

Ref: CM

Date: 25 November 2022

A meeting of the Local Review Body will be held on Wednesday 7 December 2022 at 4pm.

Members may attend the meeting in person at the Greenock Municipal Buildings or via remote online access. Webex joining details will be sent to Members and Officers prior to the meeting. Members are requested to notify Committee Services by 12 noon on Tuesday 6 December 2022 how they intend to access the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the Webex invitation and as noted above.

Information relating to the recording of meetings can be found at the end of this notice.

IAIN STRACHAN Head of Legal & Democratic Services

BUSINESS

1.	Apologies, Substitutions and Declarations of Interest	Page
2.	Continued Planning Application for Review	
(a)	Mr Michael Scott Planning permission in principle for residential development, landscaping, parking, access and associated works: Land at Glasgow Road, Port Glasgow (19/0140/IC)	р
3.	Planning Application for Review	
(a)	Mr Martin Power Proposed formation of roof balcony: 115 South Street, Greenock (22/0146/IC)	р

The reports are available publicly on the Council's website and the minute of the meeting will be submitted to the next standing meeting of the Inverclyde Council. The agenda for the meeting of the Inverclyde Council will be available publicly on the Council's website.

Please note: this meeting may be recorded or live-streamed via YouTube and the Council's internet site, where it will be capable of repeated viewing. At the start of the meeting the Provost/Chair will confirm if all or part of the meeting is being recorded or live-streamed.

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If you are participating in the meeting, you acknowledge that you may be filmed and that any information pertaining to you contained in the recording or live-stream of the meeting will be used for webcasting or training purposes and for the purpose of keeping historical records and making those records available to the public. In making this use of your information the Council is processing data which is necessary for the performance of a task carried out in the public interest. If you are asked to speak at the meeting then your submission to the committee will be captured as part of the recording or live-stream.

If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact the Information Governance team at <u>dataprotection@inverclyde.gov.uk</u>

Enquiries to - Colin MacDonald - Tel 01475 712113



AGENDA ITEM NO. 2 (a)

LOCAL REVIEW BODY

7 DECEMBER 2021

PLANNING APPLICATION FOR REVIEW

MR MICHAEL SCOTT PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASSOCIATED WORKS LAND AT GLASGOW ROAD, PORT GLASGOW (19/0140/IC)

Contents

- 1. Planning Application dated 3 April 2019 together with site plans and drawings
- 2. Planning Application Design and Access Statement
- 3. Planning Application Planning Statement
- 4. Site Photographs Submitted with Planning Application
- 5. Preliminary Ecological Appraisal Report
- 6. Drainage, Flooding and SUDS Strategy Report
- 7. Report of Handling dated 26 February 2021
- 8. Inverclyde Local Development Plan 2019 Policy Extracts

To view the Inverclyde Local Development Plan see: <u>https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp</u>

- 9. Inverciyde Local Development Plan 2019 Maps Extract
- 10. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advices Notes Policy Extract
- 11. Scottish Planning Policy Extract
- 12. Decision Notice dated 8 March 2021 issued by Head of Regeneration & Planning
- 13. Notice of Review Form dated 7 June 2021 with Supporting Statement from Rick Finc Associates
- 14. Suggested Conditions and Advisory Notes should Planning Permission be Granted on Review
- 15. Access Road Information
- 16. Ecological Assessment
- Note: Inverciyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

1. PLANNING APPLICATION DATED 3 APRIL 2019 TOGETHER WITH SITE PLANS AND DRAWINGS

Invercly	de ouncil
Municipal Buildings Clyde Square Greenock PA15 1LY Tel: 01475 717171 Fax: 01475 712 468 Er devcont.planning@inverclyde.gov.uk	nail:
Applications cannot be validated until all the necessary documentation has been submitted and the r	required fee has been paid.
Thank you for completing this application form:	
ONLINE REFERENCE 100159824-001	
The online reference is the unique reference for your online form only. The Planning Authority will all your form is validated. Please quote this reference if you need to contact the planning Authority about	
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 remova	I 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)	
Planning permission in principle for small scale residential development, landscaping, parking, acc the site of the former Langlands/Carnegie Park Orphanage.	ess and associated works on
Is this a temporary permission? *	Tes 🛛 No
If a change of use is to be included in the proposal has it already taken place? (Answer 'No' if there is no change of use.) *	🗌 Yes 🛛 No
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 XAgent

Agent Details				
Please enter Agent details				
Company/Organisation:	Rick Finc Associates Ltd			
Ref. Number:		You must enter a Bu	uilding Name or Number, or both: *	
First Name: *	Stuart	Building Name:	Melford House	
Last Name: *	Szylak	Building Number:	3	
Telephone Number: *	01312266166	Address 1 (Street): *	Walker Street	
Extension Number:		Address 2:		
Mobile Number:		Town/City: *	Edinburgh	
Fax Number:		Country: *	Scotland	
		Postcode: *	EH3 7JY	
Email Address: *	stuart@rickfincassociates.com			
Is the applicant an individual or an organisation/corporate entity? * Individual Organisation/Corporate entity Applicant Details				
Please enter Applicant details				
Title:	Mr	You must enter a Building Name or Number, or both: *		
Other Title:		Building Name:	c/o Melford House	
First Name: *	Michael	Building Number:		
Last Name: *	Scott	Address 1 (Street): *	3 Walker Street	
Company/Organisation		Address 2:		
Telephone Number: *		Town/City: *	Edinburgh	
Extension Number:		Country: *	Scotland	
Mobile Number:		Postcode: *	EH3 7JY	
Fax Number:				
Email Address: *				

Site Address	Details		
Planning Authority:	Inverclyde Council		
Full postal address of the	e site (including postcode where availab	le):	
Address 1:			
Address 2:			
Address 3:			
Address 4:			
Address 5:			
Town/City/Settlement:			
Post Code:			
Please identify/describe	the location of the site or sites		
Northing	674082	Easting	233784
Pre-Applicati	on Discussion		
Have you discussed your proposal with the planning authority? *			
	on Discussion Details	s Cont.	
In what format was the f] Email	
Please provide a descrip agreement [note 1] is cu	Telephone L Letter L biton of the feedback you were given and rrently in place or if you are currently dis 'his will help the authority to deal with th	d the name of the officer who p scussing a processing agreem	ent with the planning authority, please
	urrent open space designation, LDP2 pr t any planning application.	rogress, access constraints ar	d supporting documentation likely to
Title:	Mr	Other title:	
First Name:	Alan	Last Name:	Williamson
Correspondence Refere Number:		Date (dd/mm/yyyy):	05/06/2018
	reement involves setting out the key sta nd from whom and setting timescales fo		

Site Area		
Please state the site area:	1.19	
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)	
Private land, currently designated in the LDP a developed land.	s open space, comprising an element of woodland and brownfield previously	
Access and Parking		
Are you proposing a new altered vehicle access	to or from a public road? *	
	gs the position of any existing. Altered or new access points, highlighting the change sting footpaths and note if there will be any impact on these.	S
Are you proposing any change to public paths, p	ublic rights of way or affecting any public right of access? * 🛛 Yes 🛛 No	
If Yes please show on your drawings the position arrangements for continuing or alternative public	of any affected areas highlighting the changes you propose to make, including access.	
Water Supply and Drainag	e Arrangements	
Will your proposal require new or altered water s	upply or drainage arrangements? *	
Are you proposing to connect to the public draina	age network (eg. to an existing sewer)? *	
Yes – connecting to public drainage network	ς.	
No – proposing to make private drainage arr		
Not Applicable – only arrangements for wate	er supply required	
Do your proposals make provision for sustainable (e.g. SUDS arrangements) *	e drainage of surface water?? *	
Note:-		
Please include details of SUDS arrangements on	i 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? *	
X 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 determined. You may wish to contact your Planning Authority or SEPA for advice on what information		
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 clos any are to be cut back or felled.	e to the pr	oposal site and indicate if
All Types of Non Housing Development – Proposed N	ew Fl	oorspace
Does your proposal alter or create non-residential floorspace? *		Yes X 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 t authority will do this on your behalf but will charge you a fee. Please check the planning authority's w 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 notes before contacting your planning authority.	check the	Help Text and Guidance
Planning Service Employee/Elected Member Interest		
Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning servic elected member of the planning authority? *	e or an	Yes X No
Certificates and Notices		
CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEP PROCEDURE) (SCOTLAND) REGULATION 2013	VELOPME	INT MANAGEMENT
One Certificate must be completed and submitted along with the application form. This is most usual Certificate B, Certificate C or Certificate E.	ly Certifica	te A, Form 1,
Are you/the applicant the sole owner of ALL the land? *		X Yes No
Is any of the land part of an agricultural holding? *		Yes X No
Certificate Required		
The following Land Ownership Certificate is required to complete this section of the proposal:		
Certificate A		

