at window of house/extension etc. to be erected not more than:									
Angle at window of any other house not more than:		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°
	90°	18	18	18	18	13	9	6	4	3	2
	80°	18	18	18	13	9	6	4	3	2	-
	70°	18	18	13	9	6	4	3	2	-	-
	60°	18	13	9	6	4	3	2	-	-	-
	50°	13	9	6	4	3	2	-	-	-	-
	40°	9	6	4	3	2	-	-	-	-	-
	30°	6	4	3	2	-	-	-	-	-	-
	20°	4	3	2	-	-	-	-	-	-	-
	10°	3	2	-	-	-	-	-	-	-	-
	0°	2	-	-	-	-	-	-	-	-	-



**5. PLANNING APPLICATION ADVICE NOTE NO. 3 –  
PRIVATE AND PUBLIC OPEN SPACE IN NEW  
RESIDENTIAL DEVELOPMENT**



## Planning Application Advice Note No. 3

### PRIVATE and PUBLIC OPEN SPACE in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to "Place Making", providing space around and setting for buildings helping to establish the impression of an area, and it can be used to provide areas for outdoor leisure.

This Advice Note provides guidance on the required levels of public open space and private garden ground that should be provided in new residential developments.

#### Types of development:

No two sites are the same and residential development can range from the single house to sites in excess of 100 units. The standards required vary depending upon the scale of the development. The following definitions apply:-

#### SMALL SCALE INFILL, INCLUDING SINGLE PLOTS

- 10 houses or fewer in a vacant / redevelopment site within a built up area.

#### LARGE SCALE INFILL

- more than 10 houses in a vacant / redevelopment site within a built up area.

#### GREENFIELD / EDGE OF TOWN

- the development of a site on the edge of or outside a town or village.

#### FLATTED INFILL

- the development of a block of flats, irrespective of number of units, on a vacant / re-development site within a built up area.

#### FLATTED DEVELOPMENT WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF TOWN SITE

- the development of a block of flats, irrespective of number of units, as part of a larger infill development within a town or village, or on a greenfield / edge of town or village site.

#### Private Garden Ground:

#### SMALL SCALE INFILL DEVELOPMENTS, INCLUDING SINGLE PLOTS

- new development should accord with the established density and pattern of development in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries.

#### FLATTED INFILL DEVELOPMENTS

- flats should reflect the existing scale of buildings and townscape in the immediate environs. Open space need only be provided where surplus land is available following the provision of any off-street parking required.

#### LARGE SCALE (INFILL) OR GREENFIELD / EDGE OF SETTLEMENT SITE

- the following minimum sizes shall apply:
  - Rear / private garden depth - 9 metres, although where the rear garden does not back onto residential property, this may be reduced if an area of screened side garden of size equivalent to a rear garden

with a 9 metre depth can be provided.

- Front / public garden depth - 6 metres.
- Distance from house to side boundary - 2 metres.
- Distance from house to side boundary when the house has an attached garage - 3 metres.

#### FLATTED WITHIN A LARGE SCALE INFILL OR GREENFIELD / EDGE OF SETTLEMENT SITE

- 10 square metres per bedspace based upon an occupancy rate of two persons per double bedroom and one person per single bedroom.

#### Public Open Space:

In developments other than small scale and flattened infill sites, public open space is required to be provided to achieve both an appropriate landscape setting for the development and play space.

In such circumstances the following criteria will apply:

- Public open space should be provided at the indicative ratio of 1.64 ha per 1000 population. Population estimates are based upon occupancy rates of two persons per double bedroom and one person per single bedroom.
- It will also be the responsibility of the developer to equip the play areas. Children's play areas and kickabout areas should comprise 0.32 ha per 1000 population.

- Developers may request that the Council take over maintenance of the open space and play areas. The decision is at the discretion of the Council, and will require the following criteria to be achieved:
  - The design and layout of play equipment and safety surface shall be of a design agreed with the Council as part of the planning application process.
  - That an accredited play area inspector confirm the conformity of the design and installation to the relevant standard prevailing at the time.
  - 12 months defects liabilities and warranties shall apply.
  - The land and any associated assets are disposed to the Council free of any charges or fees.
  - That a sum equal to 10 years maintenance of the site is paid to the Council in advance.
- Where the developer selects not to pass maintenance to the Council, it will be a requirement for the obtaining of planning permission that the developer passes ownership and maintenance of all open space and play equipment to a management company. A bond to cover the cost of maintenance and replacement over a 10 year period will also require to be provided.

### Location of Play Areas:

- Play areas should be located to ensure that they are overlooked, but at the same time must be positioned at least 10 metres distant from the boundary of the nearest residence.
- Where developments are located in close proximity to established parks or play areas, the Council may, in appropriate cases, consider as an alternative to on site provision of play equipment, the supplementing, at the expense of the developer, of existing play equipment in the nearby park or play area. This, however, will not absolve the developer of the requirement to provide amenity landscaped areas to enhance the setting of the development. Toddler play provision may not be required when the developer provides flat rear/private garden ground in excess of 9 metres.

**6. PLANNING APPLICATION ADVICE NOTE NO. 5 –  
BALCONIES AND GARDEN DECKING**

## Planning Application Advice Note No. 5

### BALCONIES and GARDEN DECKING

The topography of Inverclyde provides many houses with spectacular views over the Firth of Clyde. Inland there are often opportunities to view open countryside. There is no objection in principle to balconies being erected, but they must take account of privacy and the impact they may have on neighbours enjoyment of their gardens.

Garden decking is becoming increasingly popular, and similarly, there is no objection to this being erected, but again, it must take account of privacy and the impact they may have on neighbours enjoyment of their gardens.

This Advice Note provides a guide to the issues that are considered in determining applications for planning permission.

#### Balconies:

- The balcony should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscure from view from neighbouring housing, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where a balcony is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden

area, the erection of screening shall generally be required. Screening may not be required in cases where the balcony does not increase or intensify the intervisibility between and the overlooking of neighbours. Where screening is required and the screening is in excess of 2.5 metres high on or within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building research establishment publication "Site Layout Policy for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the balcony shall be appropriate to the architectural design of the house.

#### Garden Decking:

- The position of decking should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised, it should not be of a size that will afford residents the opportunity of undertaking a wide range of activities over extensive periods of day and evening to the extent that regular and/or continuous activity may impinge upon the enjoyment of neighbouring gardens.
- Where decking is positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area, the erection of screening, either at the decking edge or the garden boundary shall generally be required. Screening may not be required in cases where the decking does not increase or intensify the intervisibility between and the overlooking of neighbours. Where

screening is required and the screening is in excess of 2.5 metres high on or within 2 metres of a boundary or will itself result in an unacceptable loss of light to a room in a neighbouring house, then the proposed balcony will not be supported. The Council will use the Building research establishment publication "Site Layout Policy for daylight and sunlight: A guide to good practice" in making this assessment.

- The design and position of the decking shall be appropriate to the architectural design of the house.

**7. TREE SURVEY, ARBORICULTURAL CONSTRAINTS  
AND IMPLICATION ASSESSMENT DATED MARCH  
2017 SUBMITTED BY APPLICANT IN SUPPORT OF  
PLANNING APPLICATION**

**Tree Survey, Arboricultural Constraints  
and Implication Assessment**

*for*

**Land at Faulds Park Road  
Gourock**

*by*

**Donald Rodger Associates Ltd  
Arboricultural Consultants**

*for and on behalf of*

**Advanced Technology Investments Ltd**

**March 2017**

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## **1 INTRODUCTION**

This tree survey and report relates to a parcel of woodland which lies to the north of Faulds Park Road, Gourock. It was commissioned by Advanced Technology Investments Ltd and has been prepared in connection with proposals for a single dwelling house. The area of survey as defined by the client is indicated on the appended **Tree Survey Plan**.

The survey records in detail the nature, extent and condition of the existing mature and established tree cover within the area of survey. It provides a comprehensive and detailed pre-development inventory carried out in line with **British Standard 5837:2012** '*Trees in Relation to Design, Demolition and Construction - Recommendations*'. Arboricultural constraints in terms of retention category and root protection areas, as per BS 5837:2012, are illustrated graphically on the tree survey plan.

An arboricultural implication assessment is provided. This seeks to define a potential development area for the proposed new dwelling and addresses tree retention and protection measures. The guidance and methodology as set out in BS5837:2012 '*Trees in Relation to Design, Demolition and Construction – Recommendations*' form the basis of this report.

The report is based on a visual inspection carried out from the ground by Donald Rodger Associates Ltd on 7 March 2017. The weather conditions at the time were bright, dry and calm. A photographic record is provided as Appendix 1.

***Author's qualifications:*** Donald Rodger holds an Honours Degree in Forestry. He is a Chartered Forester, a Chartered Biologist, a Chartered Environmentalist and a Fellow and Registered Consultant of the Arboricultural Association. He has thirty years experience of arboriculture and amenity tree management at a professional level.



***Limitations:***

- ❑ The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey (i.e. until 7 March 2018). Trees are living organisms subject to change – it is strongly recommended that they are inspected on an annual basis for reasons of safety.
- ❑ Tree assessment has been carried out from ground level and observations have been made solely from visual inspection. No invasive or other detailed internal decay detection instruments have been used in assessing trunk condition, unless specified otherwise.
- ❑ This survey should not be construed as a tree safety inspection. It has been undertaken to inform the planning process. However, where clear and obvious hazards have been observed, these are recorded and addressed in the recommendations.
- ❑ The recommendations relate to the site as it exists at present, and to the current level and pattern of usage it currently enjoys. The degree of risk and hazard will alter if the site is developed or significantly changed, and as such will require regular re-inspection and re-appraisal.
- ❑ The report relates to the trees growing within the area of survey as defined by the client and as shown on the plan. Trees outwith the survey area were not inspected.
- ❑ Whilst every effort has been made to detect defects within the individual trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. Extreme climatic conditions can cause damage to even apparently healthy trees.
- ❑ This report has been prepared for the sole use of Advanced Technology Investments Ltd and their appointed agents. Any third party referring to this report or relying on the information contained herein does so entirely at their own risk.

## **2 SURVEY METHODOLOGY**

The area of survey comprises a large block of mixed woodland. As an appropriate and pragmatic approach to the survey, this records in detail all of the large and dominant trees with a trunk diameter in excess of **100mm**. Smaller and younger woodland growth is recorded more generally.

The trees within the detailed survey have been tagged with a uniquely numbered aluminium identity disc. A total of **165 individual trees** were surveyed in detail, with tag numbers running sequentially from **2376 to 2540**.

The majority of tree locations have been accurately plotted as part of a land survey carried out for the site. These were checked on site and are adopted for the purposes of this report. A number of trees were added as part of the tree survey. The trunk position, trunk diameter and tag number of each tree is indicated on the Tree Survey Plan. This also shows the actual, measured crown spread to provide an accurate reflection of the true extent and configuration of the canopy cover.

Information on each numbered tree is provided in the Tree Survey Schedule at Section 5. Consistent with the approach recommended in **British Standard 5837:2012**, this records pertinent details, including:

- Tree number;
- Tree species;
- Trunk diameter;
- Tree height;
- Crown spread;
- Age class;
- Height in metres of crown clearance above adjacent ground level;

- Comments and observations on the overall form, health and condition of the tree, highlighting any problems or defects;
- Life expectancy;
- Condition category, Good, Fair, Poor or Dead as per BS 5837;
- Retention category, A, B, C and U, as per BS 5837;
- Recommended arboricultural works;
- Priority for action.

The trees have been ascribed a ***Retention Category***. In line with the recommendations contained within BS 5837:2012, this takes account of the health, condition and future life expectancy of the tree, as well as its amenity and landscape value and suitability for retention within any proposed development. The retention category for each tree is shown in the Tree Survey Schedule.

**A** – High quality and value (green central disc on plan).

**B** – Moderate quality and value (blue central disc on plan).

**C** – Low quality and value (grey central disc on plan).

**U** – Unsuitable for retention (red central disc on plan).

Initial recommendations are provided for arboricultural work desirable in the interests of safety and sound tree management.

The measured extent of the woodland canopy is also shown.

### **3 TREE SURVEY RESULTS**

#### **3.1 General Description**

The area of survey comprises an area of woodland which lies to the north of Faulds Park Road, on the western edge of Gourrock. Roughly triangular in outline and known locally as Pritchard Wood, this occupies sloping ground with a northerly aspect overlooking Cloch Road and the Firth of Clyde.

Faulds Park Road defines the southern boundary and a former track cut into the hillside runs along the west and north boundary. A small burn runs through a deeply incised gully to the east. The slopes are moderate to steep and the terrain is uneven and hummocky.

The site is heavily wooded with a mixture of broadleaved trees of varying age and condition. This forms a single and complete canopy across the site. The woodland forms part of a larger belt of trees which runs west to east and occupies sloping ground.

A total of 165 individual trees were recorded in the survey. These stand as the largest and dominant specimens within the woodland and collectively form the principle canopy trees. The trees are scattered randomly and in a natural fashion across the site.

The ground conditions are fairly open and accessible, with a ground cover of mosses, woodrush, wild garlic, dogs mercury and ferns.

The area of survey, site features and spatial distribution of the tree cover is graphically illustrated on the tree survey plan.

### 3.2 Designations

- The woodland is the subject of a Tree Preservation Order (TPO) made in 2003.
- The site forms part of the Cloch Road Woodlands Site of Importance for Nature Conservation (SINC).
- The woodland is listed in the Ancient Woodland Inventory as being of Long Established Plantation Origin (LEPO).

### 3.3 Tree Description and Assessment

The woodland comprises a mixture of broadleaved species of varying age and condition. It has a very naturalistic character, with an irregular and varied canopy structure (see photos at Appendix 1).

The principle species recorded include silver birch (*Betula pendula*), ash (*Fraxinus excelsior*), sweet chestnut (*Castanea sativa*), beech (*Fagus sylvatica*) and sycamore (*Acer pseudoplatanus*). Other species occurring only occasionally include lime (*Tilia x europaea*), holly (*Ilex aquifolium*), oak (*Quercus robur*) and goat willow (*Salix caprea*). The species recorded are common to the area and typical of the surrounding woodlands.

The tree cover is of mixed age. Several large, mature specimens are scattered throughout, with a dense understorey of younger growth. Some of the larger trees are noticeably multi-stemmed, suggesting that they have arisen as coppice growth.



An overall condition category (good, fair, poor or dead) has been ascribed to each tree and this is highlighted in the tree survey schedule. Overall tree condition tends to be fairly mixed, with several trees in good to fair condition interspersed with poor growth of inferior quality. There are few trees of any individual quality or arboricultural merit.

A number of health and condition issues were noted at the time of inspection and these are recorded in the tree survey schedule and summarised below.

**Dead trees** - Two trees are completely dead.

**Structural defects** - A number of trees display significant structural defects. This takes the form of very acute unions between co-dominant stems which are prone to splitting and failure.

**Suppression** - The trees all display varying degrees of mutual suppression as a result of close spacing and lack of thinning. Some heavily suppressed trees are struggling to survive and have limited future potential.

The survey has recommended work to trees where they currently present a potential hazard to the public highway. This is specified in the tree survey schedule. The removal of trees 2384, 2402 and 2452 is recommended for safety reasons. Dead or poor quality trees elsewhere within the woodland are currently in a low risk situation and do not require immediate attention.

## **4 TREE CONSTRAINTS**

### **4.1 Tree Retention Categories**

A retention category (A, B, C or U), based on the grading system as set out within British Standard 5837:2012, has been ascribed to each individually surveyed tree. This is explained at the tree survey schedule. Categorisation is carried out without reference to any proposed development or site alterations, and is based solely on tree health, condition, safe life expectancy, and amenity value.

- Category A (high) - 0 trees
- Category B (medium) - 81 trees
- Category C (low) - 77 trees
- Category U (unsuitable) - 7 trees

The majority of trees are assessed as being of medium (B) to low (C) category. While most trees are not particularly good individual specimens, they are of value as part of the woodland structure and habitat.

### **4.2 Root Protection Area**

The **root protection area (RPA)** has been calculated and plotted for each individually surveyed tree (apart from those falling into the 'U' retention category). This utilises the system as contained within British Standard 5837:2012 and is calculated as an area equivalent to a circle with a radius of 12 times the stem diameter. The RPA of the trees has been plotted as a **grey circle** on the **Tree Constraints Plan**.

The RPA of individual trees may change its shape (but not its area) depending on local site conditions. Built structures, such as roads and walls, present physical barriers to root growth, as do watercourses and abrupt changes in ground level. Depending on physical site constraints, trees may therefore have an irregular and asymmetrical root spread. The RPA as represented by a circle must therefore be interpreted with caution.

In this case, the soils appear to be relatively thin, with bedrock not far below the surface. This will have resulted in shallow and spreading root systems. The sudden changes in level and retaining feature along the north boundary will also restrict root growth and lead to asymmetrical development.

## **5 ARBORICULTURAL IMPACT ASSESSMENT**

### **5.1 Development Proposal**

It is proposed to build a single dwelling house within the site, with a new access formed on Faulds Park Road. Plans and drawings have been prepared by Canata Seggie Architects and these are referred to here. A **Tree Proposals Plan** accompanies this section, which shows the position of the dwelling in relation to the trees.

### **5.2 Tree Removal and Retention**

A section of the woodland will require to be removed to facilitate the proposal and to create a clear, developable area. Based on the findings of the tree survey, a potential development envelope is illustrated on the tree proposals plan. This seeks to minimise the impact on the tree cover by retaining the grouping of large, mature trees to the north (2505 to 2509) and concentrating on the removal of the smaller growth of inferior quality. The individual trees and the section of canopy cover to be removed is highlighted in red on the tree proposals plan. This creates a clear and realistic developable area.

The removal of the trees and section of woodland noted above must be considered in the context of the wider landscape of the locality. The site and the surrounding area is heavily wooded with many hundreds of trees forming a well-treed environment. The removal of the trees as recommended will not therefore have a significant impact on the wooded character and appearance of the general area.

It is proposed to retain all of the remaining trees and woodland and to incorporate these into the proposed development. These are to be retained and

are shown outlined in green on the tree proposals plan. It is envisaged that the natural character of the woodland will be retained, with minimal management intervention. The dwelling will be set within a woodland setting, with an open southerly aspect.

### 5.3 Tree Protection Measures

Adequate protection of the tree and its root system is essential if such features are to be retained successfully in the long term. This is normally achieved by creating a fenced **tree protection area** around the trees concerned within which no development takes place and the root system remains undisturbed. Clear guidelines on this matter are contained within British Standard 5837:2012 and this document is referred to as a baseline on which recommendations are made.

Based on the trees concerned, their RPA and canopy spread, the proposed layout and existing site conditions, the recommended minimum line of temporary tree protection fence is indicated by a **bold magenta line** on the Tree Proposals Plan. This provides adequate tree protection, while still maintaining a suitable development zone and working area for the proposed house and access drive. It clearly defines a potential development zone.

The line of protective fencing encroaches slightly into the root protection area of some trees bordering the development plot. However, this is generally slight and occurring on one side only. As such this is not considered significant.