Land Ownership Certificate

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

Certificate A

I hereby certify that -

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Stuart Szylak

On behalf of: Mr Michael Scott

Date: 30/05/2019

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 X 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 IN No X 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 X 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 X 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 X 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 conditions or an application	planning permission, planning permission in principle, an application fo for mineral development, have you provided any other plans or drawing	r approval of matters specified in s as necessary:
Site Layout Plan or Blo	ck plan.	
Elevations.		
Floor plans.		
Cross sections.		
Roof plan.		
Master Plan/Frameworl	k Plan.	
Landscape plan.		
Photographs and/or ph	otomontages.	
Other.		
If Other, please specify: * (N	/lax 500 characters)	
Provide copies of the followi	ng documents if applicable:	
A copy of an Environmental	Statement *	Yes 🛛 N/A
A Design Statement or Desi		X Yes N/A
A Flood Risk Assessment. *		Yes X N/A
A Drainage Impact Assessm	ent (including proposals for Sustainable Drainage Systems). *	🗌 Yes 🔀 N/A
Drainage/SUDS layout. *		🗙 Yes 🗌 N/A
A Transport Assessment or	Travel Plan	Yes X N/A
Contaminated Land Assess	nent. *	Yes 🛛 N/A
Habitat Survey. *		🗌 Yes 🗵 N/A
A Processing Agreement. *		🗌 Yes 🔀 N/A
Other Statements (please sp	becify). (Max 500 characters)	
Planning Statement; Prel	minary Ecological Assessment Report; Topographical Survey; and Trar	nsport Opinion.
Declare – For A	pplication to Planning Authority	
	that this is an application to the planning authority as described in this for al information are provided as a part of this application.	orm. The accompanying
Declaration Name:	Miss Amelia Smith	
Declaration Date:	03/04/2019	
Payment Detail	S	
Telephone Payment Referen	nce:	Created: 30/05/2019 11:01



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GLASGOW ROAD

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Revision	Date By
P1 First IssueP2 Site boundary line amended	190301 AV 190802 PM

STN 1 ⊕ ^{13.48}





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Revision			Date
P1 FIRSTISSUE			190301
Revision	Initials	Date	
P2 1. Layout revis	AV ion per client comment	190325 ts	
P3 1. Site boundar	PM ry line amended	190802	

UNUM PARTNERSHIP CHARTERED ARCHITECTS Project Title Drawing Title

Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow Proposed Site Layout Plan DateScaleDrawn1903011:200AV Drawing No. 131-L(20)-200

Location Plan



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Checked

MJR

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Rev P2



Client RFA





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PPP PPP	
Client	
RFA	
Project Title	
Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow	,
Drawing Title	
Typical Plot Plan	
Date Scale Drawn Checked	ΛΖ
190228 1:200 AV	HJ
Drawing No.	Rev
131-L(20)-300	P1



Section through plot 1 showing ground profile











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77 St. Vincent Street Glasgow, G2 5TF t. 0141 353 2745 UNUM PARTNERSHIP CHARTERED ARCHITECTS

Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow

Checked A1

Rev

P1

PPP

Client

RFA

Project Title

Drawing Title

Drawing No.

Site Section Unit 2

DateScaleDrawn1902271:200AV

131-L(20)-402

FIRSTISSUE





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1 FIRSTISSUE

Date By 190228 A







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FIRSTISSUE

OWNERSHIP BOUNDARY





2. PLANNING APPLICATION – DESIGN AND ACCESS STATEMENT



Former Carnegie Park Orphanage/ Langlands School, Glasgow Road, Port Glasgow.

Application for Planning Permission in Principe for the erection of residential development, landscaping, infrastructure and associated access

Planning permission in Principal Design and Access statement (Document Reference: 131-DOC-001)

To accompany application for Planning Permission in Principe for the erection of residential development, landscaping, infrastructure and associated access, located on a vacant site to the South of Glasgow Road, Port Glasgow.



Contents

1.0	Background information
2.0	Client Brief
3.0	Site Analysis and Appraisal
4.0	Planning Policy
5.0	Proposed Development
6.0	Design Considerations
7.0	Inclusivity
8.0	Conclusion



1.0 Background Information

This statement has been prepared by the Unum Partnership Ltd for submission to Inverclyde Council on behalf of Rick Finc Associates, in support of an application for Planning Permission in Principe for the erection of a small scale residential development, landscaping, infrastructure and associated access, located on a vacant site to the South of Glasgow Road, Port Glasgow.

1.1 Background information

Applicant:

Agent: Unum Partnership Ltd. Chartered Architects 77 St. Vincent Street, Glasgow. G2 5TF

Planning Consultant: Rick Finc Associates 3 Walker Street Edinburgh EH3 7JY

Transport Consultant: ECS transport Centrum Offices, 38 Queen Street, Glasgow, G1 3DX



1.1.1 Location Plan (Image from Bing)





2.0 Client Brief

2.1 Client Brief

The design team were instructed by Mr Mike Scott to review potential development options on a vacant site South of Glasgow road, Port Glasgow.

The brief given was little more than previously stated due to the assumed complexity associated with the site access, topography and extensive trees across the site.

The site development constraints are outlined over the following pages and we reviewed possible development options for residential developments of differing scales, before settling on the appropriately scaled development proposal being brought forward.



2.1.1 Aerial view of site (Image from Bing)





3.1 Overview

The site is situated to the East of Port Glasgow's Town Centre and sits on an area of land bounded by:

- Glasgow Road to the North;
- Port Glasgow Cemetery to the immediate South and East;
- Dwelling houses and High Carnegie Road to the South (beyond the cemetery);
- Open space and flattened dwellings to the West.

Port Glasgow is the second largest town within the Inverclyde area and is located to the east of Greenock. Port Glasgow's town centre is located west of the site, where many facilities and amenities can be found

3.2 Ownership

The site is now owned by Mr Mike Scott, the applicant.



3.1.1 Aerial view of site (Image from Bing)









3.1.2 Birdseye View from South (Image from Bing)

3.1.3 Birdseye View from North (Image from Bing)



3.3 Site Information

The site is accessed from Glasgow Road, Port Glasgow, PA14 6SB and was formerly the site of Carnegie Park Orphanage/ Langlands School.

It is situated on a rather steep hillside, which slopes from the Southern boundary at Clune Brae / High Carnegie Road to the Northern boundary on Glasgow Road. Mature trees are predominantly located along the boundary of the site, in addition to a boundary wall which is damaged in some places. Due to the topography of the site, it benefits from fantastic views North towards the River Clyde. Though access is somewhat constrained.

Although the site is situated on a slope, there is a plateau in the centre which comprises a significantly sized area with remnants of the former Carnegie Park Orphanage / Langlands School.







LAND REGISTER OF SCOTLAND		Officer's ID / Date	TITLE NUMBER
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3.4 Site History

The site formerly included the buildings of the (former) Langlands Park School. Which was formally certified to operate on 2 July 1962. The new school was run by the Church of Scotland. Following Scotland's 1968 Social Work Act, the establishment became a 'List D' School.

The same building had previously housed the Carnegie Park Orphanage.

The buildings no longer survive, although remnants remain on the site. These remnants primarily consist of areas of hardstanding, foundations, walls, various sets of steps, a long driveway and stone gateposts by the entrance. Fly tipping is also on site

No records appear to existing on when the school was closed or the buildings demolished.

The site now lies vacant with the remnants of the demolished buildings and internal roads visible in places.

There is no planning history available on the Inverclyde Council Planning Portal.

A representation was submitted for the inclusion of this site as a site for housing within the proposed Local Development Plan (LDP) at the Proposed LDP stage.

3.4.1 Title Plan REN146202 clarifying site ownership boundary







3.5 Townscape and Streetscape

The site is primarily characterised by its rising embankment to the South and views of the River Clyde are visible to the North through gaps in-between shrubbery and large mature trees. Further overhanging trees and shrubbery is located on the embankment to the South and together with the greenery on the North, it creates a sense of enclosure.

The area predominantly comprises of residential uses, with the Clune Brae residential estate located to the South and West along High Carnegie Road, along with vacant land and small businesses. A relatively new housing development site is located East of the site. Inverclyde Council recognise that this area in particular has an abundance of low quality and uninhabitable housing, unmaintained woodland and a relatively low sense of place. The surrounding area is therefore include within an 'Area of Potential Change' within the LDP.

Beyond the immediate vacant land and cemetery the built fabric in the are comprises a mix of 2 and 3 storey residential, principally of 1960-1970 age and in a pebble dash render finish.

3.6 Transport

The site on Glasgow Road is fairly accessible and is approximately 13 miles West of Glasgow Airport and 17 miles West of Glasgow City Centre. The town is also connected to the A8 dual carriageway and the M8 motorway. The town is served by two railway stations: Port Glasgow Railway Station (located in the centre), and Woodhall Railway Station (located to the East of Port Glasgow) which is the closest station to the application site. The rail services connect Port Glasgow to Glasgow Central, Wemyss Bay, Greenock and Gourock.

Local buses service both Glasgow Road and Clune Brae heading to Clydebank, Park Farm, Greenock, Larkfield, Kilmacolm and Bardainney.

3.5.1 View of the River Clyde from the site



3.7 Access

Access to the site can be gained from an existing road opening on the South side of Glasgow Road. Access can also be gained to the cemetery from this point and is therefore considered to be in joint ownership between the Applicant and Inverclyde Council. Pedestrians are able to access the application site via all cemetery gates also. From Glasgow road there is a 5m wide inclined access road up to the site plateau.

ECS Transport Planning are commissioned separately to discuss the site access and transport considerations.



3.7.1 View of the site access from Glasgow Road



3.8 Topography

A topographic survey of the site has been undertaken and has been submitted with this application as background information. The survey illustrates the following relevant topography:

- Level of Glasgow road in the vicinity of the shared site access is approximately 12.0m AOD.
- The existing access road rises in elevation approximately 15m up to a sharp right hand bend at an approximate slope of 1:8-1:9.
- The site plateau level is at a level varying between 27 and 31m AOD.
- The relatively level developable site plateau area measures approximately 4,550 sqm in comparison to the overall site area of 11,800 sqm



3.9 Trees

There are numerous mature trees within the application site boundary. There are no preservation orders on any of these trees. Only smaller self seeded trees will be removed by the proposed development as the mature trees are all located on the steep embankments and will be unaffected.

3.10 Ecology

An Ecology study has been commissioned and is submitted as background information with this application for PPP.

3.8.1 View looking towards the site from High Carnegie Road



3.11 Environmental Context

No environmental designations cover the site. The closest designations include:

North (of the site):

- Inverclyde Ramsar Designated for non-breeding Redshank;
- Inverclyde Special Protection Area Designated for non-breeding Redshank; and
- Inverclyde Site of Special Scientific Interest Designated for non-breeding Cormorant and Eider.

South-west (of the site):

• Clyde Muirshiel Regional Park.

West (of the site):

- Knocknairs Hill Site of Special Scientific Interest Designated for Fen Meadow and Lowland Neutral Grossland.
- There are no Tree Preservations located on site.
- The site has elements of a medium to high probability of surface water flooding along the western boundary.

3.12 Services

Existing statutory undertakers record maps have not as yet been obtained for the site and it is not known if there are sub-surface utilities running beneath or too the site. Its is assumed that all major utility infrastructure connections will be available on Glasgow Road.



3.13 Opportunity Constraints

Initial site appraisal sketch included below highlighted very early on the constraints associated with a development on the application site.

The constraints are summarised as:

- Access limited possibility of improving the vehicle access arrangements and steep incline to the site, due to:
- Topography Steep slope up from Glasgow road at the North side of the site up to possible development plateau level
- Topography Cut and fill exercise will be required to enlarge developable site, which will include cutting into the embankment to the South side of the site.
- Trees Although no TPO in existence there are many and varied mature trees, although these are generally on the undevelopable embankments.



3.13.1 Site Constraints sketch (12/02/18)






4.1 Overview

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that the determination of planning applications 'shall be made in accordance with the Development Plan, unless material considerations indicate otherwise'. This is supplemented by Section 38(2) which states that 'in dealing with an application, the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations.'

In this regard, the Development Plan is referred to in terms of the proposed development and highlights key policies and statutory Supplementary Guidance (SG) applicable to this application for PPP.

This is discussed further within the accompanying planning statement by RFA.

4.2 Development Plan

The Development Plan which covers the application site, comprises:

- Glasgow and the Clyde Valley Strategic Development Plan (July 2017); and
- Inverclyde Local Development Plan (August 2014).

The emerging Development Plan comprises:

• Proposed Inverclyde Local Development Plan (2018), set to be adopted in August 2019.

4.3 Glasgow and the Clyde Valley Strategic Development Plan (SDP)

The SDP was adopted by ClydePlan in 2017 and covers Glasgow and Clyde Valley region which comprises East Dunbartonshire, East Renfrewshire, Glasgow City, North Lanarkshire, Renfrewshire, South Lanarkshire, West Dunbartonshire and Inverclyde. A land use development strategy is set out within the SDP. Policies and objectives of the SDP feed into LDPs and are used as a basis for policy making and land use planning at a local level.

The vision of the SDP is for the region to become 'a compact city region, based upon: Centres, Economy, Low Carbon Infrastructure; Placemaking and Regeneration'. To achieve this ClydePlan set out a Spatial Development Strategy which includes focusing development on:

- Community Growth Areas;
- Clyde Gateway;
- Clyde Waterfront;
- Forth and Clyde Canal;
- Glasgow and the Clyde Valley Green Network;
- Glasgow City Centre;
- Ravenscraig; and
- River Clyde.



4.0 Planning Policy

4.4 LDP

Inverclyde Council adopted their extant LDP on 29th August 2014. The LDP sets out the spatial strategy, planning policies and land use proposals for the Inverclyde area and together with the Glasgow and Clyde Valley Strategic Development Plan, Inverclyde Council use these documents to determine planning applications and to provide advice on development proposals.

4.5 LDP Proposals Map

The Inverclyde LDP designates the application site as an area of 'Open Space' which forms part of the green network, Inverclyde Council list the site under 'GN8' which suggests that there are potential opportunities for enhancement within this particular segment of the green network. In addition to this, the site is included within 'APC 2 – Inner Lower Port Glasgow', an area of potential change.



4.5.1 Inverclyde local development plan extract



4.6 Policy ENV6 Trees and Woodland

The proposed development will have an impact on trees although these are <u>not</u> protected by a Tree Preservation Order. Policy ENV6 lays out the guidance in regards to the protection of trees. Trees will be affected by the proposed development, although the trees which would require removal are mainly self seeded and confirmed as being of no real ecological value. Replacement planting can be conditioned onto a consent if that is deemed to be appropriate.

4.7 Policy ENV4 - Safeguarding and Enhancing Open Space

Policy ENV4 states:

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.

The councils recent / current open space audit identifies the application site as open space. The overall condition of this open space is classified as 'fair', However the site is privately owned and is formerly the site of an orphanage / Langlands school and therefore the precedent of development on the site is there. The proposal is for a development of only 5 no detached dwelling houses and therefore as substantial percentage (over 60%) of the application site will remain as open space and part of the green network.



4.8 Private Car Parking

Each dwelling house plot will be required to include 2 no off street car parking spaces within the plot curtilage. In addition the development will be required to include spaces for visitors car parking including 1 no designated accessible car parking space.

4.9 Service Vehicles

A compliant turning head for service vehicles and fire tenders shall be included facilitating the ability for these larger vehicles to turn around within the site curtilage.



5.1 Design Concept

We prepared several sketch layout options of potential development options on the site in consideration of the site constraints. Replication of the initial layout options considered follow.















5.2 Concept Development

Initial feedback from the Transport Engineers following review of the proposals and the access arrangements provided advice suggesting that a small scale development of approximately 5-6 units would be most appropriate for the site in order to be able to justify the site access geometry at the junction with Glasgow Road.

Illustrated here are later sketches reflecting a smaller scale residential development and now including / reflecting the site topography and a preliminary review of the cut and fill which might be required.

5.2.1 Sketch site plan showing 5 no detached units









5.3 Design Solution

The applicant is proposing a small-scale residential development, set within the hillside above Glasgow road Port Glasgow.

PPP is requested for 5 detached houses, each house with 4-bedrooms. Houses will be accompanied with large domestic gardens, integral garages and driveways. We envisage that the houses will be of a split level design to minimise the extent of a cut and fill exercise required. I.e. the rear gardens will be elevated approximately 1.5m above the entrance level / front gardens. The houses will be two storey design.

Detail at present is considered to be consistent with an application for PPP. Further details of the layouts and design specification, in terms of materials and finishes will be determined at a later stage.



5.3.1

Application site plan with extent of proposed cut and fill



6.1 Site cut and fill

The topographic survey accompanying the application indicates the existing site levels, showing the developable "plateau" level to vary between a level of 27 and 31 metres AOD. This developable plateaus is situated approximately 20 metres above the level of the site access from Glasgow road.

The accompanying site plan indicates the approximate extent of a proposed cut and fill exercise which would be required in order to maximise the developable site area. This is further illustrated by the cross sections includes through each of the (5) house plots. In each case the proposal is to create a split level house with the rear garden elevated approximately 1.5 metres above the front garden. The sections illustrate this to be the most efficient way to minimise the extent of cut and fill. The rear gardens will cut into the embankment to the South of each house and the ground will be displaced to the North side of the site to create a platte for the front gardens and access road to the units. The cross sections indicate that this is achievable by extending the steep embankment on the North of the site up to meet the new platte level.

The impact of this cut and fill exercise will be to create a retaining wall where the site access road turns into the site. I.e. the new access road level will require to be designed to traverse between the existing levels of approximately 28 m AOD up to the approximate development level of 29-29.5m AOD.

6.2 Plot size and orientation

Each plot will measure approximately 35 metres deep by 18 metres wide and therefore will measure approximately 630 sqm (0.15 acres). The N/S orientation of these plots results in the creation of houses which will take advantage of the outstanding views North across the Clyde estuary. This is possible due to the elevated nature of the site.

6.3 Dwelling house design

Each dwelling house will have a footprint of approximately 10 m by 12 m. This will achieve a detached house size of 240 sqm (2,580 sqft) assuming a 2-storey house. This will be large enough to create houses including integral garage, living room, dining room and kitchen downstairs and 4 no bedrooms upstairs including bathroom and ensuite. The layouts will be a split level design to assist with the change in level across the site. Should this application be successful, then further details of each unit will be developed and brought forward for approval illustrating a contemporary split level design.



6.0 Design Considerations

6.4 Car parking

Each dwelling house plot includes 2 no off street car parking spaces within the plot curtilage and additionally a single integral garage. In addition the site plan indicates a total of 4 no spaces for visitors car parking including 1 no designated accessible car parking space.

6.5 Refuse uplift / Service Vehicles

The accompanying site plan includes the provision of a complaint turning head for service vehicles including refuse lorry and fire tender. Each house plot includes a hardstanding for siting of storage bins for refuse and recycling in accordance with the council's guidance.

6.6 Drainage and SUDS

A detailed drainage proposal will be prepared by the appointed Consultant Engineers as part of the detailed design development and to satisfy Planning Conditions accordingly. Attenuation will be provided as required to meet the surface water outfall requirements.

6.7 Safety and Security

The layout and design of the development will be designed using "Secured by Design" principles. Access/ paths across the site and lighting will comply with these design principals.

6.8 Landscaping Framework

A landscaping proposal will be developed for the scheme at detailed design phase. This will include native species including Beech hedging to the edges of the footpaths and plot front boundaries.

Otherwise the majority of the site will be grassed.

Plots to the rear will be enclosed using 1.8m high close boarded timber fencing.

6.9 Access

The applicant would like to introduce a public footpath linking the site to High Carnegie Road which would provide a much needed through route to this area from Glasgow road. This footpath would require consent of the adjacent land owner.