Providing the protective fencing is erected as shown **prior** to development commencing on site and the root protection zone maintained sacrosanct until completion, the tree cover to be retained will not be significantly affected. No development must take place within the tree protection areas. All materials and excavated soil must be confined to the proposed development zone, and must

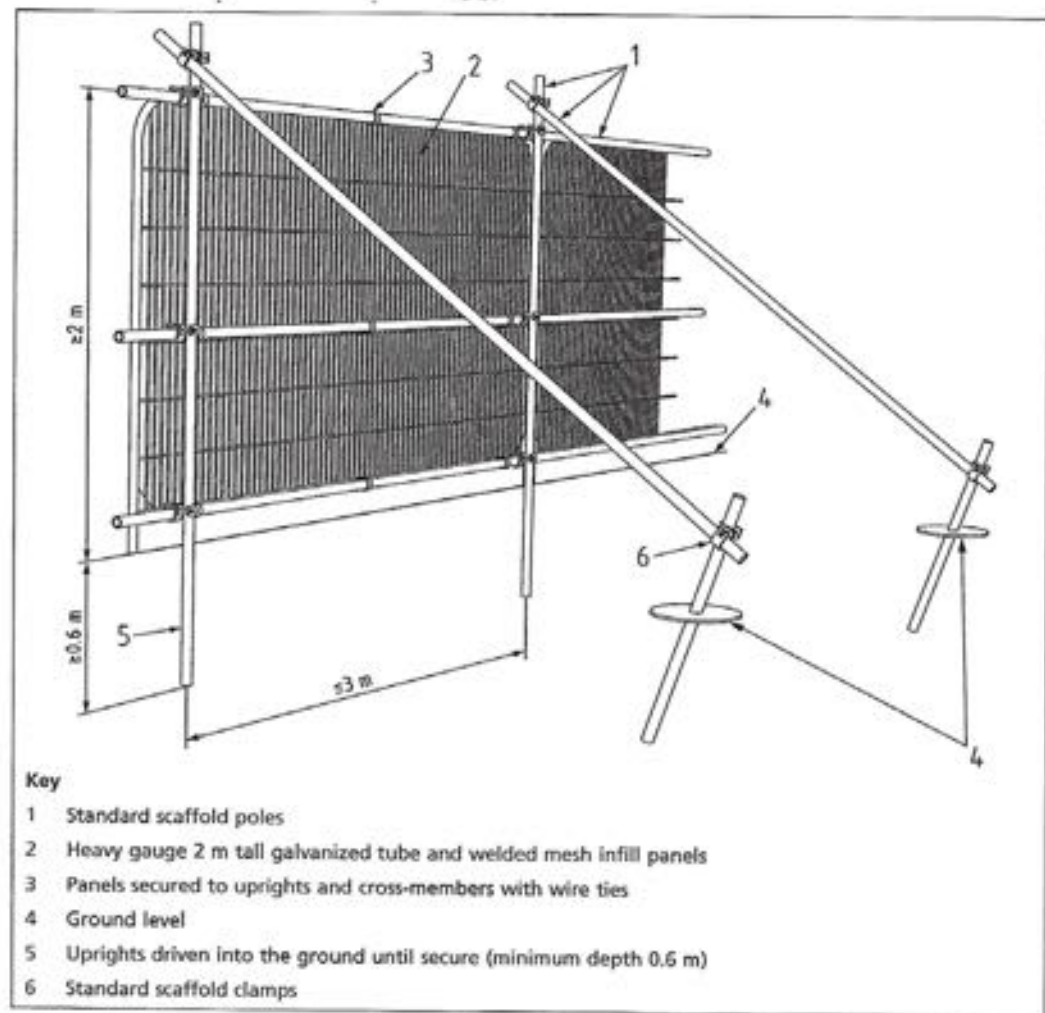


not encroach into the root protection areas. With the protective fencing in place as specified, there exists a clear working footprint for the proposed new house and driveway.

Robust fencing must be used to define the root protection area. This must be, as a minimum, as specified in section 6.2.2 of BS 5837:2012 and consist of a fixed scaffolding framework greater than 2m in height set into the ground and well-braced to withstand impacts. Onto this, weldmesh panels (Heras fencing) should be securely fixed. This is graphically illustrated in the extract from BS 5837 overleaf. ***Protective fencing must be erected prior to any construction works commencing on site and maintained throughout to completion.***

## 5.4 Arboricultural Supervision

Provision will be made for the inspection and monitoring of all tree-related works by a qualified and experienced arboriculturalist. Donald Rodger Associates Ltd have been retained in this respect. The tree works and protection measures will be put in place with arboricultural supervision and monitored on a regular basis.



Extract from BS5837:2012. Tree protection fence.

## **6 TREE SURVEY SCHEDULE**

### **Explanation of Terms**

<b>Tag no.</b>	- Identification number of tree as shown on plan.
<b>Species</b>	- Common name of species.
<b>Dia</b>	- Trunk diameter in cm measured at 1.5m. <b>MS</b> = multi-stemmed.
<b>Hgt</b>	- Height of tree in metres.
<b>Crown spread</b>	- Radial crown spread in metres measured to the four cardinal compass points N, E, S and W.
<b>Crown height</b>	- Height in m of crown clearance above ground.
<b>Age Class</b>	- Age class category. <b>Y</b> - Young <b>SM</b> - Semi-Mature <b>EM</b> - Early Mature <b>M</b> - Mature
<b>Cond Cat</b>	- Condition category ( <b>Good, Fair, Poor, or Dead</b> ).
<b>Notes</b>	- General comments on tree health, condition and form, highlighting any defects or areas of concern.
<b>Life Expct</b>	- Life expectancy, estimated in years.
<b>BS 5837 Cat</b>	- BS 5837:2012 Retention category ( <b>A, B, C or U</b> - see explanation overleaf.
<b>Rec Management</b>	- Recommended remedial action/arboricultural work.
<b>Priority</b>	- Priority for action.

BS 5837:2012 Tree Survey and Arboricultural Constraints  
Land at Faulds Park Road, Gourrock

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## BS 5837:2012 Category Grading

Categories for tree quality assessment, based on guidance given in British Standard BS 5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'.

### Trees unsuitable for retention

Category and definition	Criteria – Subcategories
<b>Category U</b>  Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<p>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning).</p> <p>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</p> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i></p>

### Trees to be considered for retention

Category and definition	Criteria – Subcategories		
<b>Category A</b> High quality and value with an estimated life expectancy of at least 40 years.	Particularly good example of their species, especially if rare or unusual; or those that are essential components of formal or semi-formal arboricultural feature.	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value.
<b>Category B</b> Moderate quality and value with an estimated life expectancy of at least 20 years.	Trees that might be in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management or storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.
<b>Category C</b> Low quality and value with an estimated life expectancy of at least 10 years, or young trees with a diameter <150mm.	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low landscape benefit.	Trees with no material conservation or other cultural value.

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2376	Willow	600	20	7	5	7	6	1	Mature	Fair	Multiple scaffolds arising from near ground level with compression forks and included bark. Ivy clad to mid crown.	20 - 40	B	
2377	Birch	150+ 130	13	3	1	1	2	2	Semi-mature	Fair	Bifurcated at ground level with suppressed crown on contorted stems. Ivy established.	10-20	C	
2378	Birch	140+ 130	16	2	2	3	2	12	Semi-mature	Fair	Bifurcated at ground level with contorted stems leading to small sparse crown with multiple dead branches mid bole to lower crown.	10-20	C	
2379	Ash	175	15	1	3	3	2	1	Semi-mature	Fair	Leaning acutely toward road on woodland edge and ivy clad to mid crown.	10-20	C	
2380	Birch	230	22	2	3	3	2	7	Early Mature	Fair	Curving bole and leaning east with small, evenly balanced crown. Ivy established.	20 - 40	B	
2381	Sweet chestnut	300+ 350	14	1	3	6	3	2	Early Mature	Fair	Bifurcated at ground level with twisted, gnarled stems and crown weighted south east.	20 - 40	C	
2382	Beech	740	23	8	7	8	8	1	Mature	Good	Upper end of 'B' quality range in good physiological and structural condition. Dominant tree within group at south end of site.	>40	B	
2383	Sweet chestnut	250+ 110	12	3	3	3	4	2	Semi-mature	Fair	Coppiced with multiple stem regrowth and decay established lower bole and localised vascular dysfunction.	20 - 40	C	
2384	Beech	480	12	3	3	3	3	2	Early Mature	Poor	Windblown and leaning against tree to north. Roadside location with recommendation to fell.	<10	U	Remove within 3 months
2385	Sweet chestnut	290+ 360	14	1	5	5	2	2	Early Mature	Fair	Bifurcated near ground level and supporting windblown beech. Canopy extending to roadside edge east.	20 - 40	B	
2386	Sweet chestnut	370+ 290+ 300+	23	6	6	7	3	3	Mature	Good	Multiple stems arising from ground level and ivy clad.	20 - 40	B	
2387	Birch	160	5	1	1	1	1	0	Semi-mature	Dead	Tall thin stump with decay fungi <i>Piptoporus betulinus</i> at penultimate point below stem failure.	<10	U	
2388	Lime	400+ 270+ 240+	19	4	3	3	4	2	Early Mature	Poor	Multiple stems arising from ground level and separated at base north and south stem forming the appearance of 2 trees. Decay established lower bole with crossed and rubbing stems.	10-20	C	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2389	Ash	220	16	7	4	1	1	11	Semi-mature	Fair	Edge of woodland adjacent to old track and leaning north with crown suppressed from dominant beech tree above.	10-20	C	
2390	Maple	200	9	3	3	1	2	2	Semi-mature	Fair	Suppressed under dominant neighbour trees and primary branch north in dog-leg formation and bark stripped by grey squirrel.	20 - 40	C	
2391	Maple	150	11	3	1	1	2	4	Semi-mature	Fair	Growing out of stone dyke with limited prospects. Crown weighted north and ivy covered.	10-20	C	
2392	Ash	190+ 170+ 150	14	5	2	1	3	5	Semi-mature	Fair	Trifurcated from ground level with crown weighted north west, adjacent to stone dyke.	10-20	C	
2393	Maple	250+ 270+ 260+	18	4	4	3	3	4	Semi-mature	Fair	Multiple stems arising from ground level with basal cavity and decay. Multiple dead branches in lower crown from suppression by neighbour trees.	10-20	C	
2394	Birch	130	13	1	1	1	1	0	Semi-mature	Dead	Standing dead stem with death occurring within last 2 years.	<10	U	
2395	Birch	200+ 100	17	4	4	1	3	7	Early Mature	Fair	Originally trifurcated from ground level with central stem missing with decayed base. Crown weighted north on spindly stems.	10-20	C	
2396	Beech	400	23	6	4	3	3	4	Early Mature	Fair	Vertical and compressed growth architecture with compression forks and included bark. Crossed, rubbing and bonded branches at 2m south.	>40	B	
2397	Sweet chestnut	330+ 300+ 380+	23	8	6	6	5	6	Early Mature	Fair	Coppiced when young with multiple stems arising from ground level to broad splayed crown. Dead branches in lower crown with large hanging branch at 6m centre.	>40	B	
2398	Beech	290	16	3	4	4	2	1	Semi-mature	Good	Slightly leaning elliptical bole ascending to crown which is suppressed to west.	>40	B	
2399	Birch	160	15	1	2	4	1	11	Semi-mature	Fair	Tall spindly specimen with unbalanced crown weighted south east.	10-20	C	
2400	Birch	160	17	1	1	2	1	11	Semi-mature	Fair	Small, substantially suppressed crown on contorted bole.	10-20	C	
2401	Beech	260	9	2	3	3	2	1	Semi-mature	Fair	Codominant scaffolds arising from tension union at 4m leading to unbalanced crown.	20 - 40	C	



Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2402	Sweet chestnut	280	8	2	2	3	3	1	Semi-mature	Poor	Windblown and leaning heavily west supported by neighbour tree.	<10	U	Remove within 3 months
2403	Sweet chestnut	360	23	2	5	5	3	10	Early Mature	Fair	Lower bole leaning east before arighting to vertical with crown weighted south east.	>40	B	
2404	Birch	230	17	3	3	3	3	8	Semi-mature	Fair	Rather suppressed in centre of group but good general condition.	20 - 40	C	
2405	Beech	390	22	6	3	1	4	2	Semi-mature	Good	Clean, straight, sound bole with crown weighted north west and suppressed to south. Good physiological and structural condition.	>40	B	
2406	Beech	150	10	3	2	3	2	1	Semi-mature	Good	Young tree in good physiological and structural condition.	>40	B	
2407	Beech	110+75	10	2	2	1	2	2	Semi-mature	Fair	Young tree bifurcated at ground level with small crown.	10-20	C	
2408	Birch	230	22	4	3	1	3	14	Early Mature	Good	Acutely elliptical contorted spindly bole, with crown weighted north.	>40	B	
2409	Ash	210	16	3	1	1	4	6	Semi-mature	Fair	Growing at edge of bank with unbalanced crown weighted west. In reasonable condition.	20 - 40	C	
2410	Ash	175	16	1	2	2	2	12	Semi-mature	Fair	Primary stem with dog-leg formation at 2m and small sparse crown arising from codominant branches on tension union at 6m.	10-20	C	
2411	Maple	470	19	5	2	2	5	2	Early Mature	Fair	Growing on edge of raised bank adjacent to disused track. Restricted rooting zone north west with crown weighted substantially west.	10-20	C	
2412	Beech	600	24	5	5	5	4	2	Mature	Good	Clean, straight, sound bole with limited rooting zone west on edge of bank. Evenly balanced crown in good physiological and structural condition.	>40	B	
2413	Ash	200+150+130	20	4	3	1	1	11	Semi-mature	Poor	Edge of bank. Trifurcated from ground level with compression forks south and wind torn scaffold east. Crown suppressed south.	10-20	C	
2414	Birch	130	9	2	1	1	1	7	Semi-mature	Fair	Young tree leaning west with small sparse crown of low quality.	10-20	C	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2415	Beech	130	10	2	1	1	1	2	Semi-mature	Fair	Young tree with small suppressed crown.	10-20	C	
2416	Birch	120	9	3	1	1	2	6	Semi-mature	Fair	Gently curving bole with codominant branches arising from tension union and crossing. Low arboricultural value.	10-20	C	
2417	Beech	130	8	2	2	1	1	2	Semi-mature	Fair	Young tree with contorted mid and upper bole and crown suppressed south by neighbour tree.	10-20	C	
2418	Sweet chestnut	330+ 400+ 260	23	4	7	4	4	7	Mature	Fair	Older coppiced tree trifurcated from ground level with dominant central stem. Localised storm damage west crown above 9m.	20 - 40	B	
2419	Beech	220	10	3	3	3	3	2	Semi-mature	Fair	Clean sound bole with evenly balanced crown growing immediately adjacent to 2418.	20 - 40	C	
2420	Sweet chestnut	900	23	7	7	7	4	2	Mature	Fair	Substantial buttress development and thick lower bole, with internal decay. Decurrent crown dominant to north east on bole leaning slightly east. Vascular dysfunction south and west lower canopy with large diameter dead branches.	20 - 40	B	
2421	Ash	200+ 130	12	1	3	3	1	2	Semi-mature	Good	Bifurcated at ground level with ivy clad stem and crown weighted east.	20 - 40	C	
2422	Birch	140	6	1	1	2	2	1	Semi-mature	Poor	Ivy clad stem with branches to south only.	10-20	C	
2423	Birch	150	10	1	1	3	1	7	Semi-mature	Fair	Young tree with restricted crown and limited potential under dominant neighbours.	20 - 40	C	
2424	Birch	240+ 250	11	1	2	4	1	4	Early Mature	Poor	Codominant scaffolds arising from tension union at 0.5m with ivy cover into mid crown. Crown weighted east and wind torn stem west at 7m.	10-20	C	
2425	Birch	275	15	1	5	5	1	9	Early Mature	Fair	Lower end of 'B' quality range with upper bole leaning east and crown heavily weighted east.	20 - 40	B	
2426	Oak	400	23	5	7	4	4	7	Early Mature	Good	Clean straight sound bole with evenly balanced crown in good physiological and structural condition.	>40	B	
2427	Beech	230	12	3	3	2	4	2	Semi-mature	Good	Younger tree in good physiological and structural condition under oak tree canopy.	>40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2428	Birch	150	12	1	1	1	2	7	Semi-mature	Poor	Nearly dead with codominant branches arising from tension union at 6m.	<10	C	
2429	Birch	240	15	3	1	1	3	8	Early Mature	Fair	Windswept lower bole arighting at 1m to twisted stem weighted north.	10-20	C	
2430	Beech	130	7	2	1	1	2	2	Semi-mature	Fair	Young tree with limited prospects under dominant neighbours.	10-20	C	
2431	Birch	150	15	1	1	1	1	10	Semi-mature	Fair	Small high crown on spindly stem with decayed scaffold east.	10-20	C	
2432	Birch	225	18	4	1	1	3	5	Early Mature	Fair	Leaning north west on slope in good general condition.	10-20	C	
2433	Beech	500	23	5	4	4	7	2	Early Mature	Good	Codominant scaffolds arising from tension union at 4m. Good physiological condition.	>40	B	
2434	Birch	250	20	4	2	1	4	7	Early Mature	Fair	Good general condition with crown weighted north west.	20 - 40	B	
2435	Maple	260	17	3	3	3	4	6	Semi-mature	Fair	On edge of bank. Straight elliptical bole, with codominant scaffolds arising from tension union at 7m.	20 - 40	C	
2436	Beech	210	11	3	3	2	3	1	Semi-mature	Good	Young tree with upper stem leaning west. Good general condition with evenly balanced crown.	>40	B	
2437	Ash	250	20	5	5	2	4	4	Semi-mature	Fair	Multiple stems and coppiced. Ivy strongly established into mid crown with crossed, rubbing and bonded branches.	20 - 40	C	
2438	Ash	160	12	4	2	1	1	6	Semi-mature	Fair	Subdued by ivy into upper crown obscuring branch structure. Crown weighted west.	10-20	C	
2439	Birch	210	15	6	1	1	4	7	Semi-mature	Fair	Crown heavily weighted north on sound, slightly leaning bole.	20 - 40	B	
2440	Birch	150	14	3	1	1	3	8	Semi-mature	Fair	On edge of bank with codominant branches arising from compression forks and internal crack below union.	10-20	C	
2441	Holly	175	6	3	2	2	2	1	Semi-mature	Good	Good general condition with lower branches pruned.	20 - 40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2442	Ash	170	15	2	2	2	2	11	Semi-mature	Fair	Edge of bank leaning west with small evenly balanced crown.	10-20	C	
2443	Birch	160	9	3	1	1	3	4	Semi-mature	Fair	Contorted bole with small suppressed crown.	10-20	C	
2444	Birch	260	18	4	3	3	3	4	Early Mature	Fair	Good general condition with codominant branches arising at 3m to sparse crown.	20 - 40	B	
2445	Birch	180	14	3	1	1	3	7	Semi-mature	Fair	Leaning west away from dominant neighbour tree with small suppressed crown.	20 - 40	C	
2446	Beech	900	24	9	7	5	7	2	Mature	Fair	Bole leaning north with large secondary stem arising from ground level and compressed against main bole with included bark. Upright scaffold arrangement from 2m.	>40	B	
2447	Sweet chestnut	290	24	5	1	3	4	12	Semi-mature	Good	Tall, thin specimen with crown weighted north west. Good general condition with large diameter dead branches lower crown south.	>40	B	
2448	Sweet chestnut	460	24	4	4	5	5	9	Early Mature	Good	Formerly codominant stems arising from ground level with west stem only remaining. Normal vascular function but with lower life expectancy due to decayed adjacent stem.	20 - 40	B	
2449	Beech	560	24	7	5	5	6	3	Early Mature	Good	Straight sound elliptical bole with codominant scaffolds arising from tension union at 8m to evenly balanced crown.	>40	B	
2450	Birch	240	16	3	2	2	3	9	Semi-mature	Fair	Somewhat crown restricted in centre of tree group with codominant branches arising from tension union at 6m.	>40	B	
2451	Sweet chestnut	450+370	21	5	5	5	5	8	Early Mature	Fair	Codominant stems arising from ground level on tension union. Ivy encroachment into east stem and lower crown.	20 - 40	B	
2452	Birch	150	16	2	2	3	3	10	Semi-mature	Poor	Leaning acutely east toward road with decay cavity at 3m east and certain to fail within 12 months.	<10	U	Remove within 3 months
2453	Birch	240	15	2	2	3	2	8	Semi-mature	Fair	Subdued by ivy into mid crown and lower value specimen with sparse crown.	10-20	C	
2454	Rowan	250	7	1	2	4	3	1	Mature	Fair	Leaning heavily east and subdued by ivy into upper crown. codominant scaffolds arising from compression forks at 1m.	20 - 40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2455	Rowan	250	5	1	5	3	1	1	Mature	Fair	Leaning heavily east toward road and ivy covered into mid crown.	10-20	C	
2456	Birch	150	8	1	4	2	1	3	Semi-mature	Poor	Subdued by ivy into upper crown with wind torn branches.	10-20	C	
2457	Birch	160	15	1	3	3	1	8	Semi-mature	Fair	Crown weighted east with ivy clad stem.	10-20	C	
2458	Birch	150	15	3	3	3	3	7	Semi-mature	Fair	Fair general condition with evenly balanced crown.	20 - 40	C	
2459	Ash	260+ 250	14	1	3	4	3	3	Semi-mature	Fair	Substantially subdued by ivy into upper crown.	10-20	C	
2460	Sweet chestnut	570	24	6	4	5	5	7	Early Mature	Good	Good quality specimen with sound bole and evenly balanced crown in good physiological and structural condition.	>40	B	
2461	Sweet chestnut	500+ 270	22	5	6	2	3	9	Early Mature	Good	Bifurcated at ground level with large diameter dead branch at 2m and minor localised storm damage.	>40	B	
2462	Maple	300+ 400+ 450	22	5	7	7	6	6	Mature	Poor	Trifurcated near ground level with compression forks and included bark west. Ivy encroachment into mid crown. Structural weakness de-values quality.	10-20	C	
2463	Ash	280+ 250	23	3	5	6	2	6	Semi-mature	Fair	Codominant stems arising from near ground level with tension union. Ivy clad established and encroachment into mid crown.	20 - 40	C	
2464	Birch	300+ 260	15	4	4	6	1	7	Mature	Fair	Substantially subdued by ivy and obscuring north stem canopy with suspected apical stem absent.	10-20	C	
2465	Rowan	150	6	1	4	2	1	2	Early Mature	Fair	Upper bole leaning east and substantially subdued by ivy into upper crown.	20 - 40	C	
2466	Birch	200	23	4	4	4	3	8	Early Mature	Good	Clean sound bole with evenly balanced crown in good physiological and structural condition.	20 - 40	B	
2467	Birch	310	23	4	5	3	3	8	Mature	Good	Good general condition with ivy encroachment into lower crown and leaning slightly east.	20 - 40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2468	Holly	300	5	3	4	2	2	1	Mature	Good	Crown architecture arching to ground level east on curving bole.	20 - 40	B	
2469	Birch	165	10	1	1	1	1	7	Semi-mature	Poor	Small suppressed crown on spindly stem.	10-20	C	
2470	Beech	200	8	3	3	2	3	2	Semi-mature	Fair	Young tree with codominant branches arising from tension union at 1m of lower aesthetic value.	20 - 40	C	
2471	Sweet chestnut	500+ 500+ 300	24	6	6	4	5	5	Mature	Fair	Old coppiced specimen with 2 primary dominant stems arising from ground level. Minor to major deadwood in lower crown.	>40	B	
2472	Sweet chestnut	250	16	4	2	2	2	2	Semi-mature	Fair	Somewhat suppressed upper crown under dominant neighbour tree.	>40	B	
2473	Birch	300	24	3	4	5	2	7	Mature	Good	Good general condition with contorted upper bole and crown weighted east.	20 - 40	B	
2474	Beech	600	24	6	6	5	7	2	Mature	Good	Higher quality specimen in good physiological and structural condition.	>40	B	
2475	Holly	260	7	3	3	2	3	2	Mature	Good	Good physiological and structural condition with evenly balanced crown.	20 - 40	B	
2476	Birch	300	22	4	4	2	2	6	Mature	Fair	Leaning slightly north in good general condition.	20 - 40	B	
2477	Beech	600	24	6	4	4	4	2	Early Mature	Fair	Twin stems arising at 2m from an acute compression forks with included bark and internal crack below union.	>40	B	
2478	Ash	150+ 190	18	4	1	3	4	9	Semi-mature	Fair	Edge of bank. Bifurcated at ground level with ivy into mid crown of lower quality.	10-20	C	
2479	Maple	575	23	4	4	3	4	5	Early Mature	Fair	Edge of bank. Codominant scaffolds arising from tension union at 1.5m to evenly balanced crown.	>40	B	
2480	Maple	300	15	4	3	1	3	3	Semi-mature	Fair	Edge of bank. Contorted bole leaning west with crown suppression east and ivy encroachment into upper crown.	10-20	C	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2481	Ash	350	22	5	2	2	5	13	Semi-mature	Fair	Codominant scaffolds branches arising at 1m with internal crack below union extending to 60cm.	10-20	C	
2482	Ash	260+ 170	17	3	3	1	2	14	Semi-mature	Fair	Bifurcated at ground level with ivy encroachment into mid crown. Lower quality on edge of bank.	10-20	C	
2483	Beech	240	14	4	3	1	3	2	Semi-mature	Good	Edge of bank. Young tree in good physiological and structural condition.	>40	B	
2484	Birch	300	22	4	4	4	4	1	Mature	Good	Good general condition with dead primary branch west at 2m.	20 - 40	B	
2485	Birch	310	24	5	3	4	4	7	Mature	Good	Leaning north in good physiological and structural condition.	20 - 40	B	
2486	Birch	360	24	4	6	4	3	8	Mature	Good	Contorted upper bole and of higher amenity value with evenly balanced crown in good general condition.	20 - 40	B	
2487	Maple	300	22	4	4	2	4	5	Semi-mature	Good	Good general condition with evenly balanced crown.	>40	B	
2488	Birch	160+ 150+ 140	17	4	2	1	3	8	Semi-mature	Fair	Trifurcated from ground level with suppressed crown.	10-20	C	
2489	Beech	400	21	4	4	4	6	2	Semi-mature	Good	Leaning north in good general condition.	>40	B	
2490	Beech	320	20	4	4	5	3	2	Semi-mature	Good	Good general condition and vigour.	>40	B	
2491	Beech	240	15	4	3	2	4	2	Semi-mature	Good	Currently supporting a larger windblown tree and bending stem north. Recommendation to fell windblown tree if land use changes to occupation.	>40	B	
2492	Beech	375	18	4	2	3	5	1	Semi-mature	Fair	Right on edge of cliff with restricted rooting zone with the probability of failure.	20 - 40	B	
2493	Maple	300+ 275	19	4	2	2	4	4	Early Mature	Poor	Right on cliff edge with restricted rooting zone. Codominant scaffolds arising from compression forks from ground level and high likelihood of failure into maturity.	10-20	C	



Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2494	Maple	300	22	3	3	3	3	9	Semi-mature	Fair	Near edge of cliff with clean straight sound bole and evenly balanced crown.	20 - 40	B	
2495	Beech	660+ 380	24	7	7	5	6	1	Mature	Fair	Two stems of the same tree with the east stem most developed. Trifurcated at 2m with acute compression forks and included bark with evenly balanced crown.	>40	B	
2496	Beech	210	16	3	3	3	3	2	Semi-mature	Fair	Young tree with contorted upper bole of lower amenity value in fair general condition.	20 - 40	C	
2497	Birch	165	9	1	1	1	1	7	Semi-mature	Poor	Completely subdued by ivy into upper crown.	10-20	C	
2498	Rowan	200	10	2	2	2	2	4	Mature	Good	Curving bole leading to codominant scaffolds arising from compression forks at 2m in tight upright formation.	20 - 40	B	
2499	Birch	265	21	3	3	3	3	14	Semi-mature	Fair	Leaning slightly north east on ivy clad bole to small evenly balanced crown.	10-20	C	
2500	Birch	265	22	5	5	4	4	10	Early Mature	Good	Clean straight sound bole with evenly balanced crown in good physiological and structural condition.	20 - 40	B	
2501	Birch	270	20	2	4	1	1	8	Early Mature	Fair	Leaning slightly east on ivy clad bole with crown weighted east.	20 - 40	B	
2502	Birch	270	12	2	2	4	2	3	Mature	Poor	Completely subdued by ivy into upper crown.	10-20	C	
2503	Birch	260	20	1	2	1	2	18	Semi-mature	Poor	Completely subdued by ivy into upper crown and leaning west.	10-20	C	
2504	Maple	420+ 280+ 370	20	4	4	4	4	5	Early Mature	Fair	Trifurcated from ground level with ivy into mid crown.	20 - 40	B	
2505	Ash	900	22	8	8	9	7	2	Mature	Good	Character specimen with large codominant scaffolds arising from tension union at 2m. Ivy clad into mid crown.	20 - 40	B	
2506	Maple	400+ 460+ 400	23	7	7	7	6	3	Mature	Fair	Coppiced and multiple large stems arising from ground level into ivy clad crown.	>40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2507	Beech	365+ 420	23	8	3	2	6	2	Early Mature	Fair	Codominant stems arising from ground level with crown weighted north west in good general condition.	>40	B	
2508	Ash	270	17	8	2	2	3	13	Semi-mature	Fair	Leaning acutely north. Scraggly specimen with epicormic growth to 5m.	20 - 40	B	
2509	Ash	340	23	6	2	6	6	8	Early Mature	Good	Leaning heavily west with crown development west. Good physiological and structural condition.	>40	B	
2510	Birch	310	19	3	3	3	3	12	Mature	Poor	Leaning heavily east in an advanced state of decline. Colonised by <i>Piptoporus betulinu</i> .	<10	U	
2511	Birch	200	10	3	2	2	2	8	Semi-mature	Poor	Windblown and hung up on neighbour tree north. recommendation to fell if the land use changes.	<10	U	
2512	Birch	250	16	2	1	2	3	11	Early Mature	Fair	Leaning north on spindly stem with restricted crown.	10-20	C	
2513	Beech	375	22	4	4	3	6	1	Semi-mature	Good	Leaning west in good physiological and structural condition.	>40	B	
2514	Elm	250+ 140	17	4	3	4	4	1	Semi-mature	Fair	Profuse epicormic growth and ivy encroachment into crown south west.	10-20	C	
2515	Maple	520+ 410	24	5	5	5	5	1	Mature	Fair	Adjacent to burn. Bifurcated at ground level with dominant stem south leading to codominant scaffolds arising from tension union at 7m.	>40	B	
2516	Ash	460	24	9	3	2	5	8	Mature	Fair	Edge of burn. Leaning acutely north with unbalanced crown weighted north.	>40	B	
2517	Maple	470	21	3	4	6	3	1	Early Mature	Fair	Edge of burn. Contorted bole leaning south with upright scaffolds formation.	>40	B	
2518	Maple	500	23	4	5	4	4	2	Early Mature	Fair	Edge of burn. Clean straight sound bole with evenly balanced crown. Large diameter dead branch hung in lower crown at 3m.	>40	B	
2519	Ash	300+ 320+ 270	24	8	5	6	8	11	Early Mature	Fair	Trifurcated from ground level with substantial ivy encroachment on stem west. Tight basal unions but in good general condition.	>40	B	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2520	Birch	260	23	3	1	4	5	9	Early Mature	Fair	Leaning heavily west with contorted bole with decay established at roots east.	10-20	C	
2521	Ash	175	21	3	2	2	2	12	Semi-mature	Fair	Edge of burn. Spindly stem leading to small sparse crown.	10-20	C	
2522	Maple	240	17	2	2	4	4	8	Semi-mature	Fair	Edge of burn. Crown suppressed north due to neighbour tree but in good general condition.	>40	B	
2523	Beech	600	23	8	4	4	5	4	Mature	Good	Edge of burn. Clean straight sound bole on cliff edge in good physiological and structural condition.	>40	B	
2524	Ash	265	21	1	1	1	4	14	Semi-mature	Fair	Cliff edge. Contorted bole leading to crown heavily weighted west. Lower quality specimen.	10-20	C	
2525	Beech	900	24	10	8	6	10	3	Mature	Fair	Large, fully mature specimen with decurrent crown. Crack running through elliptical bole from 30cm to 3m south.	>40	B	
2526	Beech	480	23	7	2	3	6	3	Early Mature	Fair	Clean straight sound bole with codominant scaffolds arising from compression forks and crossed rubbing primary branch just above union.	>40	B	
2527	Beech	400	24	4	3	5	5	2	Early Mature	Good	On cliff edge. Clean straight sound bole with evenly balanced crown and minor dead branches lower crown.	>40	B	
2528	Beech	500	23	5	2	3	6	1	Early Mature	Good	Cliff edge. Clean sound bole leaning slightly north with crown weighted north west. In good general condition.	>40	B	
2529	Ash	220	23	4	2	2	4	18	Semi-mature	Fair	Tall, thin, trunk with restricted crown and wounding from crossed rubbing branches from neighbour beech tree.	10-20	C	
2530	Ash	265	19	4	2	1	4	13	Semi-mature	Fair	Cliff edge. Thin spindly stem leaning north with sparse crown.	20 - 40	C	
2531	Birch	300	16	6	1	4	5	3	Mature	Good	Right on cliff edge. Straight sound bole forking at 2.5m on tension union. In good physiological and structural condition.	20 - 40	B	
2532	Birch	300	14	2	1	4	4	12	Mature	Fair	Completely subdued by ivy into upper crown obscuring assessment. Bole contorted and leaning east before arighting to west.	10-20	C	

Tag no	Species	Dia	Hgt	N	E	S	W	Cr Cl	Age Class	Cond Cat	Notes	Life Expect	BS Cat	Rec Action
2533	Birch	350	19	4	1	2	3	16	Mature	Poor	Contorted bole leaning north west leading to codominant scaffolds arising from tension union at 5m. South scaffold missing from storm damage. Ivy encroachment into lower crown	10-20	C	
2534	Maple	340	17	1	2	3	3	11	Semi-mature	Poor	Elliptical ivy clad bole leading to suppressed crown with ivy extending into upper crown.	10-20	C	
2535	Beech	400	7	5	2	3	3	1	Semi-mature	Fair	On edge of burn. Acutely elliptical bole with codominant scaffolds arising from tension union at 1m.	20 - 40	C	
2536	Ash	300	23	7	2	4	2	6	Early Mature	Fair	On edge of burn. Clean, straight, sound lower bole with upper bole contorted and large wound from major branch loss at 9m south.	20 - 40	B	
2537	Maple	365	24	5	4	4	4	5	Early Mature	Good	Bole leaning north with evenly balanced crown in good general condition,	>40	B	
2538	Maple	600+ 270	23	6	3	3	6	5	Mature	Good	Short, stout primary bole with codominant scaffolds arising from tension union at 2m with secondary sucker at 0.5m. Ivy encroachment into mid crown.	>40	B	
2539	Maple	200	12	1	2	3	1	4	Semi-mature	Fair	Young suppressed tree with limited prospects under dominant neighbour tree.	20 - 40	C	
2540	Maple	350	18	3	4	2	2	5	Semi-mature	Good	Clean straight sound bole with ivy encroachment into mid crown.	>40	B	

## **APPENDIX 1**

- Photographs







## **PLANS**

- Tree Survey and Constraints
- Tree Proposals and Protection
- Dwelling in Relation to Woodland (final)





**Tree Survey**

- TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U
- EXTENT OF WOODLAND CANOPY
- ROOT PROTECTION AREA (12 X TRUNK DIAMETER)

**TITLE:**  
**Tree Survey**  
**Land at Faulds Park Road, Gourrock**

**Client:** Advanced Technology Investments Ltd

**Scale :** 1 to 500 @ A3     **Drwg no. :** 17474/3

**Drawn by :** DR     **Date :** March 2017



Donald Rodger Associates  
Arboricultural Consultants  
39A Main Street, Gullane  
East Lothian, EH31 2AP  
Tel. 01620 842656  
e mail donald.rodger@virgin.net  
www.donaldrodger.co.uk





**Tree Proposals**

- INDIVIDUAL TREE REMOVED
- INDIVIDUAL TREE RETAINED
- WOODLAND CANOPY REMOVED
- WOODLAND CANOPY RETAINED
- TREE PROTECTION FENCE, AS PER BS 5837:2012


**Tree Survey**

- TREE, SHOWING TAG NUMBER, TRUNK DIAMETER AND CANOPY SPREAD DRAWN TO SCALE
- TREES BS 5837 CATEGORY A
- TREES BS 5837 CATEGORY B
- TREES BS 5837 CATEGORY C
- TREES BS 5837 CATEGORY U
- EXTENT OF WOODLAND CANOPY
- ROOT PROTECTION AREA (12 X TRUNK DIAMETER)

**TITLE:**  
**Tree Proposals**  
**Land at Faulds Park Road, Gourock**

**Client:** Advanced Technology Investments Ltd


<b>Scale :</b> 1 to 500 @ A3	<b>Drwg no. :</b> 17475/3
<b>Drawn by :</b> DR	<b>Date :</b> March 2017



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<b>TITLE:</b> <b>Final</b> <b>Land at Faulds Park Road, Gourrock</b>	
<b>Client:</b> Advanced Technology Investments Ltd	
<b>Scale :</b> 1 to 500 @ A3	<b>Drwg no. :</b> 17476/3
<b>Drawn by :</b> DR	<b>Date :</b> March 2017
	Donald Rodger Associates Arboricultural Consultants 39A Main Street, Gullane East Lothian, EH31 2AP Tel. 01620 842656 e mail donald.rodger@virgin.net www.donaldrodger.co.uk

## **8. CONSULTATION RESPONSES IN RELATION TO PLANNING APPLICATION**



<b>To:</b>	<b>Head of Regeneration &amp; Planning</b>	<b>Your Ref:</b>	17/0208/IC
		<b>Our Ref:</b>	EP/14/04/17/0208/IC
<b>From:</b>	<b>Head of Environmental &amp; Commercial Services</b>	<b>Contact:</b>	E Provan
		<b>Tel:</b>	(01475) 714814
<b>Subject:</b>	<b>Observations On Planning Application</b>	<b>PA Ref:</b>	17/0208/IC
<b>Detail:</b>	<b>Construction of single dwellinghouse</b>	<b>Dated:</b>	26/07/2017
		<b>Received:</b>	31/07/2017
<b>Site:</b>	<b>Vacant land Faulds Park Road, Gourock, PA19 1BQ</b>	<b>Applicant:</b>	<b>Canata and Seggie Chartered Architects</b>

**Type of Consent:** Detailed Permission/ ~~In Principle/ Approval of Matters/ Change of Use~~

**Comments:**

1.	Parking should be provided in accordance with the National Guidelines: <table border="1" style="margin-left: 20px;"> <tr> <td>1 bedroom</td><td>1 parking space</td></tr> <tr> <td>2-3 bedrooms</td><td>2 parking spaces</td></tr> <tr> <td>4 bedrooms</td><td>3 parking spaces</td></tr> </table>	1 bedroom	1 parking space	2-3 bedrooms	2 parking spaces	4 bedrooms	3 parking spaces
1 bedroom	1 parking space						
2-3 bedrooms	2 parking spaces						
4 bedrooms	3 parking spaces						
2.	The minimal dimensions for a garage as detailed in the National Guidelines are: <table border="0" style="margin-left: 20px;"> <tr> <td>Minimum Garage size for Cars</td><td>7.0 m x 3.0 m (internal dimension)</td></tr> <tr> <td>Associated minimum clear access dimensions</td><td>2.1m wide x 1.98m height</td></tr> </table>	Minimum Garage size for Cars	7.0 m x 3.0 m (internal dimension)	Associated minimum clear access dimensions	2.1m wide x 1.98m height		
Minimum Garage size for Cars	7.0 m x 3.0 m (internal dimension)						
Associated minimum clear access dimensions	2.1m wide x 1.98m height						
3.	The dimension of the garage do not meet the National Guidelines and therefore cannot be considered to count in the parking provision. The applicant has demonstrated that 3 vehicles can park within the site (excluding the driveway) which is acceptable.						
4.	It is noted that the driveway is gravel. However, the driveway should be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.						
5.	Driveways shall be a minimum of 3.0m and the gradient shall not exceed 10%. The proposed driveway meets these requirements.						
6.	The applicant shall demonstrate that they can achieve a visibility splay of 2.4m x 43.0m x 1.05m. There should be no fencing or landscaping within this visibility splay to maintain the visibility splay.						
7.	A Section 56 Agreement will be require for any works required on the public road or footway.						
8.	All surface water will be contained within the site.  Drainage plans should be submitted for approval prior to work starting on site.  Surface water discharge into the burn will be limited to greenfield run-off, and will be submitted for approval prior to work starting on site.  Confirmation of connection to Scottish Water Network should be submitted for approval.						