6.10 Materials

The detailed design proposal will propose a modern design, but with traditional references; utilising materials of a high specification, with quality detailing throughout; and addressing an appropriate scale and hierarchy to the elevational treatments that relate to, and respect, the local building vernacular and context.

The materials will be chosen to blend in with the existing context of Port Glasgow, and minimise the impact of the development.

Longevity and good detailing will be paramount.

Walls will include: Stone effect block in random coursing, proprietary dark grey cladding or render Windows: UPVC, white to interior, external colour to match cladding, tbc.

Roof Coverings: Tiles: Slate effect roof tiles in dark grey.

6.11 Sustainability

The development proposals will contribute towards achieving sustainable design as follows:

• As a minimum, the Current Building Standards will be met with the achievement of high levels of thermal insulation and air-tightness within the dwellings.

- Where possible, locally sourced materials and products will be specified.
- High performance, Thermally efficient window units will be utilised, using low emissivity "K"-glass or equivalent.
- Within the dwellings the intention is to install, SEDBUK, A-rated/ energy efficient condensing boilers, providing circa. 90% efficiency.
- Waste and re-cycling facilities / storage will be provided to comply with latest standards of Inverclyde Council Cleansing Dept.



7.0 Inclusivity

7.1 Access

The following aspects with regards to Access will be carefully considered and their impact on the proposals is outlined thereafter:

- 1. Inclusive Design
- 2. Sources of Guidance
- 3. Approaching the Site
- 4. Entering the Building
- 5. Internal Planning
- 6. Facilities within the Dwelling(s)

7.2 Inclusive Design

Inclusive design is defined as being a "general approach to designing where the products and services address the needs of the widest possible audience, irrespective of age or ability".

Current Technical Standards take cognisance, within limitations, of inclusive design.

The general movement to and through the development has been designed to be at least in accordance with the current SBSA standards, considering door widths, level thresholds, circulation space widths etc. Generally, the proposals exceed the requirements of the Technical Standards in terms of design for a wider audience. Note that the access road is currently an approximate 1:9 slope and this cannot be changed on the sidewalk.

The applicant would like to additionally construct a footpath linking the site South to High Carnegie Road, although this would be subject to approval of the adjacent land owners.

We will design the houses as such to ensure that the stairs are centrally located for general convenience of all residents and visitors. Stairs will be sized in accordance with the requirements of the SBSA guidance and also to accommodate the future installation of a stair climber if required.



7.0 Inclusivity

7.3 Sources of Guidance

• Designing for Accessibility (Centre for Accessible Environments 2004)

- Scottish Building Standards Agency Domestic, Section 4-Safety(2010)
- BS 8300:2009

• Disability Discrimination Act 1995

7.4 Approaching the Site

The site is located in an area of reasonable accessibility in terms of public transport.

7.4.1 The nearest bus stop which connects the area to Port Glasgow is located within 100-metres of the site access. The area is also within short driving distance (approximately 10mins) from the M8 and 20 minutes walk from the centre of Port Glasgow.

7.4.2 1 No. Disabled parking bays are included, un-allocated.

7.5 Entering the Building

The proposed entrance to the new dwellings will be designed to ensure a fully accessible entrance in compliance with the relevant Technical Standards.

Once inside the building, access to the accommodation levels above is by stairs, although these will be designed considering the future installation of a stair climber which is a requirement of the Technical standards.

All circulation spaces on all floors are to comply with current Scottish Technical Standards.



7.0 Inclusivity

7.6 Internal Planning

Internal planning of the dwellings will comply with Scottish Building Standards Agency Domestic, Section 4-Safety (2007)

All doors will have an effective clear width of at least 800mm and corridor widths exceed the minimum.

7.7 Facilities within the dwellings

7.7.1 All switches and socket outlets will be accessible (i.e. between 450mm and 1200mm above the floor) and in areas utilised substantially by residents, design focus and consideration will be given to accessibility and the DDA.

7.7.2 The entrance door will exceed the minimum clear width of 775mm

7.7.3 The internal stair arrangement will be designed in accordance with the Technical Standards and will accommodate the future installation of a stair climber.

7.7.4 The design of the ground floor will include provision of a "principal" apartment and a WC which is sufficiently sized to include the future installation of a shower, all in accordance with the Technical Standards.



8.0 Conclusion

8.1 Conclusion

- This Design and Access Statement is submitted in support of an application for PPP for a small scale residential development on the former Carnegie Park Orphanage site on Glasgow Road, Port Glasgow. The proposed redevelopment of this site will comprise of 5 dwellings, with associated access, parking, landscaping and infrastructure.
- Redevelopment on brownfield sites and within the boundaries of a settlement would adhere to policy and guidance at local, strategic and national levels. The Site is located within a sustainable location, with public transport services located within close proximity and heading in various directions. Services, amenities and infrastructure are also within an accessible distance to the site.
- Granting this application would enable a proposal to come forward that would contribute to placemaking principles and provide good quality housing within Port Glasgow.
- Granting this application would provide redevelopment on a brownfield site and provide significant betterment to a neglected site.
- The proposals are therefore supported by the Development Plan and guidance at all levels. In this context the development would not conflict with housing, historic or natural environment related policies or principles. On balance, the proposal would bring a significant contribution to the area.
- It is of an appropriate scale and design for a tricky development site and does not seek to overdevelop,
- The application has sought to consider and address all relevant planning matters and is satisfied that the application is appropriate and in context. Where additional information is required, Inverclyde Council can request these during the development management process or through Planning Conditions.
- Overall, it has been demonstrated that the proposed is consistent with all statutory and non-statutory policy and guidance and other material considerations. It is therefore respectfully recommended that Inverclyde Council permit this application and grant planning permission in principle.



3. PLANNING APPLICATION – PLANNING STATEMENT

FORMER CARNEGIE PARK ORPHANAGE / LANGLANDS SCHOOL, **GLASGOW ROAD**, PORT GLASGOW.

PLANNING STATEMENT



Planning and Development Consultants

Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow

PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, INFRASTRUCTURE, LANDSCAPING AND ASSOCIATED ACCESS



ON BEHALF OF MR MICHAEL SCOTT

MAY 2019

RFA Ltd. 3 Walker Street, Edinburgh, EH3 7JY. Tel 0131 226 6166 Email: <u>rick.finc@rickfincassociates.com.</u>

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1 Introduction

Introduction

- 1.1 Rick Finc Associates (RFA) is acting on behalf of Mr Michael Scott (here after referred to as 'the Applicant') to obtain Planning Permission in Principle (PPP) for residential development on land at the former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow (hereafter referred to as 'the Site').
- 1.2 The description of development entails: 'planning permission in principle for the erection of residential development, landscaping, infrastructure and associated access.'

Purpose of the Planning Statement

- 1.3 The purpose of this Planning Statement is to assist Inverclyde Council in its assessment and subsequent determination of this application for PPP. Further detail relating to the proposal and a summary of the relationship between the proposal and the relevant policy and environmental framework will be set out below.
- 1.4 Under the Town and Country Planning (Hierarchy of Developments), (Scotland) Regulations 2009, the proposal meets the requirements of a 'local' application. This Planning Statement accompanies the application submitted to Inverclyde Council under the terms of the Town and Country Planning (Scotland) Act 1997, as amended by The Planning etc (Scotland) Act 2006.

Project Team

- 1.5 The Applicant's project team comprise of:
 - RFA Development Planning;
 - Unum Partnership Design and Access Statement; Plans and Elevations;
 - Quattro Consult Flooding and Drainage;
 - Cairn Ecology Preliminary Ecological Appraisal;
 - ECS Transport Planning Transport Opinion; and
 - Phoenix Surveys– Topographical Survey.
- 1.6 The Planning Statement should be read in conjunction with the documentation associated with this application, inclusive of the plans, elevations and supporting reports and assessments, which, when combined address all planning, design and environmental matters.

Structure of Planning Statement

- 1.7 With the exception of this introductory section, this Planning Statement will comprise of the following chapters:
 - Section 2: Site Location and Context;
 - Section 3: Description of Proposed Development;
 - Section 4: Planning Policy and Appraisal;
 - Section 5: Appraisal of Material Considerations; and
 - Section 6: Conclusions and Recommendations.

2 Site Location and Context

Introduction

2.1 The purpose of this section is to describe the location and context of the proposal, whilst detailing any relevant environmental designations or planning related constraints relevant to the application site. Planning history will also be set out below to establish further context and the acceptability of the proposed development.

Site Location

- 2.2 The site is approximately 1.19 hectares in area and is located on Glasgow Road, Port Glasgow, PA14 6SB. This is the site of the former Carnegie Park Orphanage / Langlands School (see Figure 2.1). The site is situated to the east of Port Glasgow's Town Centre and sits on a segment of land which is bound by:
 - Glasgow Road to the north;
 - Port Glasgow Cemetery to the east and south; and
 - scrubland / open space to the west.



Figure 2.1- Site Location

Site Description

- 2.3 The site is situated on a hillside which slopes downward from the southern boundary at the cemetery to the northern boundary on Glasgow Road. Mature trees are predominantly located along the boundaries of the site, in addition to a boundary wall which appears to be damaged in places. Due to the topography of the site it benefits from views northward toward the River Clyde. Access to the site is currently afforded by way of a single carriageway off the Glasgow Road, also serving as an alternative vehicular access to the nearby cemetery.
- 2.4 Although the site is situated on a slope, there is an existing plateau in the centre which once accommodated the development of Carnegie Park Orphanage / Langlands School (see Figure 2.2 & Figure 2.3). There is visible evidence of these structures today and remnants primarily consist of areas of hardstanding, foundation layers, retaining walls, stone garden terrace steps, a long driveway and stone gateposts by the entrance.
- 2.5 The footprint of housing development now proposed on the site correlates with the location of previous development, so the site should be considered as 'brownfield'.
- 2.6 The site is in private ownership and vehicular access to this site is currently blocked by a large fly-tipped earth and rubble mound. Access on foot is still possible from this vehicular access point, although there are no formal footpaths or rights of access across the site. There are no links to adjacent sites.
- 2.7 The site has been vacant for many years and has become overgrown with ivy, weeds, selfseeded trees and non-native invasive species such as Japanese Knotweed. A number of relatively young trees have begun to grow around the hardstanding element in recent years, primarily through seed dispersal. As a result of a lack of management the site has become overgrown, attracts anti-social behaviour and there is also evidence of fly-tipping on-site.
- 2.8 The site is designated within the LDP as an area of 'Open Space'. However, there is no formal public access to the site and it does not provide any recreational value at present. There are no heritage designations or environmental designations covering the site.
- 2.9 There are no Tree Preservation Orders (TPOs) located on site. The site does not feature on the 'Semi-Natural Tree Inventory'.

Figure 2.2 - Carnegie Park Orphanage¹ (early 1900s)



Figure 2.3. Carnegie Park Orphanage Map² (circa 1914)



Site Context

2.10 Port Glasgow is the second largest town within the Inverclyde area and is located to the east of Greenock. Port Glasgow's town centre is located west of the site, where many facilities and

 ¹ Source: Children's Homes. (Unknown) Available Online at: http://www.childrenshomes.org.uk/GlasgowMoffat/. [Last Accessed: 1st April 2019].
 ² National Library of Scotland. 2018. Renfrewshire Sheet II.SE (includes: Greenock; Kilmacolm; Port Glasgow. Available Online

² National Library of Scotland. 2018. Renfrewshire Sheet II.SE (includes: Greenock; Kilmacolm; Port Glasgow. Available Online at: https://maps.nls.uk/view/75661611. [Last Accessed: 1st April 2019].

amenities can be found.

Townscape and Streetscape

- 2.11 Glasgow Road is primarily characterised by its rising embankments to the south and views of the River Clyde to the north through gaps between development and vegetation. The roadside embankment to the south creates a sense of enclosure.
- 2.12 The area surrounding the application site predominantly comprises of residential uses, with the Clune Brae residential estate located to the south and west, along with vacant land and small businesses. A relatively new housing development site is located east of the site. Inverclyde Council recognise that this area in particular has an abundance of low quality and uninhabitable housing, unmaintained woodland and a relatively low sense of place. The surrounding area is therefore included within an 'Area of Potential Change' within the LDP.

Transport and Access

- 2.13 The site on Glasgow Road is fairly accessible and is approximately 13 miles west of Glasgow Airport and 17 miles west of Glasgow City Centre. The town is also connected to the A8 dual carriageway and the M8 motorway. The town is served by two railway stations: Port Glasgow Railway Station (located in the centre), and Woodhall Railway Station (located to the east of Port Glasgow) which is the closest station to the application site. Services head towards Glasgow Central, Wemyss Bay, Greenock and Gourock.
- 2.14 Local buses service both Glasgow Road and Clune Brae heading to Clydebank, Park Farm, Greenock, Larkfield, Kilmacolm and Bardainney.
- 2.15 Access to the site can be gained from an opening on the south side of Glasgow Road. Access is gained to the cemetery from this point and a right of access exists to allow access to the application site. Pedestrians are able to access the application site via the cemetery (during day time opening hours) and via the access road off Glasgow Road.

Historic Context

- 2.16 There are no listed buildings or historic designations located on site or adjacent to the site. The closest historic designations include:
 - Clune Park Primary School (B-listed) to the west;
 - Holy Family Roman Catholic Church and Presbytery (A-listed) to the south-east; and
 - Newark Castle (Scheduled Ancient Monument) to the north-west.

Environmental Context

2.17 The closest designations are 250 metres to the north of the site and are:

- Inner Clyde Ramsar Designated for non-breeding Redshank;
- Inner Clyde Special Protection Area Designated for non-breeding Redshank; and
- Inner Clyde Site of Special Scientific Interest Designated for non-breeding Cormorant and Eider.
- 2.18 Given the topography of the site there is no indication from the SEPA flood map that the site is at risk from flooding.

Planning History

- 2.19 There is no site specific planning history available on the Inverclyde Council Planning Portal.
- 2.20 A representation was submitted by RFA (Development Planning) to Inverclyde Council for the inclusion of this site as a housing site within the Proposed Local Development Plan 2 (PLDP2) at the PLDP stage. The PLDP2 was submitted to the DPEA on 28th November 2018. A 'Summary of Unresolved Issues' is listed on the DPEA website and details Inverclyde Council's response to the representation:

"The site lies between Glasgow Road and High Carnegie Road in Port Glasgow and was formally home to Langlands Park School. While some elements of its former use remain, such as areas of hardstanding, boundary walls and footsteps, the site is now characterised by woodland, with SNH's Semi-Natural Woodland Inventory, identifying the site as part of a wider semi-natural woodland area extending to the south and west. The site is designated as open space in the Proposed Plan Proposals Map (Document CD002) as it provides access to and through a woodland area. It would be inappropriate to re-designate this site for residential development as this would be inappropriate as this would remove an area of open space and result in the loss of semi-natural woodland and the fragmentation of a wider woodland area, reducing habitat connectivity. In addition, this site has not been subject to public consultation through the Main Issues Report or the Proposed Plan.

It is considered that a modification to the Plan is not required in relation to this matter."3

- 2.21 This woodland is not, as suggested by Inverclyde Council, registered on the Semi-Natural Woodland Inventory and has no formal woodland designation (other than 'open space' in the LDP). The site is listed by the Forestry Commission Scotland as being part of an Integrated Habitat Network (IHN) for native woodlands in Scotland. The purpose of the IHN is to link woodlands, both old and new, to form a more continuous woodland cover than at present. The administrative purpose of this label is purely to aid the scoring process when assessing Forestry Grant Scheme (FGS) applications made under the SRDP (2014-2020) programme.
- 2.22 The site where proposed development it located should be considered as 'brownfield' given the

³ The Scottish Government (The DPEA). 2018. Schedule 4 – Issue 005 – Housing Land Supply, Housing Supply Targets and Housing Land Requirements.

previous uses.

3 Development Proposals

Introduction

3.1 The purpose of this section is to describe the proposal put forth to Inverclyde Council for PPP. This section should be read in conjunction with the plans, elevations and supporting documents submitted with this application for a more detailed understanding of the design specifications and urban design principles.

Description of Proposed Development

- 3.2 The Applicant is proposing a small-scale residential development, set within the hillside on Glasgow Road, Port Glasgow. PPP is sought for plots to accommodate 5 detached dwellings. Each dwellinghouse is proposed to be 2 storeys in height and will be accompanied with large domestic garden space, integral garages and driveways.
- 3.3 Dwellings and associated garden space are proposed to be located primarily on the plateau area where previous development was located. Mature trees on boundaries and on the remainder of the site are proposed to be retained and managed, providing suitable and usable open space for the community.
- 3.4 It is envisaged that the dwellings will comprise of 4 bedrooms each and will be of a 'split level design' in order to minimise the extent of cut and fill required to be undertaken during construction. The rear gardens will be elevated approximately 1.5m above the level of the front gardens.
- 3.5 Each dwelling will include 2 off-street car parking spaces within each plot curtilage. Additionally, the layout makes reference to a total of 4 visitor car parking spaces, including 1 designated disabled parking space. Suitable turning space provision will be made for service and emergency vehicles in compliance with guidance.
- 3.6 Details provided at present is considered to be consistent with an application for PPP. Further details of the design specification, in terms of materials and finishes will be determined at a later stage of the planning process.
- 3.7 The accompanying Design and Access Statement provides further details on the design philosophy and concept.

4 Planning Policy and Appraisal

Introduction

- 4.1 This section of the Planning Statement establishes the planning and environmental policy framework upon which Inverclyde Council will consider the proposed development against. It will highlight planning policy and guidance applicable to the proposal, before the proposal is then appraised to ensure policy compliance.
- 4.2 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended), specifies that the determination of planning applications *'shall be made in accordance with the Development Plan, unless material considerations indicate otherwise'*. This is supplemented by Section 38(2) which states that *'in dealing with an application, the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations.'*
- 4.3 In this regard, the Development Plan is referred to in terms of the proposed development and highlights key policies and statutory Supplementary Guidance (SG) applicable to this application for PPP. Key aspects of the proposals will be elaborated upon within the following sections.

The Development Plan

- 4.4 The extant Development Plan which covers the application site, comprises:
 - Glasgow and the Clyde Valley Strategic Development Plan (July 2017); and
 - Inverclyde Local Development Plan (August 2014).
- 4.5 The emerging Development Plan comprises:
 - Proposed Inverclyde Local Development Plan (2018), set to be adopted in August 2019.

Glasgow and the Clyde Valley Strategic Development Plan (SDP)

4.6 The SDP was adopted by ClydePlan in 2017 and covers Glasgow and Clyde Valley region, comprising of East Dunbartonshire, East Renfrewshire, Glasgow City, North Lanarkshire, Renfrewshire, South Lanarkshire, West Dunbartonshire and Inverclyde. A land use development strategy is set out within the SDP for the Glasgow and Clyde Valley region and acts as standard framework for local authorities in terms of greenbelt and countryside policies, housing, business and industry, retailing, transport, infrastructure and environmental protection. Policies and objectives from the SDP feed into LDPs and are used as a basis for policy making and land use planning at a local level.