**Notes For Intimation To Applicant**

Construction Consent (S21)*	Not Required/ Required for all road works
Road Bond (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
Road Opening Permit (S56)*	Not Required/ Required for all works in the public road
Other	Not Required/ ***

\*Relevant Section of the Roads (Scotland) Act 1984

Signed: [Redacted Signature]  
**Steven Walker, Service Manager (Roads)**

Date: 02/09/2017

**Flood Risk Assessment Criteria****Application Reference: 17/0280/IC****Development:****Vacant Land at Faulds Park Road, Gourock****YES / NO**

- |   |     |
|---|-----|
| 1) Is any part of the site within 50m of a known flood location?  | No  |
| 2) Does a watercourse* pass through the site or is there one within 50m?  | YES |
| 3) Is there a reservoir, loch or pond within 50m of the site?   | No  |
| 4) Is there a sewerage storm overflow within 50m of the site?   | No  |
| 5) For coastal developments, does the site lie below 5m above ordnance datum?   | No  |
| 6) Does the developer propose to pipe or divert a watercourse?  | No  |
| 7) Is the site bounded by an existing flood protection measure?   | No  |
| 8) Have objections on grounds of flooding been raised?  | No  |
| 9) For some developments, ** has the developer submitted a Drainage Impact Assessment with their outline application? | No  |

\* A watercourse includes a river, stream, burn and any ditch, drain, cut, canal, culvert, sluice or passage carrying or designed to carry water. It does not include any sewer or watermain.

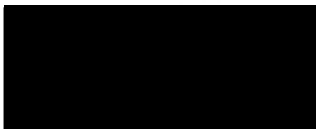
\*\* All developments except household applications, developments of less than 10 houses, non household extensions under 100 square metres and changes of use not involving new build or hardstanding.

If any item 1 - 9 is identified, a Flood Risk Assessment (to varying degrees) will be required.

Guidelines on the submission of Drainage Impact Assessments and Flood Risk Assessments may be obtained from the Transportation and Roads Service.

**Additional Comments:**

- All surface water will be contained within the site
- Drainage plans should be submitted for approval prior to work starting on site
- Surface water discharge into the burn will be limited to greenfield run-off, and will be submitted for approval prior to work starting on site
- Confirmation of connection to Scottish Water Network should be submitted for approval.



G/9/17

Memorandum Safer Communities Planning Application Consultation Response	
To: <b>Planning Services</b> For the Attention of James McColl	
From: <b>Safer and Inclusive Communities</b>	Planning response date: <b>21st Sept 2017</b>

Lead Officer: <b>Sharon Lindsay</b>	
Tel: <b>01475 714 205</b>	Email: <b>sharon.lindsay@inverclyde.gov.uk</b>

Safer Communities Reference (optional):	
Planning Application Reference:	<b>17/0208/IC</b>
Planning Application Address:	Vacant Land Faulds Park Road Gourock PA19 1BQ
Planning Application Proposal:	<b>Construction of single dwelling house</b>

Team	Officer	Date
Food & Health	Michael Lapsley	
Air Quality	Sharon Lindsay	21.8.17
Contaminated Land	Roslyn McIntosh	2.08.2017
Public Health & Housing	Janet Stitt / Jim Blair	
Noise	Sharon Lindsay	21.8.17

*Amend table entries as appropriate and insert date when each officer review is completed.*



**Healthy  
Working  
Lives**





### Recommended Conditions:

It is recommended that the undernoted conditions be placed on any consent the council may grant:

*Delete or amend as appropriate*

#### Food & Health

No Comments

#### Air Quality

No Comments

#### Contaminated Land

**Radon ground gas risk potential. I would be happy to discuss our expectations for meeting these conditions with the developer.**

1. 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.

Reason: To help arrest the spread of Japanese Knotweed in the interests of environmental protection.

2. 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 also include a **Verification Plan**. Any subsequent modifications to the Remediation Strategy and Verification plan must be approved in writing by the Planning Authority prior to implementation.

Reason: To satisfactorily address potential contamination issues in the interests of environmental safety.

3. That on completion of remediation and verification 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 limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To provide verification that remediation has been carried out to the Authority's satisfaction.

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 and **amendments to the Remediation Strategy** (i.e. that has not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reason: To ensure that all contamination issues are recorded and dealt with appropriately.

#### Public Health & Housing

5. \* All external lighting on the application site should comply with the Scottish Government Guidance



Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

Reason: To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption.

#### Noise

6. The sound insulation should have regard to advice and standards contained in the current Scottish Building Regulations.

Reason: To ensure that acceptable noise and vibration levels are not exceeded.

7. A noise assessment requires to be undertaken in terms of BS4142:2014 Method for rating industrial noise affecting mixed residential and industrial areas.

Reason: To ensure that acceptable noise and vibration levels are not exceeded.

### **Recommended Advisory Notes**

It is strongly recommended that the undernoted Advisory Notes be placed on any consent the Council may grant:

- i. **Site Drainage:** Suitable and sufficient measures for the effective collection and disposal of surface water should be implemented during construction phase of the project as well as within the completed development to prevent flooding within this and nearby property.
- ii. **Rats, drains and sewers:** Prior to the construction phase it is strongly recommended that any existing, but redundant, sewer/drainage connections should be sealed to prevent rat infestation and inhibit the movement of rats within the area via the sewers/drains.
- iii. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and its implications on client duties etc.
- iv. **Surface Water:** Any SUDS appraisal must give appropriate weight to not only any potential risk of pollution to watercourses but to suitable and sufficient measures for the effective collection and disposal of surface water to prevent flooding. Measures should be implemented during the construction phase of the project as well as within the completed development to prevent flooding within the application site and in property / land nearby. It is also recommended that a long term maintenance plan should be developed prior to the commencement of the proposed development.
- v. **Septic Tanks:** Should the premises be served by a septic tank, it will be necessary to ensure that the capacity of the tank is sufficient to deal with any additional demand and that the maintenance and emptying regime is modified accordingly.
- vi. **Design and Construction of Buildings – Gulls:** It is very strongly recommended that appropriate measures be taken in the design of all buildings and their construction, to inhibit the roosting and nesting of gulls. Such measures are intended to reduce nuisance to, and intimidation of, persons living, working and visiting the development.

## James McColl

---

**From:** David Ashman on behalf of Devcont Planning  
**Sent:** 09 August 2017 09:48  
**To:** Laura Graham  
**Subject:** FW: Consultation Request - Vacant Land, Faulds Park Road, Gourrock

17/0208/IC

Consultation reply from Greenspace Manager

---

**From:** Charlie Cairns  
**Sent:** 08 August 2017 13:37  
**To:** Devplan Planning; Devcont Planning  
**Subject:** RE: Consultation Request - Vacant Land, Faulds Park Road, Gourrock

Hello,

As you will probably be aware this proposed development sits squarely within an element of the Cloch Road SINC. I would therefore make the following points;

- The SINC site was designated in 1993, after a phase 1 habitat survey. However the site has recently been re-appraised as part of the general review of SINC sites, and I can confirm that the special interest noted still remains and is valid.
- The SINC comprises several adjacent areas of woodland, and the value of the SINC therefore is two-fold. Firstly the individual woodland components are important contributors to the local green network, and it should be noted that broadleaved woodland is a priority habitat within our current Local Biodiversity Action Plan.
- Secondly, taken together, the woodlands combine to form a valuable local urban wildlife corridor running parallel to the coast. Woodland corridors with this alignment are rare in Inverclyde, which tends to have urban woodland corridors running between coast and countryside.
- Given the indicated tree loss in the application, in my view the proposed development would significantly reduce the biodiversity value of this SINC, both at an individual level as a woodland, and at a wider level as a wildlife corridor.
- There is also, of course, the presumption against development in SINC areas (policy ENV1(b)).

Regards

Charlie

*Charlie Cairns*  
*Area Manager - Lower Clyde Greenspace*  
*tel 01475 712464*

*LOWER CLYDE GREENSPACE IS A PARTNERSHIP BETWEEN INVERCLYDE AND ARGYLL & BUTE COUNCILS*

---

**From:** Alan Williamson **On Behalf Of** Devplan Planning  
**Sent:** 26 July 2017 17:06  
**To:** Charlie Cairns  
**Subject:** FW: Consultation Request - Vacant Land, Faulds Park Road, Gourrock

DM looking for comments on this one. I've a feeling I've looked at it before but I can't find any reference to it. Have you any recollections?

Anyway, can you respond from ecological/trees perspective?

Thanks

Alan

Alan Williamson  
Planning Policy Team Leader  
Regeneration & Planning  
Inverclyde Council  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY  
01475 712491

---

**From:** Grant Kennedy **On Behalf Of** Devcont Planning

**Sent:** 26 July 2017 14:31

**To:** Building Standards; Roads; safer communities; Devplan Planning

**Subject:** Consultation Request - Vacant Land, Faulds Park Road, Gourock

Consultation Request - Planning Application Ref - 17/0208/IC

Please can you comment on the application detailed in the attachment.

Could you reply at [devcont.planning@inverclyde.gov.uk](mailto:devcont.planning@inverclyde.gov.uk)



## James McColl

---

**From:** Charlie Cairns  
**Sent:** 11 September 2017 08:54  
**To:** James McColl  
**Subject:** Tree survey - Faulds Park Road

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

James

I find the tree survey somewhat biased in its approach to identify methodologies to protect a certain number of trees from the adverse effects of development. In terms of the content of the study, it takes the form of addressing the health of individual trees. This would perhaps be more suitable for a development that was impacting on a park, or a heavily managed and publicly accessible piece of woodland. Presumption of development and proposed mitigation is not really what we would be looking for at this stage. It is a very professional and thorough study in its own regard but simply not relevant to the core concerns.

This is very different from looking at the viability of the whole woodland. Any woodland by its very nature will comprise trees of varying states of health, structure, age etc. This mix gives us the structural diversity that we should be looking for in a natural woodland, providing as it does habitat niches for grounds flora, fauna and regenerating growth. I do not feel that this study therefore addresses the health of the woodland, and the detrimental effect this proposal would have on it.

The value of the SINC lies in the habitat corridor created by a number of woodlands and the value of a naturally regenerating woodland. In my opinion this study does not address this core issue adequately and I feel that this proposal would have a severe and detrimental impact on the SINC site.

Regards

Charlie

*Charlie Cairns  
Area Manager - Lower Clyde Greenspace  
Regeneration and Planning Service  
tel 01475 712464*

## **9. REPRESENTATIONS IN RELATION TO PLANNING APPLICATION**

Mr C.S.McNEIL flat 2/1 110 cloch road Gourock 12/8/2017

PA191K5

Inverclyde Council, Regenerating and planning

Dear sir/madam. I would like to register my objections to

The proposed application number 17/0208/1C

Vacant land faulds park road Gourock pa191bg

Having moved into Block5 two years ago we have

had problems with water excess from the ground in

Question also some land slippage on the embankment  
adjacent to our Block . The water culverts on this  
ground have not been maintained during this time thus

Causing the above. this also impacts on the trees which

Are in need of urgent attention to prevent them falling  
to the roadway and causing further damage to the cars

Parked in the parking bays.

The Neighbour, notification plan provided with this  
request is ambiguous and does not refer to this existing  
area.

Yours Sincerely

C.S.McNeil

17/0103/K  
J.M.C  
eng.

Flat 3/1, 111 Cloch Road  
Gourock, Renfrewshire  
PA19 1FL

14 August 2017

James McColl  
Inverclyde Council Planning Dept  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

JMcC 17/08/17  
as

Dear Mr McColl

Neighbour Notification: Application 17/0208/IC

This is a response to your consultation exercise regarding a proposed single new dwelling house fronting on Faulds Park Road, but sited bounding our shared land of the Gantocks flats.

Having been shown the draft plan for the new house building itself, including its location closer to the Faulds Farm Road boundary of the site than to our own land, I am comfortable with those aspects. However I have two comments relating to how the rest of the grounds belonging to the new site might be changed,

1. You told me that there is a tree preservation order that should limit the number of trees to be felled. I ask that this regulation should be strictly applied, and included as a permanent constraint in the title deeds for the new property, and that these restraints should cover lopping as well as felling.
2. My other issue relates to water run-off. Merchant Homes have had to do quite a lot of work to ensure that water run-off is caught by the various culverts constructed on our site. There must be a constraint to ensure that the new development does not alter the pattern of run-off in any way that does not direct it to drain into our existing culverts.

Yours sincerely



Alan Roach

*Prof Alan C & Mrs Anne OD Roach*



17/0203/IC DM.C

Flat 2/2  
110 Cloch Road  
Gourock  
PA19 1FJ  
Inverclyde  
Scotland

**Private & confidential**

James McColl Esq  
Inverclyde Council  
Planning & Housing Development  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY

14 August 2017

Dear Mr McColl

**Application No – 17/0208/IC**

**Application Location – Land at Faulds Park Road, Gourock**

We refer to the above planning application and wish to object to the application. We believe the following factors should be considered when the application is being reviewed by planning.


- The application describes the site as vacant land at Faulds Park Road. The description is very misleading and suggests a piece of land suitable for constructing a property rather than a densely populated woodland on a hillside which would destroy the panoramic/vista of Gourock.
- The location plan included, of the area under consideration, does not portray the existing 9 blocks of flats that have been built by Merchant Homes at their development known as The Gantocks, which is currently in the process of being finalised. The area has been subject to a building process that has spanned more than 3 years to complete and the residents are now finally in a position to enjoy their new homes. The construction of a property in such proximity of the flats would impact on the privacy for the residents - consideration should be given to the height that the property will be in relation to the existing flats. The construction of a property would require piling which in turn could result in fracking of the infra-structure which has just been put in place for the Gantock development.
- Many of the residents are elderly and have chosen this location to enjoy the twilight years of their lives. The construction of a property would involve significant noise and disturbance to the residents.

- The area of land is densely covered in trees; we understand many of which are subject to tree preservation orders. It would be difficult to see how a property could be constructed on such a site without endangering the trees that currently grow there. The removal of a limited number of trees would, based on the comments of the report, be beneficial. However, it is likely that due to the sloping nature of the site and the fact that many of the trees may have shallow root systems there is a danger that protected trees would be removed or destroyed. This appears to be a recurring problem in relation to many building sites with tree preservation in place.
- In the construction of The Gantock development there have been major issues with the river water that runs down the hillside. Further development on the area could have an adverse effect on the drainage in relation to the existing properties on Cloch Road that border the lower area of the site.
- The site is located on a hillside which will require a significant infill to provide a base for any property never mind one of the scale of the property proposed. We have concerns for the ground stability of building on such a site especially with the piling and fracking that will be required. The building will require infilling which would influence the existing properties infrastructure that border the site.
- We believe that the construction of a property on the hillside would not be sympathetic with the development that has been constructed on the site previously occupied by the Gantock Hotel.
- The entrance to the proposed site is from Faulds Park Road which is a main thorough fare for an existing large housing estate which is accessed off this road. In addition, there is heavy traffic presence in relation to the commercial activities that are based to the right of the road. The road is used by HGV's delivering and taking products from such sites as Amazon. The road is marked with double yellow lines for no parking on both sides of the road. Having a property off such a road would be hazardous and not be safe. We do not believe there would be adequate parking, loading or turning for a property of this scale or indeed any property.

A lot of care has been taken in the design of the site known as the Gantocks to ensure that it is an asset to the very pleasing development work that has taken place in Gourock. This proposed property development would not be sympathetic and would just be a blot on the landscape, resulting in a needless impact to the current private and commercial use of the existing developments on the area. The granting of permission would result in what would appear to be a one off selfish gain.

For the above reasons, we request the Council does not grant Planning Permission for this proposed property.

Yours faithfully

  
Leon M Marowski

  
Margaret JS Marowski

## Grant Kennedy

---

**From:** James McColl  
**Sent:** 22 September 2017 14:16  
**To:** Grant Kennedy  
**Subject:** FW: Application No :17/0208/IC

-----Original Message-----

**From:** Nicholas McLaren On Behalf Of Devcont Planning  
**Sent:** 23 August 2017 09:42  
**To:** Audrey-Alaria Lever; James McColl  
**Subject:** FW: Application No :17/0208/IC

Objection 17/0208/IC

-----Original Message-----

**From:** John McLennan [mailto: ]  
**Sent:** 22 August 2017 16:39  
**To:** Devcont Planning  
**Cc:** Devcont Planning  
**Subject:** Application No :17/0208/IC


Re:construction of single dwelling house.

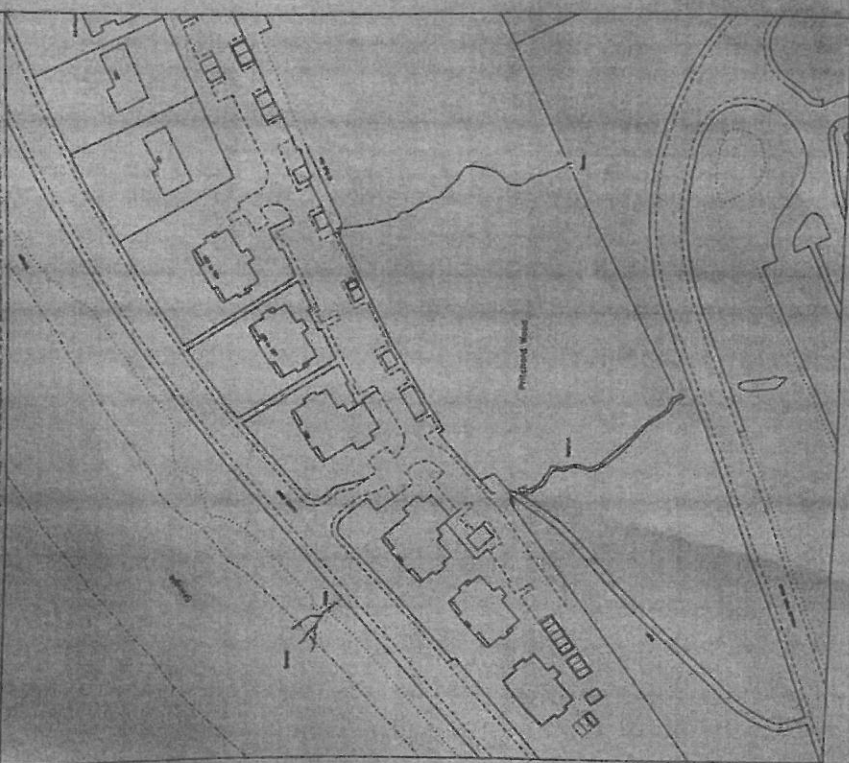
I am writing to object to the above planning application for permission.

The neighbour Notification Plan which you issued to me with correspondence dated 2nd August 2017 does not show the perspective or detail of the Gantocks, Cloch Road development. I will forward a copy of the Ordinance Survey NS2176SW NS2176NW Land Register of Scotland ref officer's ID/date 6921/ 10th May 2016. Title number: REN139363. This will give an accurate detail of proximity to the proposed said dwellinghouse. I believe the proposed dwellinghouse has 3 No terraces which will overlook my rear bedroom window and also the other occupants homes of blocks 4, 5, 6 and 7. This is in contravention of your local development plan RES5 which states that the "character and amenity of neighbouring properties" has to be satisfied with relation to new dwelling units. It is also unacceptable in terms of visual impact on the site of Pritchard Wood which is designated as a local Site of Importance for Nature Conservation : reference Policy ENV1 Inverclyde Local Plan sections 1 to 5. Drainage has also been a longstanding issue within Pritchard Wood and there does not seem to be any provision for any increased drainage. The trees and bushes retain a substantial amount of water and their removal as a consequence of this project, would no doubt have a serious causative effect on the moisture retention of the hillside. Please bear in mind that streams have already required to be diverted in accordance with your Policy INF5. In view of the cramming aspect between the Amazon building and the Gantocks flats and the aforementioned points raised, I request that permission is not granted for the application proposal.

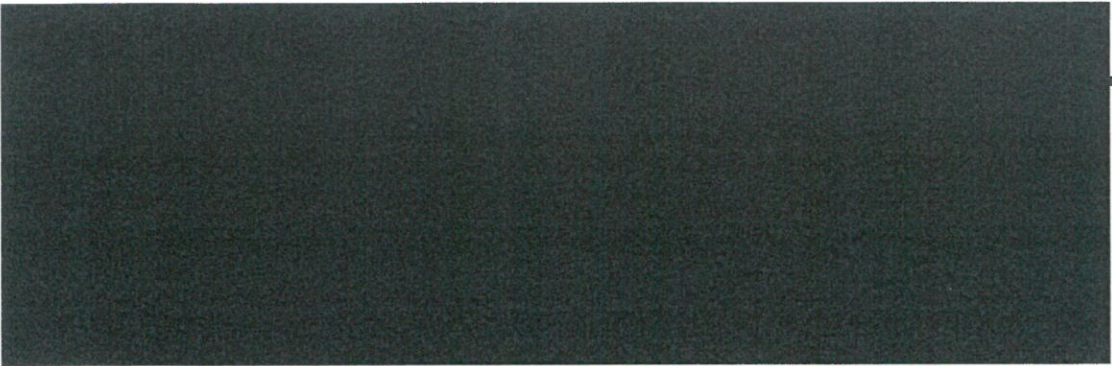
Regards  
John McLennan  
1/1 flat  
111 Cloch Road  
Gourock  
PA19 1FL

Sent from [REDACTED]

 LAND REGISTER OF SCOTLAND	Officer's ID / Date: 6921 10/5/2016	TITLE NUMBER <b>REN139363</b>
	ORDINANCE SURVEY NATIONAL GRID REFERENCE NS2176SW NS2176NW	Survey Scale 1:1250







---

**From:** [Redacted]  
**Sent:** 2 [Redacted]  
**To:** Devcont Planning  
**Subject:** Comments for Planning Application 17/0208/IC

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:14 PM on 23 Aug 2017 from Mr Marcus Barry.

### Application Summary

**Address:** Vacant Land Faulds Park Road Gourock PA19 1BQ

**Proposal:** Construction of single dwellinghouse

**Case Officer:** James McColl

[Click for further information](#)

### Customer Details

**Name:** Mr Marcus Barry

**Email:** [Redacted]

**Address:** Flat 3/2 106 Cloch Road Gourock

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** This proposal would infringe on the privacy of the occupants of the flats overlooked by the new house. We are concerned that if this application is accepted it would open up the possibility of more applications to develop the remainder of this wood.

Flat1/2  
111 Cloch Road  
Gourock  
Inverclyde  
PA19 1FL

16/08/17

JM.C  
17/0208/IC  
003

Inverclyde Council  
Regeneration and Planning  
Municipal buildings  
Clyde Square  
Greenock  
PA15 1LY

FAO: Mr James McColl

Dear Mr McColl

Re : Planning Application17/0208/IC

We attach a copy of a response to the planning application above prepared by our professional adviser and note that we wish to register our objection to the proposed development on the grounds outlined in this.

If you require further information we will be happy to respond.

[Redacted Signature]

Archibald C Morton  
Shirley Morton

I am writing to object to this application for planning permission.

### **1. Lack of information**

The application does not include sufficient information to enable proper consideration of its merits or a valid neighbour consultation. I believe that it should not have been validated. In particular,

- No Design and Access Statement has been produced to show how the development meets relevant policies in the Local Plan. As the proposal is contrary to some important policies, this is a major omission.
- The location plan fails to show the position of the proposed development in the context of the Gantocks development at Cloch Road. Almost 50 flats are affected by this development yet these are not shown at all on the location plan and it is not clear whether owners of these flats have been consulted.
- No drainage information is provided to enable those living beneath the proposed development to understand the effect on their properties.

The application is also inconsistent. It states that no application is made for a change of use. Yet it lists the current use as woodland and seeks permission for construction of a dwellinghouse which would be a clear change of use to residential. No explanation is offered.

### **2. Policy RES5 - Impact on amenity Gantocks, Cloch Road development**

I attach a copy of the location plan from the design and access statement provided for application 14/0200/IC. I have outlined in red what I believe to be the proposed development. This shows the proximity of the Cloch Road development and, in particular, Block 6.

The proposed development includes three full terraces overlooking Block 6. Flats at Block 6 have living areas facing the Clyde and bedrooms facing inland. Consequently, these terraces, and the windows of the proposed development will have an unobstructed view into the bedrooms of the flats at Block 6 and other blocks in the Cloch Road development. This is unacceptable overlooking contrary to policy RES5 of Inverclyde's Local Development Plan 2014. No information is provided as to any landscaping, tree planting or preservation or any other mitigation steps. While there are trees shown in the model diagrams, this is disingenuous and it seems very likely that the developer will in fact remove these in order to benefit from an unobstructed view of the Firth of Clyde.

Policy RES5 states that

*"Proposals for the change of use, sub-division or conversion to properties to create new additional dwelling units...will be assessed against and have to satisfy where appropriate...(a) the character and amenity of neighbouring properties;"*

No information is offered by the developer as to how the development could hope to satisfy policy RES5 or how the impact on the amenity of the Gantocks flats and, in particular, Block 6, could be mitigated.

### **3. Policy ENV1 – Pritchard Wood**

The proposed development lies within Pritchard Wood which is designated as a local Site of Importance for Nature Conservation. Policy ENV1 in the Inverclyde Local Plan states that

*"development adversely affecting...strategic and local natural heritage resources will not normally be permitted. Having regard to the designation of the environmental resource, exceptions will only be made where:*

- (i) visual amenity will not be compromised;*
- (ii) no other site identified in the Local Development Plan as suitable, is available;*
- (iii) the social and economic benefits of the proposal are clearly demonstrated*
- (iv) the impact of the development on the environment, including biodiversity, will be minimised; and*
- (v) the loss can be compensated by appropriate habitat creation/enhancement elsewhere."*

No information is provided by the developer as to why an exception should be made within these categories and it seems clear that no exception could reasonably be made for a single dwellinghouse, incorporating a large amount of glass and steel frontage, situated in a dominant position outside the built up area of Gourrock and offering no social or economic benefit beyond its build process.

#### **4. Policy RES7 – Countryside and RES3 – Residential Development Opportunities**

The site sits on the edge of Gourrock. From consideration of the Proposals Map attached to the local plan, the site appears to be in a Countryside location, notwithstanding the Amazon building or the Gantocks development. Policy RES7 states that development in the Countryside will only be supported if the proposals fall within one of five specific categories. None of these categories appears to apply here and, in any case, no information is offered by the developer on how the development complies.

The site is not within one of the opportunity sites identified in the Local Plan and covered by Policy RES3.

#### **5. Policy INF5 - Drainage**

The application makes no proposal for sustainable drainage of surface water. The developer has ticked "N/A" to surface drainage.

Policy INF5 states that

*"Proposed new development should be drained by appropriate Sustainable Urban Drainage Systems (SUDS) designed in accordance with the CIRIA SUDS Manual (C697)"*

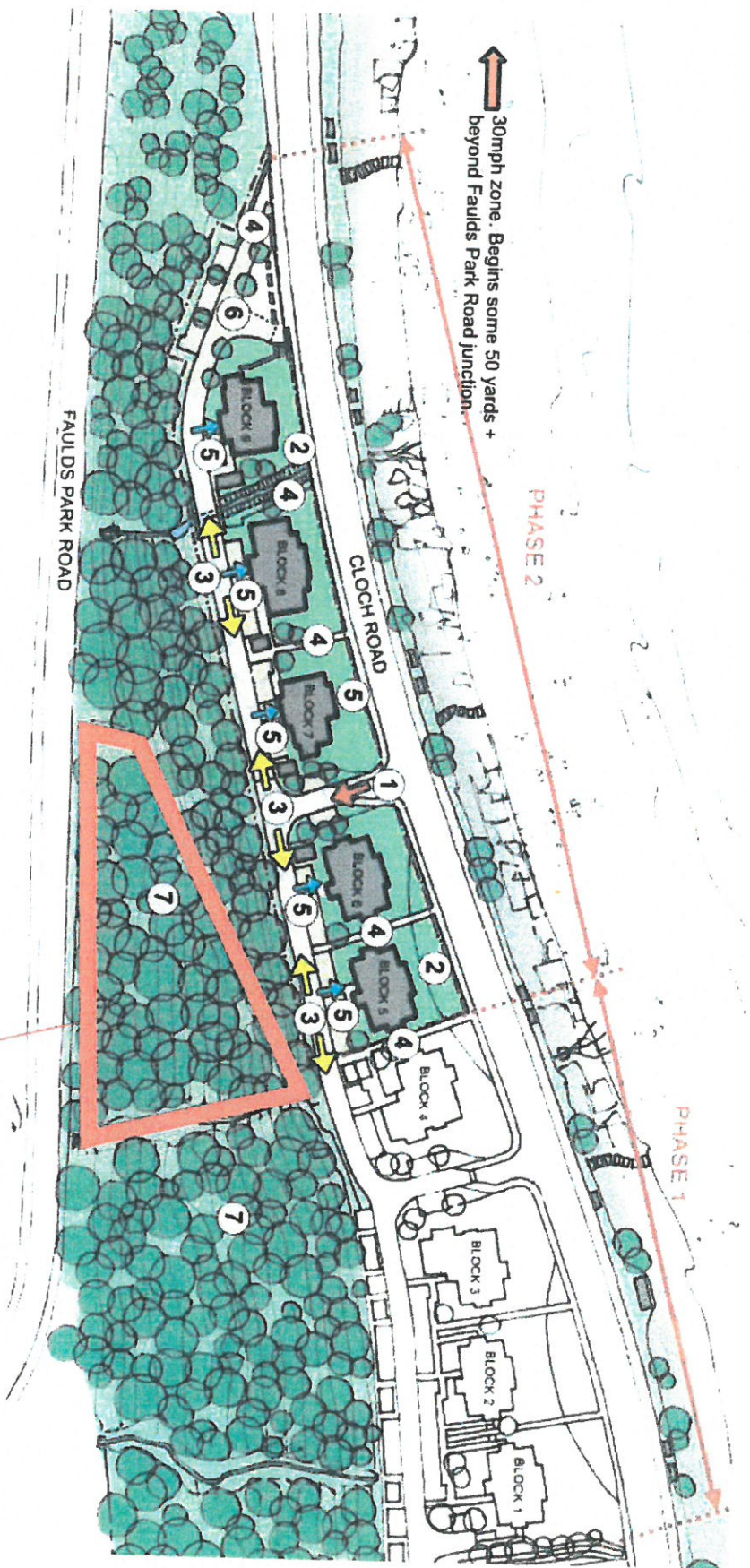
The site lies on a hillside above the Gantocks development of flats where hillside drainage was a significant concern, where a detailed drainage plan was required and where streams and culverts had to be diverted. It is a nonsense that there is (a) no drainage information for the proposed development, that the developer has ticked "N/A" and (c) that the developer has asserted that the proposed development does not increase flood risk.

#### **6. Conclusion**

This application is wholly inadequate and the information provided does not enable neighbouring properties to fully understand its impact. Permission should be refused on that basis alone. The application also appears to be inconsistent with a number of important policies in the local development plan and no information is offered by which neighbours can understand any proposed



mitigation. These are not problems that can be solved by condition. The application must be refused.



Approximate position of  
development site

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Alan Kirby

Address: Flat 1/1 110 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed this application I have two concerns to raise.

- 1 The development of this large dwelling is likely to cause significant noise and disruption directly behind my apartment
- 2 There are significant concerns regarding the rain water drain off and the stability of the steep banking to the rear of our property

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Alan Nicolson

Address: Flat 3/1 110 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Having reviewed the plans I feel that this proposal is not in keeping with the overall builds in the area, a 3 storey house on its own does not fit within Industrial and Flatted builds. There will be a lot of construction work required digging into the hillside which will result in a lot of noise pollution. Also there will be a lot of trees removed or cut down to create the space which will then create a gap in the current treeline. Overall I object to this proposal which is definitely not in keeping with the area.



# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Archie Livingstone

Address: Flat 2/1 103 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We have received the Neighbour Notification Notice, dated 2 August 2017 (rec'd 8 August 2017) for the above application number. The Neighbour Notification Plan supplied is dated 2010 and therefore does not show the layout of the Gantock Flats and therefore we are unable to make a judgement on whether the position of the proposed new building would be acceptable to us as neighbours.

Also, there is a pink coloured area on the plan which we assume indicates the building, but what does the hatched area indicate as it covers part of Faulds Park Road plus an area of the ground now occupied by the Gantock Flats.

I should be obliged, if an updated Neighbour Notification Plan is supplied to us, showing the area involved.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Alastair Gray

Address: G02 110 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: I have no particular objection to a house being built on the site but certain clarifications are needed before I would consider supporting it.

- a) How is the steep sloping site being excavated to create a flat foundation without serious risk of erosion, falling rock and slippage to the lower site on which my block is built.
- b) How many trees will be removed and what tree line will exist on completion.
- c) What drainage engineering will be undertaken to avoid soil erosion in the absence of removed trees bearing in mind the very wet prevailing soil conditions.
- d) What are the specific landscaping plans following work on the foundations.
- e) What is the timescale of the work and the expected disruption to the Merchant Homes owners.
- f) What ongoing responsibilities for land maintenance are to be put in place following completion to protect freeflowing streams and removal of fallen trees.
- g) Updated plan of site is needed as the existing version is outdated failing to recognise the apartments

## **Comments for Planning Application 17/0208/IC**

### **Application Summary**

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

### **Customer Details**

Name: Mr Roger Morrison

Address: 2/2 108 Cloch Road Gourock

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The land in question was described to me as 'protected woodland', by the developer, when I purchased my property.

My research, since, indicates that the owner of the land also had/has an interest in the development in which I live. With that in mind, I believe

My main objection concerns wildlife. For the last 3 years, I have noted that the woodland area in question is used as a sanctuary for wild deer in raising their young. I believe that approval for this development will upset that natural balance and compromise an area of refuge for such animals. There does not appear to be any consideration of this aspect in the planning application.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mrs Edith Anderson

Address: Flat 1/2 106 Cloch road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: To close to current flats



# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mrs Flora Taylor

Address: Flat 3/1 106 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My reason for objecting is that the construction would spoil the privacy of many of the residents of the Gantocks. Also concerned, would it stop at one dwelling house.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Alistair glenny

Address: FLAT 1/2, 108 CLOCH ROAD GOUROCK

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Proposed dwelling will be overlooking recently constructed Flats on Cloch Road Gourock, infringing on Security, Personal property and seclusion.

Faulds Park Road is access to not only Private Dwellings, but to Industrial Units and Distribution Warehouses incurring heavy traffic use and this application will add to that.

Drainage from existing small burns will increase to overflowing due to the removal of Trees to facilitate construction work and the subsequent erection of the proposed dwelling. This increase in water, it is feared, will overflow onto the area surrounding the Cloch Road apartment blocks.

Currently drainage from the land in question is channelled via the Cloch Road Apartment development, the disturbance of which will only result in flooding and foundation erosion at the Flats

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Frazer McColl

Address: 2/2 110 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As part owner of the above detailed apartment I would like to object to the application for planning on the wooded hillside of Faulds Park Road. The Gantock development which sits below the site is a development predominately occupied by older people, the effects of noise distribution and loss of light would have an adverse effect not just on the properties but on the residents that live there. Constructing the house on such a slope is also dangerous, as rubble or debris could fall on the properties below the site, causing severe damage and potential injury.

There are also question in regards to road safety surrounding the site as the busy road is currently used by HGV lorries and residents, building a house of such proportions even with some parking would ultimately lead to cars on the road, which could lead to traffic incidents. This site is currently occupied by trees, removing these would have a serious impact on the environment, as well as the Gourock hillside.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mrs Margaret-Jane McColl

Address: 11 Lodge Park Kilmacolm

## Comment Details

Commenter Type: Member of Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a part owner of an apartment at the Gantocks Gourock I am objecting to the application for planning on the wooded hillside off Faulds Park Road. The area in question is accessed off a main roadway to an existing large housing estate and commercial development. The roadway has double yellow lines on both sides and not only is it used by numerous cars there is a significant level of HGV traffic - there would certainly be issues with road safety. If permission was given the proposed property would have an adverse affect on the existing properties at the Gantocks including loss of light and privacy, noise and nuisance factors. The actual excavation of the site is likely to lead to environmental issues with the work that would be required to infill the site to provide a platform for the build. In addition the trees on the site are protected and any development would endanger their preservation.

I would ask that you review my comments and request that permission is refused



# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr James Duncan

Address: 114 2/2 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: My objection falls into 5 categories as follows:-

1. The ordinance survey map used is long out of date and does not reflect the current land usage.
2. The trees have a preservation order on them
3. Removal of the trees will result in the ground being unstable causing a landslide resulting in damage to the cars and road below that belongs to the residents.
4. I do not fancy the idea of someone overlooking my house in particular my bedrooms from the balconies above.
5. Removal of the trees will increase the noise currently shielded by the trees from traffic going to Amazon and other commercial premises.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mrs valerie elliott

Address: G/1 110 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application because I do not have sufficient information. There is no indication on the plans of the exact position of the recently built properties at the Gantocks in Cloch Road in relation to the proposed property. Mainly, from my point of view, in relation to my home. Is the rear of the property directly opposite the front of my home. If so how far away is it from the front of my home and how much of the woodland may be left between the properties.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Douglas Thomson

Address: Flat 1/2 109 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Further to NEIGHBOUR NOTIFICATION re the above I am very concerned about its likely adverse effects upon the natural drainage of the steep, wooded bank immediately adjacent & uphill of my property. The footprint of the proposed house & paved surrounds will not only mean a large loss in surface area of this natural "soak away" but cause the rapid run off of future rain to the rest of the site so upsetting the status quo.

Prior to building in 2014, an existing natural waterfall & burn immediately behind 109 was channelled through a large new pipe which passes under my property and so to the sea.

I fear that quickened run off caused by the development will gravitate to this burn causing increased flow, scouring & consequent siltation, all leading to the blockage of the pipe, & an overflow thus causing inundation of the entrance to 109, the ground floor flats, my property's foundations & also damage to parked cars.

Your plan fails to show the close proximity of all affected properties.

## **Comments for Planning Application 17/0208/IC**

### **Application Summary**

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

### **Customer Details**

Name: Mr Fraser Cameron

Address: Flat 2/1 109 CLoch Road Gourock

### **Comment Details**

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:1 Wrong foot print in submission - shows old GAntocks tennis court.?

2 NEbulous statement relating to surface drainage (SUDS) as not required. Why ? Environmental Impact NEEDS to be assessed !

3 WHere are the proposed connections for water & drainage.

4 Plans need to show elevation of 4 story flats in relation to proposed development. Current plans [REDACTED] as they indicate there is nothing in front of this development.

5 Lack of privacy at the rear of flats where the bedrooms are located.

6 Prichard Wood is bare in the winter with no cover , Faulds Park Road traffic is visible in the winter.

7 Concern of impact to Prichard Woods as this was a major selling point in the development of the Gantocks FLats.

8 The Gantocks Development is now complete , established Tarmac roads , landscaped (Upkeep is paid for by the Owners) Further disruptions should not be on the agenda

9 Historically there has been 2 properties collapsed in Victoria Road due to water retention. !



# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Kevin Hughes

Address: Flat 3/1 109 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Part of Pritchard wood, with ancient and mature trees, will be uprooted.

Is there a Tree Preservation Order?

The history of flooding in this area. By removing trees the risk of flooding is increased.

Currently there are two waterfalls indicating the heavy volume of water.

Proposals to prevent debris getting into waterfalls?

Increased Co2 emissions.

How is soil retention being handled to prevent land slippage?

What is the situation with Sepa?

Proposed position of Sewage drains?

Proposed position of water drains?

Proposals regarding utilities?

There are deer and owls in the woods. Has the site been checked for water voles, badgers etc.?

There are double yellow lines on Faulds Park Road. Safety will be jeopardised by removal of these.

What is the relationship, in terms of height, position and the distance of the proposed house, from our flats, as the notification plan does not reflect the current situation?

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Marcus Barry

Address: Flat 3/2 106 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: This proposal would infringe on the privacy of the occupants of the flats overlooked by the new house.

We are concerned that if this application is accepted it would open up the possibility of more applications to develop the remainder of this wood.

# Comments for Planning Application 17/0208/IC

## Application Summary

Application Number: 17/0208/IC

Address: Vacant Land Faulds Park Road Gourock PA19 1BQ

Proposal: Construction of single dwellinghouse

Case Officer: James McColl

## Customer Details

Name: Mr Neil McVicar

Address: Flat 3/2 113 Cloch Road Gourock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Objection to Planning Application 17/0208/IC is based on the following comments.

1. The proposed dwelling is in a protected woodland area (Pritchard Wood) which should be sufficient reason for rejection.
2. Location drawing does not show latest information i.e. flats located at 105 to 113 Cloch Road, making it difficult to assess the proximity and overlook of these properties.
3. Notwithstanding the above comment, it is obvious that the proposed dwelling would overlook these properties with a consequent reduction in privacy.
4. Construction of the dwelling would necessitate removal of a significant number of trees with no potential to replace, resulting in a loss of amenity, not only to the neighbouring properties, but the wider community.
5. Approval of this application would provide a precedent for future applications of a similar nature with a consequent magnification of the above concerns.