- 4.7 The vision of the SDP is for the region to become 'a compact city region, based upon: Centres, Economy, Low Carbon Infrastructure; Placemaking and Regeneration'. To achieve this, ClydePlan has set out a Spatial Development Strategy which includes focusing development in the following 'development corridors':
 - Community Growth Areas;
 - Clyde Gateway;
 - Clyde Waterfront;
 - Forth and Clyde Canal;
 - Glasgow and the Clyde Valley Green Network;
 - Glasgow City Centre;
 - Ravenscraig; and
 - River Clyde.
- 4.8 Particularly in relation to the River Clyde Development Corridor, the SDP states that:

"The River Clyde is the second longest river in Scotland. The banks and communities along the River Clyde, particularly those related to the former heavy engineering activities, have been identified as major areas of regeneration as part of the Spatial Development Strategy e.g. Clyde Waterfront including Inverclyde Waterfront and Renfrew Riverside. However, the river itself is a much-underused asset. In support of this regeneration activity the river offers potential for greater leisure, recreation, visitor and sustainable transport related activity with opportunities to link to the national long-distance walking and cycle routes and more localised recreational opportunities and visitor attractions. In addition, the river has potential to mitigate against flood risk and support surface water management and the Metropolitan Glasgow Strategic Drainage Plan. Development of a joint River Clyde Strategy will be important in securing these multiple benefits."

- 4.9 Although not strictly relevant to this proposal, the application site is located along the River Clyde Development Corridor and residential development on this site would take advantage of the brownfield nature of the site and views over the River Clyde. The proposals would significantly enhance the area through high quality development and through enhancements to the current woodland. The proposal is therefore considered to broadly comply with the SDP's spatial strategy.
- 4.10 Relevant policies from the SDP are outlined and appraised below.

Table 4.1 SDP Policy Appraisal

SDP Policy	Compliance and Appraisal
Policy 1 – Placemaking	The proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout and density of the proposal is sympathetic to the site and its setting and is primarily focused on the brownfield element of land.
	The development principles in which the proposal was based are considered to be commensurate with an application for PPP and compliant with SPP's Placemaking Principles. The Design and Access Statement (DAS) which supports this application for PPP details the proposals compliance with design principles in further detail.
Policy 7 –	In relation to the current examination of PLDP2 by the Scottish Government
Joint Action Towards the Delivery of New Homes	('the DPEA'), under reference LDP-280-2 (Local Development Plan)4, it is evident from recent information requests/responses between the Reporter and Homes for Scotland, that Inverclyde Council does not have an effective housing land supply, and the PLDP2 does not appear to adhere to the SDP in terms of housing targets. In that regard, this proposal would contribute to the delivery of new homes within Inverclyde through the provision of a small-scale windfall site and the proposal is therefore considered to be compliant.
Policy 8 – Land	The proposal is regarded as a small-scale windfall site which is considered to contribute towards any shortages in housing land supply or compensate for ineffective sites.
Requirement	
	The proposal is considered to contribute to sustainable development as it is focussed on brownfield land and would therefore not undermine greenbelt objectives. Additionally, development on this site is not considered to detrimentally effect the character or setting of this area and much of the woodland in which it is proposed to be situated would be retained and enhanced. The proposal is therefore regarded as a 'sustainable development' and would be an ideal site for a small-scale housing development contributing to achieving any shortfalls.
Policy 12 – Green Networks and Green Infrastructure	The site on Glasgow Road is considered to contribute to the green network and and is allocated in the LDP and PLDP2 as an area of open space. It should be noted that this area of open space is currently in private ownership, difficult to access, poorly managed and has been subject to the growth of non-native, invasive species, fly-tipping and evidence of anti-social behaviour. As a result, the space is poorly utilised and does not contribute to effective placemaking principles as set out by SPP. The LDP also regards this site as being of poor quality.
	Small scale residential development would contribute to rectifying the above issues and would contribute to providing a high-quality green network/usable open space through enhanced accessibility and an enhanced environment for biodiversity through associated works.
	Residential development proposed on this site would primarily be located on the area of the site in which the previous development (Langlands/Carnegie Park Orphanage) was located, therefore the brownfield element of the wider site, mitigating the fragmentation of the wider green network as much as possible.
	The Ecology Report submitted in support of this application notes that no protected species were evident on site at the time of the site visit. Many of the mature trees are located on the boundaries of the site, or to the north of the site. These trees are proposed to be retained and the northern section of the site will remain undeveloped but will be managed.

⁴ The Scottish Government ('The DPEA'). 2019. Case Search. Available online at: <u>https://www.dpea.scotland.gov.uk/CaseDetails.aspx?id=120035</u>. [Last Accessed: 2nd April 2019].

	The Ecology Report also notes the presence of invasive, non-native species on site such as Japanese Knotweed. Management of the application site will provide an opportunity for native species to be introduced on-site and the quality of the green network to be enhanced in line with the LDP objectives. In addition, development will provide for greater access to the open space and greater usability for both wildlife and the wider community.
	community.
Policy 13 – Forestry and Woodland	In line with Policy 13 and the Scottish Government's Guidance on Forestry and Woodland, proposals for residential development are primarily focused upon the plateau area where development has previously been located. This particular layout ensures the retention of healthy mature trees. A Tree Report will be undertaken as part of the AMSC stages and will contribute to deciphering which trees are worthy of retention. (See section 5.16)
	Much of the woodland and planting located on the plateau area where the dwellings are proposed to be located have self-seeded and many are invasive species which are required to be effectively managed. Loss of trees on-site will be minimised.
Policy 16 – Improving the	The submitted Drainage, Flooding and SUDS Strategy Report confirms that the site is not at risk from fluvial flooding, surface water flooding, tidal flooding or groundwater flooding.
Water Quality	
Environment and	A surface water management and SUDS scheme has been designed and is
Managing Flood Risk and	presented in the accompanying Drainage, Flooding and SUDS Strategy Report.
Drainage	
Policy 18 –	At present, the site is in private ownership and inaccessible for any formal
	recreation. The proposal would seek to effectively manage and enhance the
Strategic	area of open space to the north, which will remain undeveloped, allowing for
Walking and Cycling Network	greater access through the site, particularly for activities such as walking and dog walking.
L	1

Inverclyde Local Development Plan

- 4.11 Inverclyde Council adopted the extant LDP on 29th August 2014. The LDP sets out the spatial strategy, planning policies and land use proposals for the Inverclyde area and together with the Glasgow and Clyde Valley Strategic Development Plan, Inverclyde Council use these documents to determine planning applications and to provide advice on development proposals.
- 4.12 The Invercive LDP is aligned to the SDP's vision, though the LDP does note that *'its central* purpose [is] the protection of Invercive's natural and built heritage, while making provision for growth in a wide range of sustainable locations for new investment and development. Seven large areas are identified where the future of Invercive will be planned for the better, and two major areas of study will enable the tradition of long term and comprehensive, phased planning to continue into the medium to longer term.'
- 4.13 The LDP designates the application site as an area of 'Open Space' which forms part of the green network. Inverclyde Council lists the site under 'GN8' which suggests that there are potential opportunities for enhancement within this particular segment of the green network. In addition to this the site is included within 'APC 2 Inner Lower Port Glasgow', an area of potential change (see Figure 4.1).

4.14 Relevant policies from the Inverclyde LDP are presented in Table 4.2 below and the proposals appraised to demonstrate policy compliance.





Table 4.2 - Relevant LDP Policy

LDP Policy	Policy Compliance and Appraisal
Policy SDS1 – Climate Change Mitigation and Adaptation: Reducing Carbon and Energy Use	From conception, the proposed residential development has been designed with climate change targets and sustainable design principles in mind and broadly reflects Policy SDS1. This policy will be dealt with in more detail through planning conditions at the detailed AMSC stage.
Policy SDS2 – Integration of Land Use and Sustainable Transport	The area surrounding the application site is primarily residential in nature, with several commercial uses nearby, along with the adjacent cemetery. The proposed land use is residential, and it is considered to integrate sympathetically to its surroundings with little detrimental effect on the amenity of the area.
	In addition, the site is highly accessible and is relatively central in terms of Port Glasgow's Town Centre. The site is also within close proximity to local public transport links (bus and train) and the proposal is therefore considered to comply with Policy SDS2 as it directs development to highly accessible locations.
Policy SDS3 – Placemaking	The proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout
	and density of the proposal is sympathetic to the site and its setting and is primarily focused on the brownfield element of land.
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	The development principles in which the proposal was based upon are considered to be commensurate with an application for PPP and compliant with SPP's Placemaking Principles. The Design and Access Statement (DAS) which supports this application for PPP details the proposals compliance with design principles in further detail.
Policy SDS4 –	The site on Glasgow Road is considered to contribute to the green
Green Networks	network and and is allocated in the LDP and PLDP2 as an area of open space. It should be noted that this area of open space is currently in private ownership, difficult to access, poorly managed and has been subject to the growth of non-native, invasive species, fly-tipping and evidence of anti-social behaviour. As a result, the space is poorly utilised and does not contribute to effective placemaking principles as set out by SPP. The LDP also regards this site as being of poor quality.
	Small scale residential development would contribute to rectifying the above issues and would contribute to providing a high-quality green network/usable open space through enhanced accessibility and an enhanced environment for biodiversity through associated works.
	Residential development proposed on this site would primarily be located on the area of the site in which the previous development (Langlands/Carnegie Park Orphanage) was located, therefore the brownfield element of the wider site, mitigating the fragmentation of the wider green network as much as possible.
	The Ecology Report submitted in support of this application notes that no protected species were evident on site at the time of the site visit. Many of the mature trees are located on the boundaries of the site, or to the north of the site. These trees are proposed to be retained and the northern section of the site will remain undeveloped but will be managed.
	The Ecology Report also notes the presence of invasive, non-native species on site such as Japanese Knotweed.
	Management of the application site will provide an opportunity for native species to be introduced on-site and the quality of the green network to be enhanced in line with the LDP objectives. In addition, development will provide for greater access to the open space and greater usability for both wildlife and the wider community
Policy SDS7 –	The LDP stipulates that the 'Regeneration and Renewal Priorities'
Regeneration and Renewal Priorities	include sites located within 'Major Areas of Change' and 'Areas of Potential Change' as the application site is located within an 'Area of Potential Change', the proposal is considered to comply as the proposal would add investment and small-scale development into the area.
Policy APC –	The proposed site is located within an 'Area of Potential Change' as
Areas of Potential Change 1 & 2	indicated within Figure 4.1. In line with Inverclyde Council's LDP Strategy, the proposal would allow for the renewal and regeneration of both a brownfield site and poor-quality woodland/open space and would therefore inject investment into an area where change is required.
Policy TRA1 –	The proposal is not considered to affect the traffic flow on strategic
Managing the Transport Network	road networks. The proposal will utilise a current vehicular access, which currently serves the cemetery and application site, for the 5 housing units.
	The applicant is aware of the SCOTS thresholds and is happy to

	discuss this with the Council's Traffic and Transport officers.	
Policy TRA4 – Development Contributions	Planning Obligations to mitigate impacts of the proposal will comply with the tests as set out in Circular 3/2012. The applicant is happy to discuss these requirements.	
Policy RES2 – Development on Urban Brownfield Sites	Policy RES2 supports residential development on brownfield sites, particularly within areas designated for renewal. The application site partly brownfield; located in an 'Area of Potential Change' and residential in nature.	
	Additionally, it is not considered that the site has a greater alternative priority. The site is indeed identified as Open Space within the LDP, however it must be highlighted that:	
	 The site is privately owned; Difficult to access; Unusable for recreation; Overgrown with weeds and non-native invasive species; Low quality in terms of ecology; The site attracts anti-social behaviour; and Has become a dumping grown for fly tippers. 	
	Due to the above factors, the site is not considered to be of local value. The proposed development would allow for much of the woodland to the north to be retained, enhanced and effectively managed, with increased access through the site and greater recreational and ecological benefit.	
Policy RES3 – Residential Development Opportunities	Although not specifically allocated as a site for residential development, the site is included within Inverclyde Council's 'Area for Potential Development' – an area which would benefit from regenerative actions such as development. The proposal for residential development on this site within APC 2 is therefore considered to comply with RES3.	
Policy ENV3 – Safeguarding and enhancing the Green Network	Development is proposed on the southern half of the application site and will primarily be located on the brownfield element of the site, ensuring the remainder of the site remains as a green network, with enhancements such as the removal of invasive species. The Green Network would therefore primarily be retained allowing for habitat connectivity, amongst other environmental benefits.	
Policy ENV4 – Safeguarding and enhancing Open Space	The site is in private ownership and access to the application site is restricted. This area of open space is used as an area for fly tipping and Inverclyde Council regard the site to be 'undermanaged' and of poor quality within the LDP.	
	The proposal for residential development would contribute to the enhancement of this site and increase its usability as stated above.	
	A large proportion of the site is undevelopable due to the topography of land and this element would ensure the development proposed remained at a small scale, of a high quality and integrate well with its surroundings.	
Policy ENV 6 – Woodland and Trees	In line with Policy 13 and the Scottish Government's Guidance on Forestry and Woodland, proposals for residential development are primarily focused upon the plateau area where development has previously been located. This particular layout ensures the retention of healthy mature trees. A Tree Report will be undertaken as part of the AMSC stages and will contribute to deciphering which trees are worthy of retention. (See section 5.16)	
	Much of the woodland and planting located on the plateau area where the dwellings are proposed to be located have self-seeded and many are invasive species which are required to be effectively managed.	

	Loss of trees on-site will be minimised.	
Policy ENV7- Biodiversity	The site is not considered to be high in ecological value, as demonstrated within the Preliminary Ecological Report which supports this application for PPP.	
	Steps will be taken to retain as many mature trees as possible, in addition to adding further native species of value and removing invasive species present on site.	
	The site will also be cleared up and managed appropriately. Fly tipping and the numerous types of plastics/rubbish located on the application site can have detrimental effects on wildlife and the development proposed would contribute to funding the clear up and subsequent management.	
	A more detailed Ecology Report can be submitted during the AMSC stage, if required by Inverclyde Council.	
Policy INF2 – Energy Efficiency	The proposal has been designed to ensure that carbon emissions are reduced. This matter will be considered in more detail through the AMSC stage.	
Policy INF4 – Reducing Flood Risk	The submitted Drainage, Flooding and SUDS Strategy Report confirms that the site is not at risk from fluvial flooding, surface water flooding, tidal flooding or groundwater flooding	
	A surface water management and SUDS scheme has been designed and is presented in the accompanying Drainage, Flooding and SUDS Strategy Report	
	The Flood Risk Assessment and Drainage Impact Planning Guidance for Developers ⁵ states that there is no requirement for a Flood Risk Assessment or a Drainage Impact Assessment to be submitted in support of this application as the application does not comprise of 'more than 5 dwellings.'	
Policy INF5 – Sustainable Urban Drainage Systems (SUDS)	A surface water management and SUDS scheme has been designed and is presented in the accompanying Drainage, Flooding and SUDS Strategy Report	

Statutory Supplementary Guidance (SG)

4.15 Supplementary Guidance is created by local planning authorities to supplement policies of the LDP which allows the primary focus of LDPs to remain upon the vision, spatial strategy and the proposals. Each SG document links to a particular policy within the LDP and forms part of the LDP and should be used as such in the determination of planning applications. The following relevant SG documents have been published alongside the LDP and include:

Local Development Frameworks (2014)

4.16 SG on Local Development Frameworks covers a total of nine areas. Three of these areas are within the Port Glasgow settlement and comprise of areas designated as 'Major Areas of Change' and 'Potential Areas of Change'. Areas considered as 'Major Areas of Change' are

⁵ Inverclyde Council. (2015). Flood Risk Assessment and Drainage Impact: Planning Guidance for Developers.

primarily legacy designations from the previous LDP, whereas 'Potential Areas of Change' have been highlighted within the extant LDP 'to encourage a new, more holistic view of the potential of these areas for co-ordinated medium to long-term planning, to realise their full potential'.



Figure 4.2 - APC 2: Inner Lower Port Glasgow Proposals

- 4.17 Specifically, in relation to 'Potential Areas of Change' and 'APC2', the SG states that 'Inner Lower Port Glasgow comprises a central area of densely populated housing with multiple problems of social deprivation and is identified in the Council's Local Housing Strategy (LHS) as a number one housing priority'.
- 4.18 The core of the area includes the 'Clune Park Regeneration Initiative' (CPRI), which requires a comprehensive approach to resolving its problems. It is surrounded by some small businesses, <u>vacant and underused land</u>, social rented housing <u>and large tracts of unmaintained woodland</u>'.
- 4.19 The Framework describes the application site as a wooded area which suffers from 'a lack of accessibility' and 'despite the topography, more could be done to integrate the extensive green space that surrounds Clune Park and provide it with an improved residential environment'.
- 4.20 In terms of the current planning position of APC2 and potential development opportunities arising, SG states that there are *'opportunities for improved connectivity and local access, and 'greening', [which] are outlined in the LDP, in particular for the wooded hillside to the south and east of the core area, Clune Park'.*
- 4.21 In terms of the proposals, sufficient funds could be generated to improve accessibility through the site. The proposed development would also contribute to the enhancement and management of the wooded area in which the development is proposed to be situated within.

Green Networks

- 4.22 SG on Green Networks sets out 'Inverclyde Council's requirements for the appraisal and delivery of green infrastructure and green networks through development management processes.' Guidance seeks to explain and describe how places can be improved through 'the provision of well designed, multi-functional and inter-connected networks of open spaces.'
- 4.23 Three local Green Network routes have been identified within the main urban area of Inverclyde and are expected to provide greater connectivity and linkages. The proposed routes include: Central Greenock, Cartsburn and Port Glasgow and are identified within Figure 4.3.



Figure 4.3 - Green Network Links as Identified within SG on Green Networks

- 4.24 The SG states that it access route 'is indicative and will be defined in more detail following further investigation.' Furthermore, 'these local routes contain a series of physically disconnected and socially isolated neighbourhoods where there is an absence of public open space and a lack of coherent Green Network'. With reference to potential opportunities through the regeneration of these sites, SG states that 'Green Networks will play a role in redefining the character of the urban area and physically and perceptually tying it to its wider landscape setting.'
- 4.25 Desktop research has indicated that a footpath linking the residential areas to the south and north of the site (Glasgow Road to High Carnegie Road) may well have been in existence in the past. An historic and blocked up entrance on High Carnegie Road likely signifies the position of this footpath. The footpath link is indicated in Figure 4.4 below, and is located some distance to the west of the application site.





5 Material Considerations and Appraisal

Introduction

- 5.1 This section of the Planning Statement identifies other statutory and non-statutory material considerations relevant in the determination of this planning application for residential development on land at Glasgow Road, Port Glasgow. This section will detail relevant policies, aims and objectives as presented within:
 - National Planning Framework 3 (NPF3) (2014);
 - Scottish Planning Policy (SPP) (2014);
 - The Proposed Local Development Plan (2018);
 - Planning Advice Notes (PANs);
 - Design Guidance; and
 - Supplementary Guidance (non-statutory).