**10. DECISION NOTICE DATED 10 OCTOBER 2017  
ISSUED BY HEAD OF REGENERATION & PLANNING**



# DECISION NOTICE

## *Refusal of Planning Permission*

Issued under Delegated Powers

Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

Planning Ref: 17/0208/IC

Online Ref:100042766-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013***

Canata And Seggie Chartered Architects  
Mr Douglas Nicholson  
7 Union Street  
GREENOCK  
PA16 8JH

With reference to your application dated 12th July 2017 for planning permission under the above mentioned Act and Regulation for the following development:-

**Construction of single dwellinghouse at**

**Vacant Land, Faulds Park Road, Gourock**

**Category of Application Local Application Development**

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

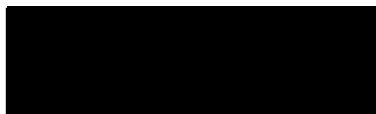
The reasons for the Council's decision are:-

1. The proposal would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value both at an individual level as a woodland, and at a wider level as a wildlife corridor contrary to policies ENV1, ENV4 and ENV7 of the Inverclyde Local Development Plan.
2. The tree removal resulting from the proposal would fail to safeguard Prichard Wood which is a designated TPO, contrary to policy ENV6 of the Inverclyde Local Development Plan.
3. The unacceptable loss of existing landscape features within the site together with lack of any detailed landscaping results in the proposal being contrary to Policy RES1 of the Local Development Plan.
4. The removal of trees combined with the height of the proposed new house in an elevated position would result in an unexpected feature within Prichard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of both the established character and amenity of the area and the amenity of the neighbouring residents, contrary to Policy RES1.
5. The rear terraces of the proposed house by virtue of their location and size would allow the opportunity to undertake a range of functions over extensive periods of day and evening to an extent that the activity may impinge upon the enjoyment of neighbouring properties to the detriment of the amenity of neighbouring residents. As such the proposal is contrary to the advice and guidance within the Council's Planning Application Advice Note 5 together with Policy RES1 (a) of the Local Development Plan.

6. The applicant has failed to demonstrate that the proposed house would not be impacted by noise from the industrial premises to the detriment of the amenity of the and that operation of the industrial premises would not be compromised due to the potential for disturbance to the occupiers of the proposed house.

The reason why the Council made this decision is explained in the attached Report of Handling.

**Dated this 10th day of October 2017**



**Head of Regeneration and Planning**

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

**Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>**

Drawing No:	Version:	Dated:
2528_LP		01.01.2017
2528_SP	Rev A	30.08.2017
2528_D.001		01.01.2017
2528_D.002		01.01.2017
2528_D.003		01.01.2017
2528_D.004		01.01.2017
2528_D.005		01.01.2017
2528_D.006		01.01.2017
2528_D.007		01.01.2017
2528_D.008		01.01.2017

**11. NOTICE OF REVIEW FORM DATED 9 JANUARY 2018  
TOGETHER WITH SUPPORTING DOCUMENTATION**



Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Email: devcont.planning@inverclyde.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100080443-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation: Nicholson McShane Architects

Ref. Number:

You must enter a Building Name or Number, or both: \*

First Name: \*

Douglas

Building Name:

Ladyburn Business Centre

Last Name: \*

Nicholson

Building Number:

10

Telephone Number: \*

01475 325025

Address 1  
(Street): \*

Pottery Street

Extension Number:

Address 2:

Mobile Number:

Town/City: \*

Greenock

Fax Number:

Country: \*

Scotland

Postcode: \*

PA15 2UH

Email Address: \*

consents@nicholsonmcshane.co.uk

Is the applicant an individual or an organisation/corporate entity? \*

☐ Individual ☒ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="7"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Union Street"/>
Company/Organisation	<input type="text" value="Canata and Seggie Chartered"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Greenock"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA16 8JH"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Inverclyde Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="676223"/>	Easting	<input type="text" value="221192"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Construction of single dwellinghouse at Vacant Land, Faulds Park Road, Gourrock.

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Refer to attached Statement of Review.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Statement of Review to the Local Review Body

## Application Details

Please provide details of the application and decision.

What is the application reference number? \*

17/0208/IC

What date was the application submitted to the planning authority? \*

12/07/2017

What date was the decision issued by the planning authority? \*

10/10/2017

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☒ Yes ☐ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## **Declare – Notice of Review**

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Douglas Nicholson

Declaration Date: 09/01/2018

## Proposed new single dwellinghouse on vacant land at Faulds Park Road, Gourrock; 17/0208/IC



### Statement of Review to the Local Review Body

#### Introduction

1. The application site is generally sloping in nature and adjoins the north side of Faulds Park Road, Gourrock, between its junction with Cloch Road and the entrance to Finbraken Drive. The application site is part of a larger wooded strip of ground extending to the east and west, which is bounded on the north by a development of new-build flats on Cloch Road and on the south by a large warehouse / distribution unit.
2. Planning application 17/0208/IC concerned the construction of a modern 3-storey house adjacent to the road on the edge of the area of woodland described above, stepping down the slope of the site to form a number of terraces facing north to the Clyde. The careful design of the house included the retention of the large majority of the site's trees to preserve the character of the plot and of the immediate surroundings.
3. As the site is generally wooded in nature, a specialist arboriculturalist was commissioned to provide a detailed report as part of the application. This report, the "Tree Survey,



Arboricultural Constraints and Implications Assessment” noted the details of 165 individual trees on the application site, including their position, size, age and condition. This report served as the guide for the positioning of the house and for the limited tree removal required to accommodate the house and its access, whilst maintaining the wooded feel of the site.

4. Our application, 17/0208/IC, was refused under delegated powers on 10<sup>th</sup> October 2017. Our request for a review to the Local Review Body is in respect of this refusal.

### **Reasons for Refusal**

5. The reasons for refusal set out in the decision notice are as follows:

#### **Reason 1**

The proposal would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value, both at an individual level as a woodland and at a wider level as a wildlife corridor contrary to policies ENV1, ENV4 and ENV7 of the Inverclyde Development Plan.

#### **Reason 2**

The tree removal resulting from the proposal would fail to safeguard Pritchard Wood which is a designated TPO, contrary to policy ENV6 of the Inverclyde Local Development Plan.

#### **Reason 3**

The unacceptable loss of existing landscape features within the site, together with lack of any detailed landscaping results in the proposal being contrary to Policy RES1 of the Local Development Plan.

#### **Reason 4**

The removal of trees combined with the height of the proposed new house in an elevated position would result in an unexpected feature within Pritchard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of the area and the amenity of the neighbouring residents, contrary to Policy RES1.

#### **Reason 5**

The rear terraces of the proposed house, by virtue of their location and size, would allow the opportunity to undertake a range of functions over extensive periods of day and evening to the extent that the activity may impinge upon the enjoyment of neighbouring properties to the detriment of the amenity of neighbour residents. As such the proposal is contrary to the



advice and guidance within the Council's Planning Application Advice Note 5 together with Policy RES1 (a) of the Local Development Plan.

#### Reason 6

The applicant has failed to demonstrate that the proposed house would not be impacted by noise from the industrial premises to the detriment of the amenity of the (sic) and that the operation of the industrial premises would not be compromised due to the potential for disturbance to the occupiers of the proposed house.

### **Analysis of Report of Handling and Reasons for Refusal**

6. As previously stated, the application site forms part of a wooded strip of ground sandwiched between the new build flatted development on Cloch Road, and the Faulds Park Local Business and Industrial Area. The historically open nature of this site has clearly been lost by recent zoning of adjacent ground for development and by the general expansion of Gourrock's urban area westwards, a process which has been assisted by recent planning decisions. Indeed the development of policy area r51 (Levan Farm (Phase 3)) to accommodate the anticipated 150 dwellings, will further urbanise this part of Gourrock and distance it further from its formerly open character. From any point on the application site it is clear that there is a main road and development to both north and south and thus the original atmosphere and character of Pritchard's Wood has already been lost. Seen in this light, the designations attached to this ground appear anachronistic and historic artefacts of a time when the site was part of a much larger wooded area. In addition, it is in our view significant that the application site is not designated as open space or green belt in the Local



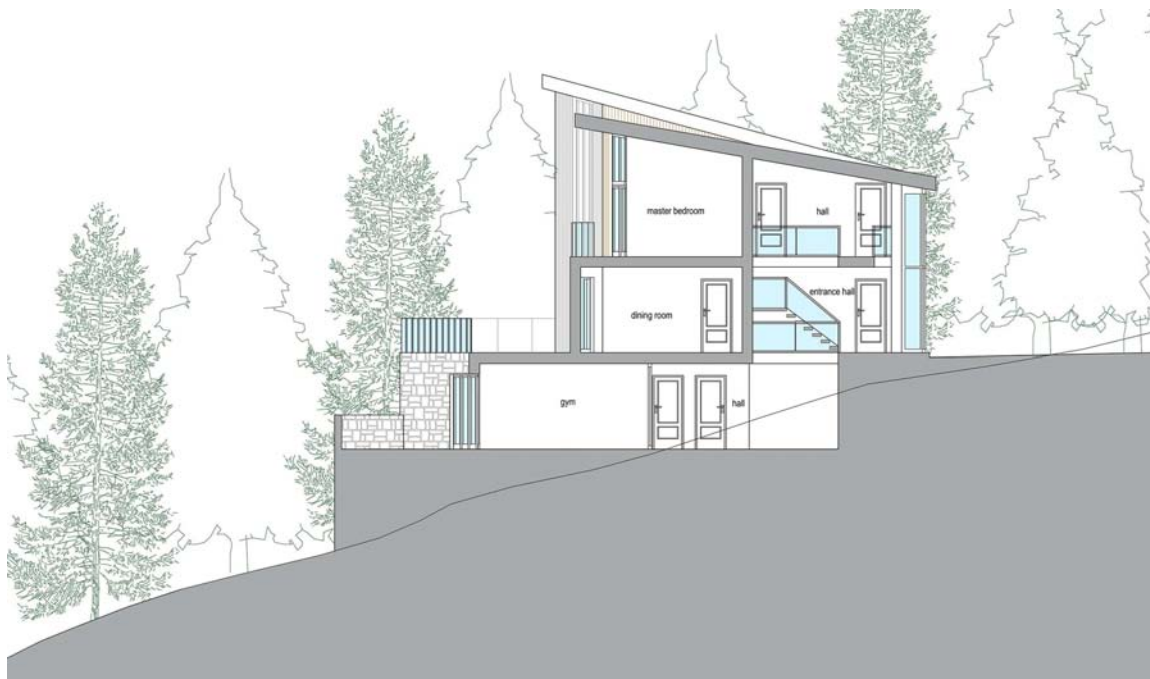


Development Plan but is instead covered by the residential policy designation RES1, i.e. it is clearly recognised as part of the urban realm.

7. The fact that the site is regulated by a Tree Preservation Order has been addressed by our specialist arborist and reflected in the design of the house. It is significant that the arborist considered that “The trees all display varying degrees of mutual suppression as a result of close spacing and lack of thinning. Some heavily suppressed trees are struggling to survive and have limited future potential.” In addition, he found that “Overall tree condition tends to be fairly mixed, with several trees in good to fair condition interspersed with poor growth of inferior quality. There are few trees of any individual quality or arboricultural merit.” These factors have been carefully assessed in the siting of the house and the improvement and consolidation of the surrounding woodland. Critically, a band of trees is retained along the north edge of the site, maintaining the backdrop referred to by the processing officer, which can now be glimpsed between the new flatted blocks on Cloch Road.
8. The arborist's proposals for the management and consolidation of tree cover on the site form a robust landscaping strategy which improves the condition, welfare and long term viability of many of the trees on site. We therefore refute the processing officer's suggestion that our proposal is contrary to Policy RES1 in failing to provide adequate landscaping information and is therefore unacceptable.
9. Inverclyde has a large number of dwellings located within or on the edge of wooded areas. Being on a hillside, the area also accommodates many houses on elevated sites with the benefit that these are able to take advantage of the magnificent views afforded from many locations within the area. We are therefore surprised by the processing officer's comment that the house will present an “unexpected feature”. In any event the house could only be unexpected the first time it's seen; following this we believe it will be viewed as an harmonious part of its environment.
10. The processing officer considers the rear terraces unacceptable for their potential to allow activities which may cause a nuisance to neighbouring occupants. The proposed dwelling incorporates a number of terraces to the rear. The design intention is to allow useable outdoor space in lieu of a garden to allow the retention of as many trees as possible. These

areas are not balconies as they do not occur outside the building but are an integral part of it, forming several roofs. Nor are they garden decks as they are not located within a garden space. Thus PAAN5 does not apply. In any event the terraces are a minimum of 45m from the new flatted properties on Cloch Road (the nearest dwellings) and are separated visually by the trees retained on site. We would contend that the useable outdoor spaces will have no impact on the amenity of adjoining residents.

11. The proposed dwelling is separated from the premises immediately across Faulds Park Road (run by Amazon.co.uk) by a distance of 82m minimum. The part of the Amazon building facing the proposed dwellinghouse is occupied entirely by offices with little noise generating potential. In contrast, the new dwellings on Finbraken Drive are located a similar distance from Amazon's premises but face the HGV loading bays which have much greater noise generating potential. Our conclusion is that the potential for noise nuisance to residents of the new dwelling will be significantly less than that experienced by residents of nearby properties.





## Summary

12. The applicant has proposed the transformation of a small section of neglected woodland into the site for a new modern house for him and his family. Whilst a number of trees will inevitably be lost as a result of this process, the remainder will be safeguarded through proper management. The wildlife corridor will be maintained to the northern, undeveloped part of the site. The proposed house will be sufficiently distanced and screened from its residential neighbours so as to cause no nuisance or loss of amenity to the occupiers, and from the industrial zone so as not to be compromised by noise nuisance. In summary, we contend that the reasons for refusal are, on balance, outweighed by the positive aspects of the proposal (not least the benefits of retaining residents within Inverclyde) and that the refusal of the application should be overturned.

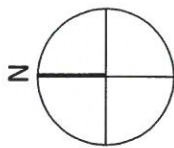
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Nicholson McShane Architects

07 January 2018







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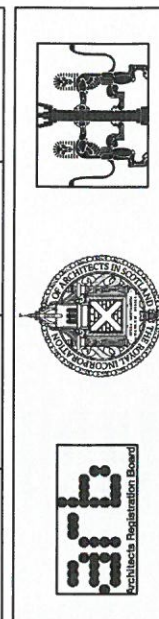
REVISION	DESCRIPTION	DATE



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PROJECT ADDRESS	CANATA & SEGGIE CHARTERED ARCHITECTS
CLIENT	A. LAW
DRAWING TITLE	LOCATION PLAN AS EXISTING
DRAWING STATUS	PLANNING

DRAWING NUMBER	2528_LP	REVISION	/
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SCALE	1:1250	DATE	JANUARY 2017	DRAWN BY	NF	CHECKED BY	
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LOCATION PLAN AS EXISTING 1:1250





REVISION	DESCRIPTION	DATE
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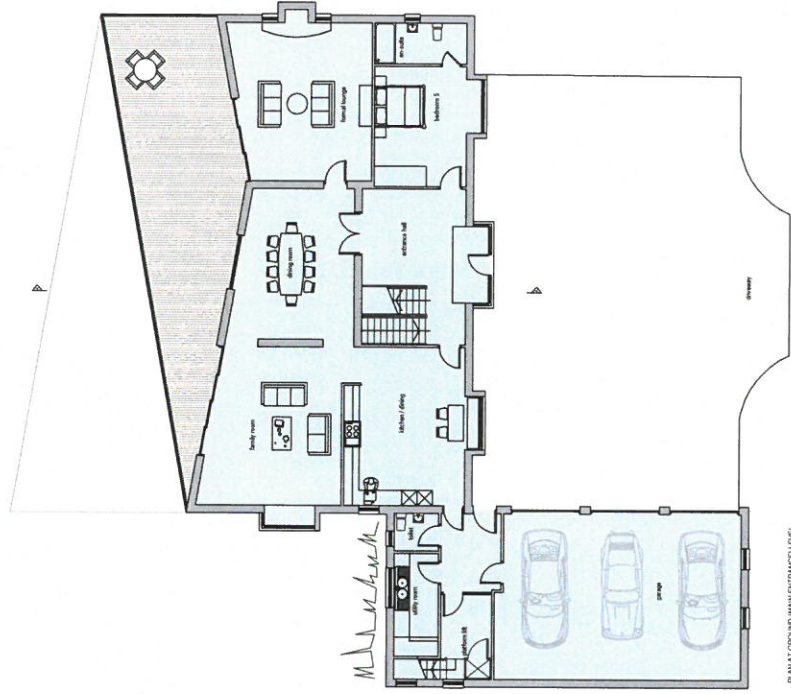
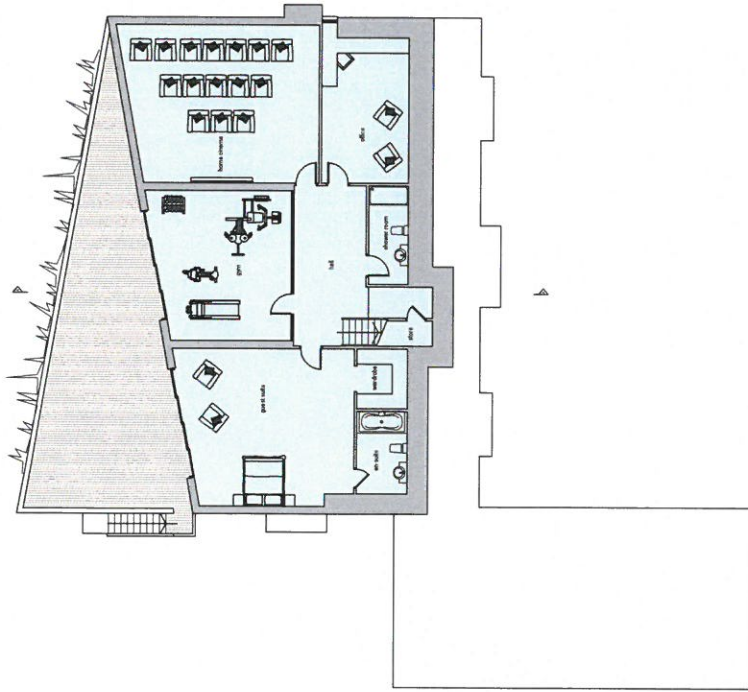


PROJECT TITLE	PROPOSED DETACHED DWELLINGHOUSE
PROJECT ADDRESS	FAULDS PARK ROAD, GOUROCK
CLIENT	A. LAW
DRAWING TITLE	SITE PLAN AS PROPOSED
DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_SP
REVISION	A
SCALE	1:500
DATE	JANUARY 2017
DRAWN BY	NF
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REVISION	DESCRIPTION	DATE
A	Drawings generated using AutoCAD software.	11/01/2017

**Canata Seggie**  
ARCHITECTS

PROJECT TITLE: PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS: FAULTY FARM ROAD, GLOUCESTER

CLIENT: CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE: LOWER GROUND & GROUND FLOOR PLANS AS PROPOSED

DRAWING STATUS: PLANNING

DRAWING NUMBER: 2528\_D.001

SCALE: 1:100 @ A1

DATE: JANUARY 2017

DRAWN BY: ME

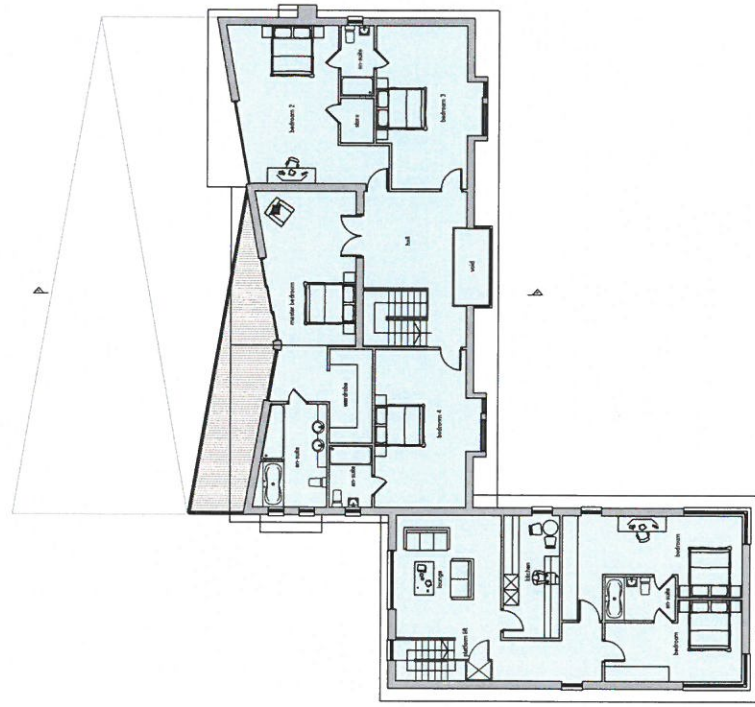
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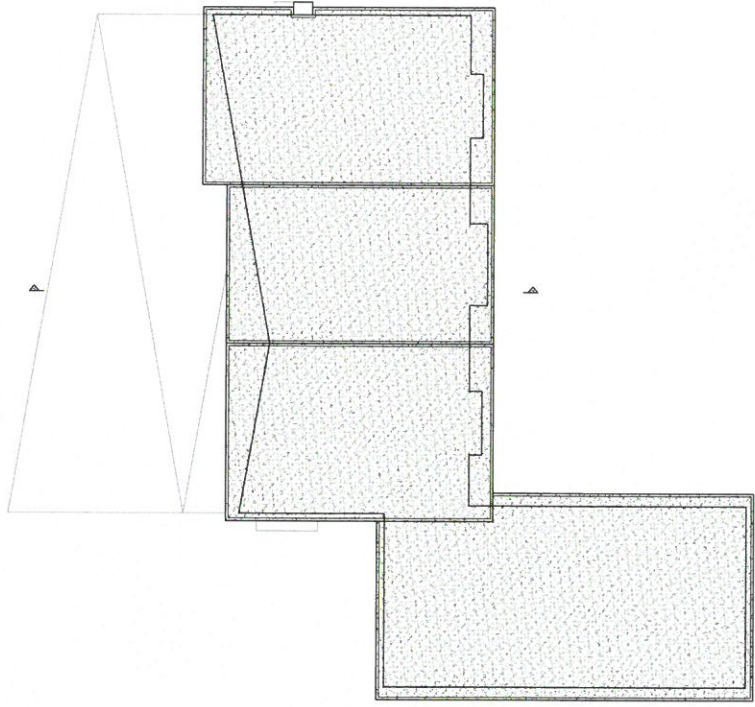
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PLAN AT UPPER LEVEL



ROOF PLAN

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1:400 @ A3  
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REVISION	DESCRIPTION	DATE
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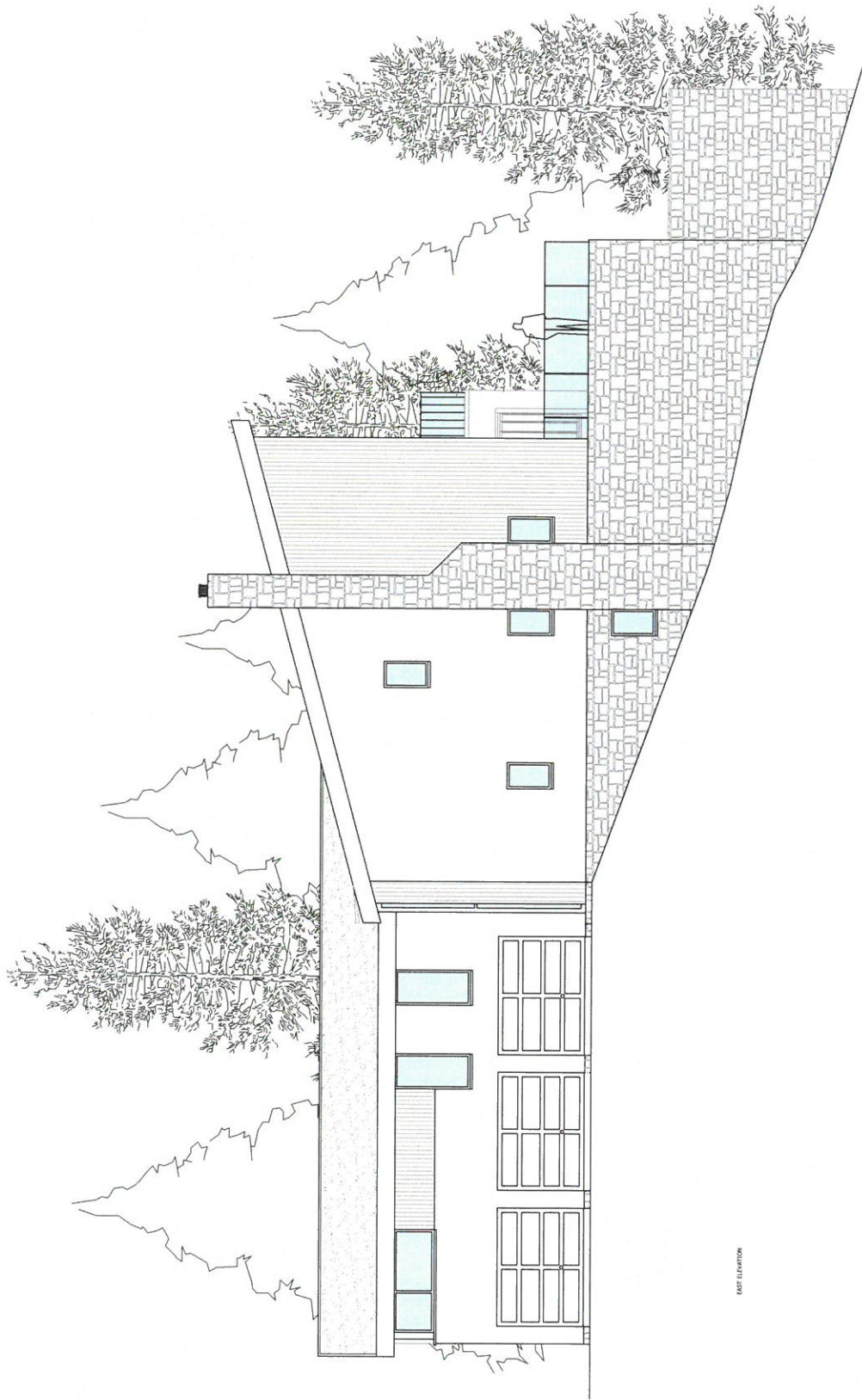
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PROJECT ADDRESS	14015 PARK ROAD, GORENCK
CLIENT	CANATA & SEGIE CHARTERED ARCHITECTS
DRAWING TITLE	UPPER FLOOR & ROOF PLANS AS PROPOSED

DRAWING STATUS	PLANNING
DRAWING NUMBER	2528_D.002

SCALE	1:100 @ A1	DATE	JANUARY 2017	DRAWN BY	NP	CHECKED BY	A
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 E: canata@canata-seg.com seggie@canata-seg.com



EAST ELEVATION

REVISION	DATE
A	11/01/2017

DESCRIPTION  
Drawing provided in line with client requirements.



PROJECT TITLE  
PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS  
FAULDS PARK ROAD, GUNDSOCK

CLIENT  
CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE  
PROPOSED EAST ELEVATION

DRAWING STATUS  
PLANNING

DRAWING NUMBER  
2528\_D.003

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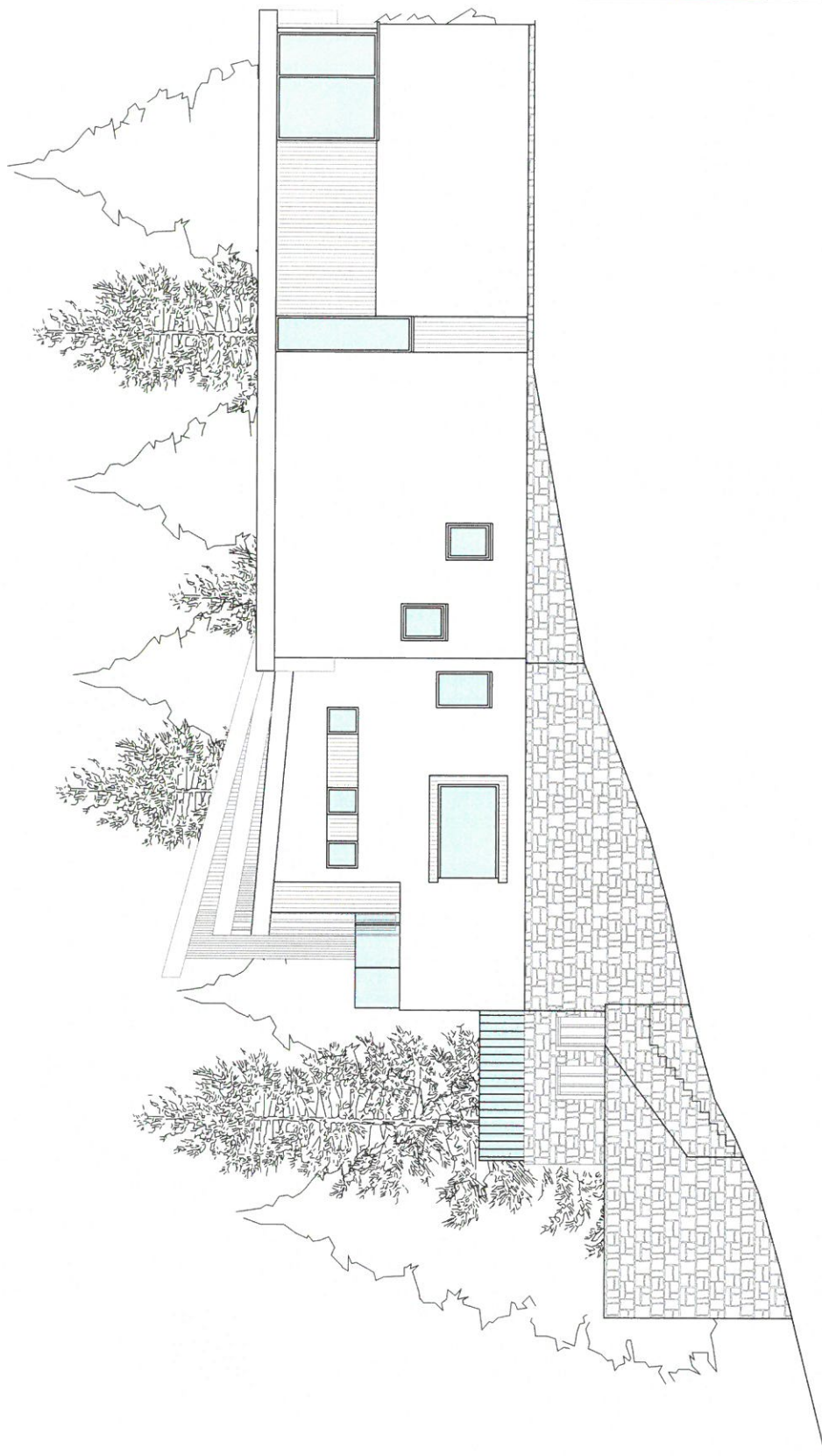
DATE  
JANUARY 2017

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WEST ELEVATION

REVISION	DESCRIPTION	DATE
A	Drawing generated online with client input remarks.	11/20/2017



PROJECT TITLE PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS FAULEY PARK ROAD, GORDON

CLIENT CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE PROPOSED WEST ELEVATION

DRAWING STATUS PLANNING

DRAWING NUMBER 2528\_D-004

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DATE JANUARY 2017

DRAWN BY NP

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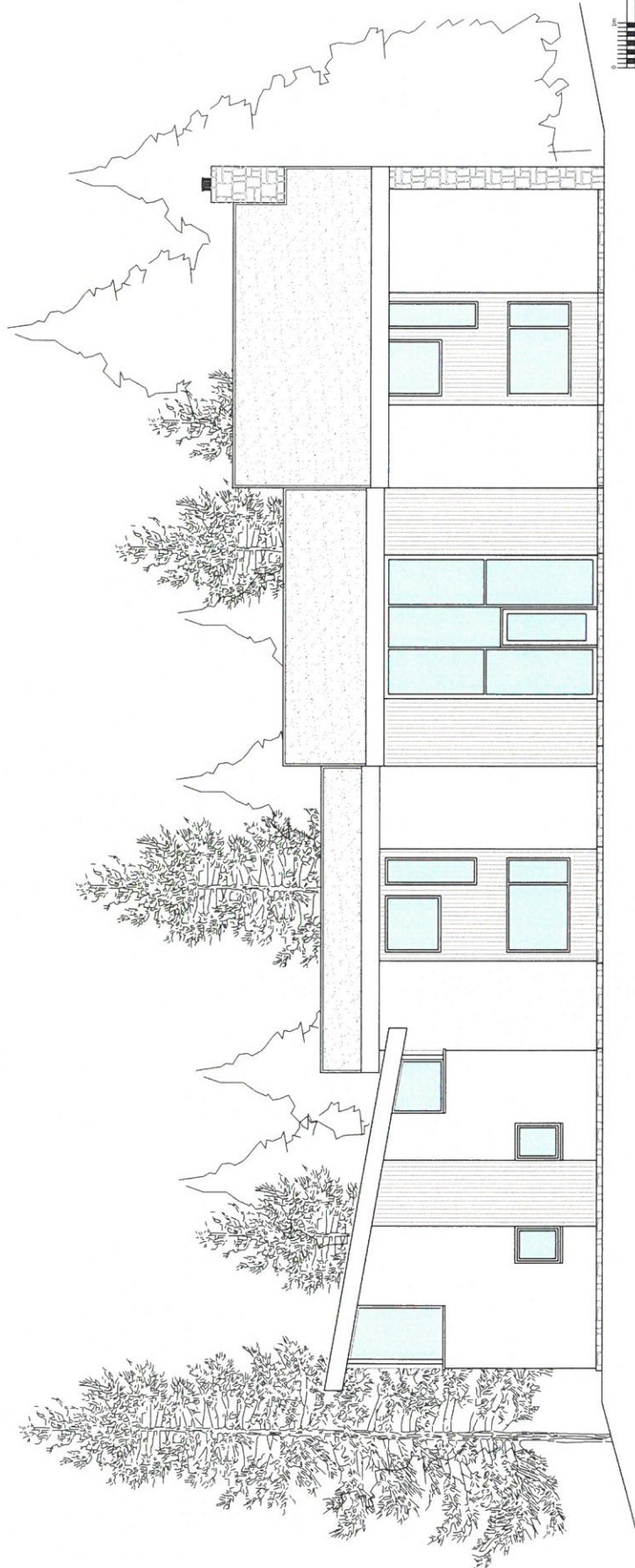
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FRONT ELEVATION



REVISION	DESCRIPTION	DATE
A	Drawing amended inline with client request emails.	11/02/2017



PROJECT TITLE PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS FAULTS PARK ROAD, GOURDS

CLIENT CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE PROPOSED FRONT ELEVATION

DRAWING STATUS PLANNING

DRAWING NUMBER 2528\_D.005

SCALE 1:50 @ A1

DATE JANUARY 2017

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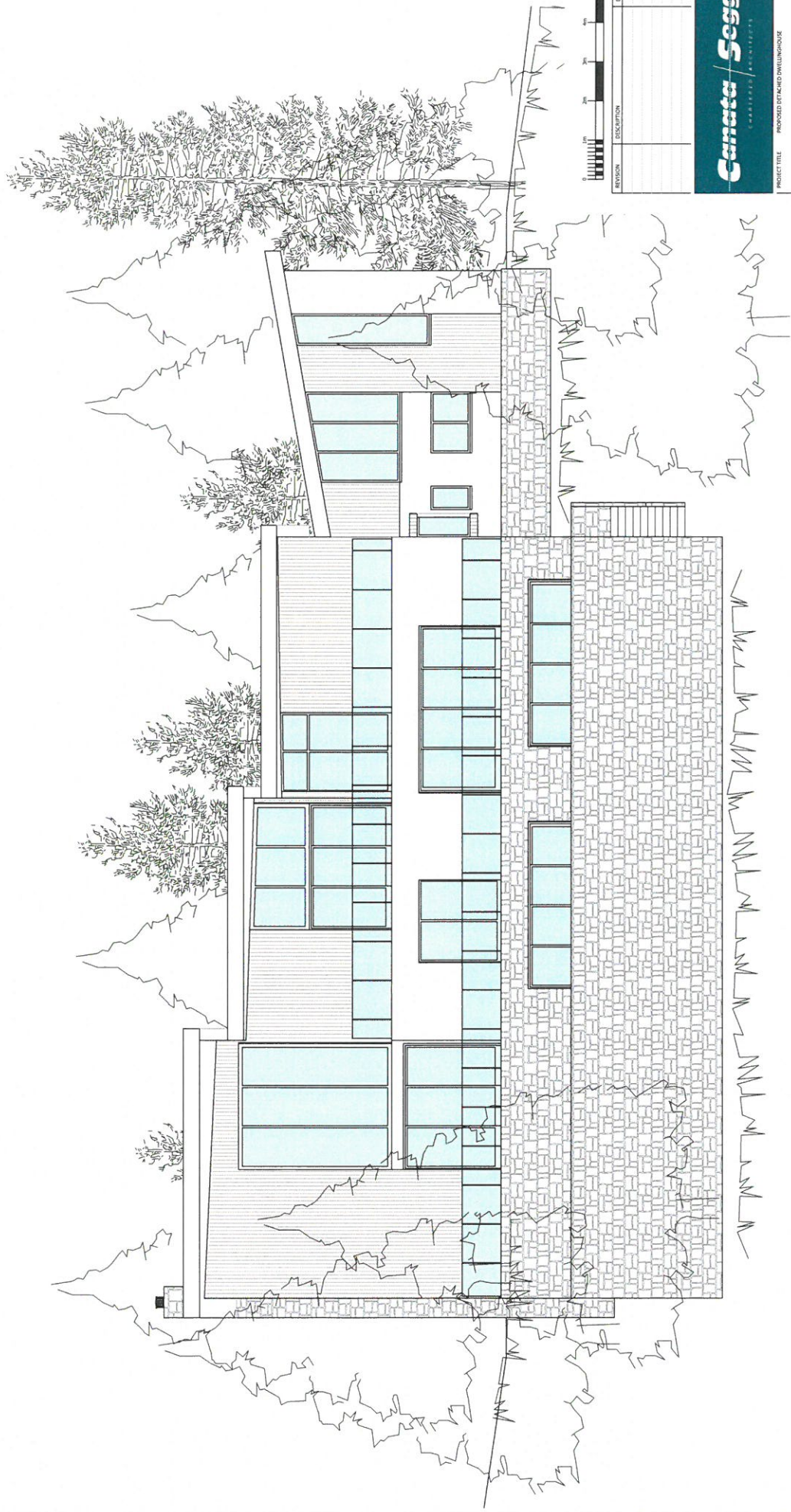
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REAR ELEVATION

REVISION	DESCRIPTION	DATE



PROJECT TITLE: PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS: FAIRFAX PARK ROAD, GOWRIE

CLIENT: CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE: PROPOSED REAR ELEVATION

DRAWING STATUS: PLANNING

DRAWING NUMBER: 2528\_D006

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DATE: JANUARY 2017

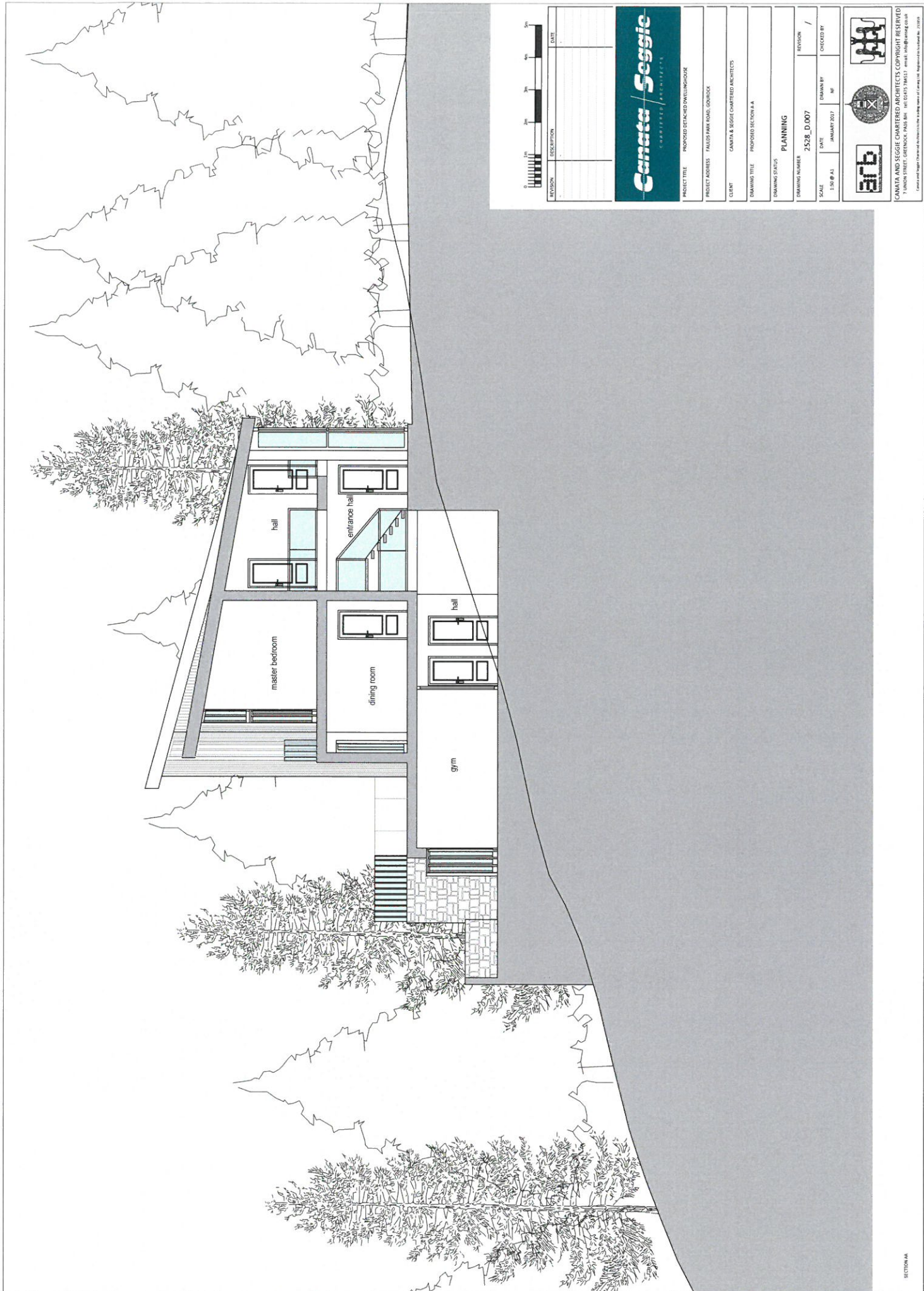
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REVISION	DESCRIPTION	DATE
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PROJECT TITLE: PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS: FAULDS PARK ROAD, GUNBRIDGE

CLIENT: CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE: PROPOSED SECTION A-A

DRAWING STATUS: PLANNING

DRAWING NUMBER: 2528\_D007

SCALE: 1:50 @ A1

DATE: JANUARY 2017

DRAWN BY: NP

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View from the East



View from the Street



Aerial view



Rear elevation

REVISION	DESCRIPTION	DATE



PROJECT TITLE: PROPOSED DETACHED DWELLINGHOUSE

PROJECT ADDRESS: FAULET PARK ROAD, GOREWOOD

CLIENT: CANATA & SEGIE CHARTERED ARCHITECTS

DRAWING TITLE: MODEL IMAGES

DRAWING STATUS: PLANNING

DRAWING NUMBER: 2528\_D.008

DATE: FEBRUARY 2017

CHECKED BY: [Signature]

DRAWN BY: [Signature]

SCALE: 1/8" = 1'-0"

REVISION: /



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# DECISION NOTICE

## *Refusal of Planning Permission*

Issued under Delegated Powers

Regeneration and Planning  
Municipal Buildings  
Clyde Square  
Greenock PA15 1LY

Planning Ref: 17/0208/IC

Online Ref:100042766-001

***TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(SCOTLAND) REGULATIONS 2013***

Canata And Seggie Chartered Architects  
Mr Douglas Nicholson  
7 Union Street  
GREENOCK  
PA16 8JH

With reference to your application dated 12th July 2017 for planning permission under the above mentioned Act and Regulation for the following development:-

**Construction of single dwellinghouse at**

**Vacant Land, Faulds Park Road, Gourock**

**Category of Application Local Application Development**

The INVERCLYDE COUNCIL in exercise of their powers under the abovementioned Act and Regulation hereby refuse planning permission for the said development.

The reasons for the Council's decision are:-

1. The proposal would have a severe and detrimental impact on the SINC in terms of a reduction in biodiversity value both at an individual level as a woodland, and at a wider level as a wildlife corridor contrary to policies ENV1, ENV4 and ENV7 of the Inverclyde Local Development Plan.
2. The tree removal resulting from the proposal would fail to safeguard Prichard Wood which is a designated TPO, contrary to policy ENV6 of the Inverclyde Local Development Plan.
3. The unacceptable loss of existing landscape features within the site together with lack of any detailed landscaping results in the proposal being contrary to Policy RES1 of the Local Development Plan.
4. The removal of trees combined with the height of the proposed new house in an elevated position would result in an unexpected feature within Prichard Wood, particularly during the winter months when the trees are not in leaf. This would be to the detriment of both the established character and amenity of the area and the amenity of the neighbouring residents, contrary to Policy RES1.
5. The rear terraces of the proposed house by virtue of their location and size would allow the opportunity to undertake a range of functions over extensive periods of day and evening to an extent that the activity may impinge upon the enjoyment of neighbouring properties to the detriment of the amenity of neighbouring residents. As such the proposal is contrary to the advice and guidance within the Council's Planning Application Advice Note 5 together with Policy RES1 (a) of the Local Development Plan.



6. The applicant has failed to demonstrate that the proposed house would not be impacted by noise from the industrial premises to the detriment of the amenity of the and that operation of the industrial premises would not be compromised due to the potential for disturbance to the occupiers of the proposed house.

The reason why the Council made this decision is explained in the attached Report of Handling.

**Dated this 10th day of October 2017**

**Head of Regeneration and Planning**

- 1 If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by condition in respect of the proposed development, or to grant permission or approval subject to conditions, he may seek a review of the decision within three months beginning with the date of this notice. The request for review shall be addressed to The Head of Legal and Administration, Inverclyde Council, Municipal Buildings, Greenock, PA15 1LY.
- 2 If permission to develop land is refused or granted subject to conditions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the planning authority a purchase notice requiring the purchase of his interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997

**Refused Plans: Can be viewed Online at <http://planning.inverclyde.gov.uk/Online/>**

Drawing No:	Version:	Dated:
2528_LP		01.01.2017
2528_SP	Rev A	30.08.2017
2528_D.001		01.01.2017
2528_D.002		01.01.2017
2528_D.003		01.01.2017
2528_D.004		01.01.2017
2528_D.005		01.01.2017
2528_D.006		01.01.2017
2528_D.007		01.01.2017
2528_D.008		01.01.2017

**12. FURTHER REPRESENTATIONS SUBMITTED  
FOLLOWING RECEIPT OF NOTICE OF REVIEW**

## Rona McGhee

---

**From:** FRASER NORRIE CAMERON <[REDACTED]>  
**Sent:** 22 January 2018 11:49  
**To:** Rona McGhee  
**Subject:** Re: Review of Decision to Refuse Planning Permission - Construction of Single Dwellinghouse: Vacant Land, Faulds Park Road, Gourrock (17/0208/IC)

Relative to my comments made to you on the 21st August 2017, I wish to re-iterate my concerns are still strongly valid & given the in depth report from the planning department reusing this application , supported by 19 major objections from the affected tenants , why this application is being reconsidered ??.

Yours sincerely

Fraser N Cameron  
[REDACTED]

On 18 Jan 2018, at 09:40, Rona McGhee <[Rona.McGhee@inverclyde.gov.uk](mailto:Rona.McGhee@inverclyde.gov.uk)> wrote:

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection at the office of the Council's Regeneration and Planning Service, Municipal Buildings, Clyde Square, Greenock during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,  
Rona

**Rona McGhee**  
**Senior Committee Officer**  
**Legal & Property Services**  
**Inverclyde Council**  
**Municipal Buildings**  
**Clyde Square**  
**Greenock**  
**Inverclyde**  
**PA15 1LX**

Phone – 01475 712113  
e-mail – [rona.mcghee@inverclyde.gov.uk](mailto:rona.mcghee@inverclyde.gov.uk)

Inverclyde Council website – [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)  
Inverclyde on Twitter – [twitter.com/inverclyde](https://twitter.com/inverclyde)

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## Rona McGhee

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**From:** [REDACTED]  
**Sent:** 28 January 2018 10:15  
**To:** Rona McGhee  
**Subject:** Re: Review of Decision to Refuse Planning Permission - Construction of Single Dwellinghouse: Vacant Land, Faulds Park Road, Gourrock (17/0208/IC)

Rona

I refer to your undernoted email and note that the decision has now to be reviewed. I am obviously very disappointed that this has happened and would like to reiterate the various issues that I raised when the original planning application was lodged. I can not understand how anyone would be allowed to build on the ground due to location off road, tree considerations, the fact that the ground would have to underpinned to provide a base for the property. My concerns and objections stand for any sized property but in this case the objection is enhanced by the sheer size of the property proposed.

Kind regards

Margaret-Jane

-----Original Message-----

From: Rona McGhee <[Rona.McGhee@inverclyde.gov.uk](mailto:Rona.McGhee@inverclyde.gov.uk)>

To: Rona McGhee <[Rona.McGhee@inverclyde.gov.uk](mailto:Rona.McGhee@inverclyde.gov.uk)>

Sent: Thu, 18 Jan 2018 9:40

Subject: Review of Decision to Refuse Planning Permission - Construction of Single Dwellinghouse: Vacant Land, Faulds Park Road, Gourrock (17/0208/IC)

Inverclyde Council is in receipt of a notice requesting review of the decision to refuse the above planning application and I note that you submitted representations that were considered as part of the assessment process.

The decision is to be reviewed by Inverclyde Council's Local Review Body. I write to advise you that your representations will be considered by the Local Review Body in the review of the decision. Should you wish to make further comment you may do so to me within 14 days of the date of this email. Should you make further representations, these will be copied to the applicant who will be given the chance to respond.

Your representations and any further representations you submit will form part of the agenda papers for the Local Review Body meeting at which the review of the decision to refuse planning permission is considered. The agenda will be published on the Council's website and hard copies will be available at the Local Review Body meeting. Should you consider that any of the comments contained in your representations, or any further representations you may submit, should be removed prior to publication please notify me within 14 days of the date of this email otherwise I will assume that you have no objection to any of your comments being made publicly available. For your information, I would confirm that signatures will be removed prior to publication.

All information relating to the Review is available for inspection at the office of the Council's Regeneration and Planning Service, Municipal Buildings, Clyde Square, Greenock during advertised opening hours.

The Local Review Body meets in public and I shall write to you shortly with arrangements should you wish to attend.

Regards,  
Rona

Rona McGhee  
Senior Committee Officer  
Legal & Property Services  
Inverclyde Council  
Municipal Buildings  
Clyde Square  
Greenock  
Inverclyde  
PA15 1LX

Phone – 01475 712113  
e-mail – [rona.mcgee@inverclyde.gov.uk](mailto:rona.mcgee@inverclyde.gov.uk)

Inverclyde Council website – [www.inverclyde.gov.uk](http://www.inverclyde.gov.uk)  
Inverclyde on Twitter – [twitter.com/inverclyde](https://twitter.com/inverclyde)

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## Rona McGhee

---

**From:** Leon Marowski [REDACTED]  
**Sent:** 17 February 2018 14:31  
**To:** Rona McGhee  
**Subject:** Review of decision Faulds Park Road, Gourock case 17/0208/IC

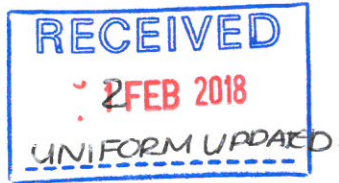
Dear Rona

I refer to your letter of 13 February. We note your comments and confirm that we wish you to treat our letter of 27 January as further representations.

We note you will advise the arrangements for the meeting

Many thanks  
Leon and Margaret Marowski

Sent from [REDACTED]



Flat 2/2  
110 Cloch Road  
Gourock  
PA19 1FJ  
Inverclyde  
Scotland

**Private & confidential**

James McColl Esq  
Inverclyde Council  
Planning & Housing Development  
Municipal Buildings  
Clyde Square  
Greenock  
PA15 1LY

For the attention  
of  
Rona McGhee

27 January 2018

Dear Mr McColl

**Application No – 17/0208/IC**

**Application Location – Land at Faulds Park Road, Gourock**

We understand that although the above application was refused you have received a notice requesting a review of the decision.

We are of course disappointed to hear this but wanted to record that our objections still stand. For the record we are reiterating our original response below.

In addition, we would make the following comments:

1. The proposal would have a severe and detrimental impact on the woodland and wildlife in the area
2. The woodland area would not be protected and could be destroyed during construction.
3. This proposal would have a detrimental effect on the current landscape of the area.
4. The proposed property would have an impact on our enjoyment of our home.
5. The proposed property is on a main road to industrial premises and is not suitable for access to the property.

Our original comments:

We refer to the above planning application and wish to object to the application. We believe the following factors should be considered when the application is being reviewed by planning.



- The application describes the site as vacant land at Faulds Park Road. The description is very misleading and suggests a piece of land suitable for constructing a property rather than a densely populated woodland on a hillside which would destroy the panoramic/vista of Gourrock.
- The location plan included, of the area under consideration, does not portray the existing 9 blocks of flats that have been built by Merchant Homes at their development known as The Gantocks, which is currently in the process of being finalised. The area has been subject to a building process that has spanned more than 3 years to complete and the residents are now finally in a position to enjoy their new homes. The construction of a property in such proximity of the flats would impact on the privacy for the residents - consideration should be given to the height that the property will be in relation to the existing flats. The construction of a property would require piling which in turn could result in fracking of the infra-structure which has just been put in place for the Gantock development.
- Many of the residents are elderly and have chosen this location to enjoy the twilight years of their lives. The construction of a property would involve significant noise and disturbance to the residents.
- The area of land is densely covered in trees; we understand many of which are subject to tree preservation orders. It would be difficult to see how a property could be constructed on such a site without endangering the trees that currently grow there. The removal of a limited number of trees would, based on the comments of the report, be beneficial. However, it is likely that due to the sloping nature of the site and the fact that many of the trees may have shallow root systems there is a danger that protected trees would be removed or destroyed. This appears to be a recurring problem in relation to many building sites with tree preservation in place.
- In the construction of The Gantock development there have been major issues with the river water that runs down the hillside. Further development on the area could have an adverse effect on the drainage in relation to the existing properties on Cloch Road that border the lower area of the site.
- The site is located on a hillside which will require a significant infill to provide a base for any property never mind one of the scale of the property proposed. We have concerns for the ground stability of building on such a site especially with the piling and fracking that will be required. The building will require infilling which would influence the existing properties infrastructure that border the site.
- We believe that the construction of a property on the hillside would not be sympathetic with the development that has been constructed on the site previously occupied by the Gantock Hotel.
- The entrance to the proposed site is from Faulds Park Road which is a main thorough fare for an existing large housing estate which is accessed off this road. In addition, there is heavy traffic presence in relation to the commercial activities that are based to the right of the road. The road is used by HGV's delivering and taking products from such sites as Amazon. The road is marked with double yellow lines for no parking on both sides of the road. Having a property off such a road would be hazardous and not be safe. We do not believe there would be adequate parking, loading or turning for a property of this scale or indeed any property.

A lot of care has been taken in the design of the site known as the Gantocks to ensure that it is an asset to the very pleasing development work that has taken place in Gourrock. This proposed property development would not be sympathetic and would just be a blot on the landscape, resulting in a needless impact to the

current private and commercial use of the existing developments on the area. The granting of permission would result in what would appear to be a one off selfish gain.

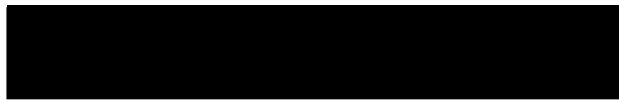
For the above reasons, we request the Council does not grant Planning Permission for this proposed property.

Yours faithfully

Leon M Marowski



Margaret JS Marowski



**13. SUGGESTED CONDITIONS SHOULD PLANNING  
PERMISSION BE GRANTED ON REVIEW**

## **CONSTRUCTION OF SINGLE DWELLINGHOUSE: VACANT LAND, FAULDS PARK ROAD, GOUROCK (17/0208/IC)**

**Suggested conditions should planning permission be granted on review**

### **Conditions:**

1. That the development to which this permission relates must be begun within three years from the date of this permission.
2. Prior to their use on site, samples of all external materials (inclusive of hardstandings) shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed utilising the approved materials unless an alternative is agreed in writing by the Planning Authority.
3. Prior to their erection on site, details of the boundary treatments for the plot shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority.
4. That prior to the commencement of development, full details of all soft and hard landscaping shall be submitted to and approved in writing by the Planning Authority. The approved landscaping shall be carried out in full prior to occupation of the associated dwellinghouse hereby approved.
5. The driveway shall be formed and provide for three off-road parking spaces for use by vehicles prior to the occupation of the dwelling. The driveway shall then remain in place and available for use at all times thereafter.
6. The first two metres of the driveway shall be paved.
7. A visibility splay of 2.4 metres by 43 metres by 1.05 metres shall be achieved in accordance with the proposed site plan and shall be maintained at all times in the future. For the avoidance of doubt, there shall be no fencing of landscaping within this visibility splay.
8. All surface water run off shall be intercepted within the site.
9. Prior to the commencement of works on site, full drainage details together with the future maintenance shall be submitted to and approved in writing by the Planning Authority. The approved drainage regime shall then be fully implemented prior to the occupation of the dwellinghouse hereby permitted and subsequently maintained as approved at all times thereafter to the satisfaction of the Planning Authority.
10. Prior to the commencement of works on site, full details of any surface water discharge into the burn shall be submitted to and approved in writing by the Planning Authority. Development thereafter shall proceed as approved unless an alternative is agreed in writing by the Planning Authority. For the avoidance of doubt, any surface water discharge shall be limited to Greenfield run-off.
11. Prior to the commencement of works on site confirmation of Scottish Water's acceptance of the proposals shall be submitted to and approved by the Planning Authority.



12. That clearance of vegetation within the application site shall take place outwith the bird breeding season of March to August inclusive.
13. A noise assessment requires to be undertaken in terms of BS4142:2014 method for rating industrial noise affecting mixed residential and industrial areas.
14. 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.
15. 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 also include a Verification Plan. Any subsequent modifications to the Remediation Strategy and Verification plan must be approved in writing by the Planning Authority prior to implementation.
16. That on completion of remediation and verification 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 all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.
17. 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 and amendments to the Remediation Strategy (i.e. that have not been included in contingency) shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
18. That prior to the occupation of the dwellinghouse hereby permitted, details of the location and any enclosure for bin storage shall be submitted to and approved in writing by the Planning Authority.

**Reasons:**

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act, 1997.
2. To ensure the external materials are appropriate in the interests of visual amenity.
3. To ensure boundary treatments are appropriate in the interests of visual amenity.
4. To ensure site landscaping is appropriate in the interests of visual amenity.

5. To ensure appropriate off-street parking provision to prevent overspill parking to the roadway, in the interests of road safety.
6. To prevent deleterious material being carried onto the carriageway in the interests of road safety.
7. To ensure a suitable visibility splay in the interests of road safety.
8. To ensure protection from potential flooding.
9. To ensure the adequacy of the drainage regime for the site.
10. To ensure protection from potential flooding.
11. To ensure Scottish Water's acceptance of the drainage regime for the application site.
12. To ensure the protection of nesting birds.
13. To ensure that acceptable noise and vibration levels are not exceeded.
14. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
15. To satisfactorily address potential contamination issues in the interests of environmental safety.
16. To provide verification that remediation has been carried out to the Authority's satisfaction.
17. To ensure that all contamination issues are recorded and dealt with appropriately.
18. To ensure suitable bin storage provision for the new dwellinghouse.