National Planning Framework 3 (NPF3) (2014)

- 5.2 NPF3 sits at the top of the policy framework hierarchy and sets out strategic aims and objectives which are to be incorporated into the Development Plan. Scotland's NPF3 was approved by the Scottish Government on 23rd June 2014 and provides a spatial framework for development throughout Scotland.
- 5.3 Through NPF3's applicability to all levels of development (national, strategic and local), it is able to achieve the following vision:

"Create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth."

- 5.4 NPF3 identifies 14 National Development Areas (NDAs), which contributes to delivering the overall development strategy of this framework. The 14 NDAs do not necessarily relate to this proposal, though the wider outcomes of NPF3 are of relevance and are as follows:
 - A Successful, Sustainable Place supporting economic growth, regeneration and the creation of well-designed places;
 - A Low Carbon Place reducing our carbon emissions and adapting to climate change;
 - A Natural Resilient Place helping to protect and enhance our natural cultural assets and facilitating their sustainable use; and
 - A Connected Place supporting better transport and digital connectivity.
- 5.5 NPF3 predicts that the population of Scotland is expected to rise from 5.31 million people in 2012 to 5.78 million people in 2037. Scotland's population is ageing, and household sizes are

increasingly becoming smaller over time. NPF3 states that the Scottish Planning System should focus its efforts particularly on areas where the greatest levels of change are expected and where there is considerable pressure for development.

- 5.6 Furthermore, the Scottish Government wish to see a significant rise in house building, to ensure housing requirements are met across the country. Paragraph 2.18 states that *'there will be a need to ensure a generous supply of housing land in sustainable places where people want to live, providing enough homes and supporting economic growth.'* Paragraph 2.20 confirms that *'more ambitious and imaginative planning will be needed to meet requirements for a generous and effective supply of land for housing in a sustainable way.'*
- 5.7 The submitted proposals for residential development would contribute towards housing targets on a small scale and would contribute to enhancing the green network, providing a functional and useable area of open space with improved accessibility.
- 5.8 The site on Glasgow Road is within a sustainable location for residential development due to its efficient public transport links and its proximity to the A8. There is an established need and demand for housing within Port Glasgow, particularly the Clune Park area due to low quality housing standards at present. The regeneration of the application site would contribute to the supply of housing within this Housing Market Area (HMA) through the provision of 5 high quality and sustainable homes.

Scottish Planning Policy (SPP) (2014)

- 5.9 SPP was published in 2014 and contains a written statement of the Scottish Government's approach to nationally important, land use planning matters which are to be addressed across the country. SPP states that 'the 1997 Act requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.' As a statement of Scottish Ministers' priorities, 'the content of SPP is a material consideration that carries significant weight' and 'planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources.'
- 5.10 The first principal policy of the SPP 'introduces a presumption in favour of development that contributes to sustainable development.' SPP notes that 'the Scottish Government's central purpose is to focus governmental and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through creating sustainable economic growth.'
- 5.11 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the following principles (*inter alia*...):
 - Giving due weight to net economic benefit;
 - Responding to economic issues, challenges and opportunities;

- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure;
- Support the delivery of infrastructure, for example transport, education, energy, digital and water;
- Improving health and wellbeing; and
- Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.
- 5.12 SPP aims to guide new development to existing settlements and to brownfield sites in preference to greenfield sites and, to locations where existing services and capacity are readily available. The proposal follows SPP's spatial strategy.
- 5.13 In addition, SPP promotes sustainable transport and active travel and states that *'planning can play an important role in improving connectivity and promoting more sustainable patterns of transport and travel as part of the transition to a low carbon economy.'* The Planning System should support patterns of development which *(inter alia...):*
 - Optimise the use of existing infrastructure;
 - Reduce the need to travel and, provide safe and convenient opportunities for walking and cycling for both active travel and recreation; and
 - Facilitate travel by public transport.
- 5.14 In terms of the proposed use, the proposal is considered to be compliant with SPP as residential development would allow for the regeneration of a brownfield site, allowing for opportunities to improve the physical character of the area, which Inverclyde Council notes in its SG as being poorly maintained, vacant and underused and low in value in terms of the contribution in which it has on the character of the surrounding area.
- 5.15 The proposal would contribute to the redevelopment and regeneration of a site which is easily accessible and within close proximity to the centre of Port Glasgow. Development of this brownfield site would contribute to effective placemaking of the wider 'Clune Park' area through the incorporation of a high-quality residential development, associated landscaping and maintenance of the surrounding wooded area.

Control of Woodland Removal (2009)

5.16 The Scottish Government's Policy on the Control of Woodland Removal was published in 2009 (by the Forestry Commission Scotland at the time) and provides direction in policy terms in relation to the determination of planning applications for woodland removal in Scotland. The Document defines woodland removal as *'the permanent removal of woodland for the purposes of conversion to another type of land use'.* The main guiding principles of the document include the following.

- There is a strong presumption in favour of protecting Scotland's woodland resources;
- Woodland removal should be allowed only where it would achieve significant and clearly defined additional public benefits;
- In appropriate cases a proposal for compensatory planting may form part of this balance;
- Approval for woodland removal should be conditional on the undertaking of actions to ensure full delivery of the defined additional public benefits;
- Planning conditions and agreements are used to mitigate the environmental impacts arising from development and Forestry Commission Scotland will also encourage their application to development-related woodland removal; and
- Where felling is permitted but woodland removal is not supported, conditions conducive to woodland regeneration should be maintained through adherence to good forestry practice as defined in the UK Forestry Standard.
- 5.17 In terms of woodland removal, with compensatory planting, the Scottish Government consider it most likely to be appropriate where it could contribute to significantly *(inter alia...):*
 - Encouraging recreational activities and public enjoyment of the outdoor environment; and
 - Increasing social, economic or environmental quality of Scotland's woodland cover.
- 5.18 Residential development on land along Glasgow Road is considered to comply with the Scottish Government's Policy on Woodland Removal due to several factors. Firstly, the proposal is small scale and is proposed to be located primarily on the brownfield element, where hardstanding etc is evident. Therefore, the existing woodland will primarily remain intact and ensures the conservation of most woodland located on the site. A Tree Survey can be conducted during the AMSC stage and would determine the quality of each tree located on site. Removal of any tree will be limited to young trees located within close proximity to the hardstanding element and replacement planting will follow.
- 5.19 By conducting a Tree Survey, subsequent planting and enhancements to the woodland, the proposal would contribute to an increase in the environmental quality of woodland cover to which Inverclyde Council currently regards as being poor. Additionally, the enhancement would increase the recreational usage of the woodland and would encourage further public enjoyment, for the immediate residents and well and the surrounding community.

The Proposed Local Development Plan 2 (PLDP2) (2018)

5.20 Inverclyde Council's PLDP2 was published in April 2018 and represents Inverclyde Council's settled view on land use planning proposals and planning policy. The aim of the PLDP2 is 'to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of sustainable places.'

- 5.21 The PLDP2 states that the area of Inverclyde will be subject to an increase in population within the coming years and it recognises employment and housing opportunities as being crucial in responding to this change. Furthermore, the PLDP2 focuses on the regeneration of large-scale sites within Inverclyde which will also contribute to the 'repopulation' of the area enhanced image and character of Inverclyde.
- 5.22 The PLDP2 was submitted to Scottish Ministers ('the DPEA'), for examination on 28th November 2018 and the DPEA expects to finish its period of examination of the Inverclyde PLDP2 by 29th August 2019. Thereafter, it is expected to be adopted by Inverclyde Council in Autumn 2019. Though the PLDP2 is yet to be adopted by Inverclyde Council, it represents the finalised view of the Council and should be considered as a material consideration in the determination planning applications.
- 5.23 Relevant land use proposals and policies which substantially differ from the extant LDP are presented below:



Figure 5.1 – PLDP2 Proposal Map

5.24 As with the extant LDP, Inverclyde Council has proposed to designate the application site as an area of open space. The 'Area of Potential Change' in which the application site fell in the extant LDP has not been taken forward, instead the application site is purely allocated as 'open space'.

Planning Advice Notes (PANS)

- 5.25 PANs are planning documents produced by the Scottish Government to provide planners and developers with further details, guidance and advice on planning related matters such as design, placemaking and sustainability. The following documents are of relevance to the proposals and should be considered in the determination of this application for PPP:
 - PAN 44 (2005) Fitting New Housing Developments into the Landscape;
 - PAN 61 (2001) Sustainable Urban Drainage Systems (SUDS);
 - PAN 65 (2008) Planning and Open Space;
 - PAN 67 (2003) Housing Quality;
 - PAN 68 (2003) Design Statements;
 - PAN 69 (2015) Flood Risk;
 - PAN 77 (2005) Designing Safer Places;
 - PAN 78 (2008) Inclusive Design; and
 - PAN 79 (2006) Water and Drainage.
- 5.26 The design principles and layout of the proposals allow for compliance with the above PANs on good planning and design practice. Cognisance of these PANs has been considered throughout the initial design stages of the proposal and will ensure that a detailed design will allow for high quality housing and inclusive design, in a safe and sustainable environment.

Scottish Government Guidance

Design Guidance

- 5.27 Designing Streets: A Policy Statement for Scotland (2010) and Creating Places: A Policy Statement on Architecture and Place for Scotland (2013) are policy statements created by the Scottish Government to provide guidance on street design and placemaking. Whilst Creating Places emphasises the importance of forming new developments in terms of distinctiveness, safe and pleasantness, welcoming-ness, adaptability, resource efficiency and ease to move around. Designing Streets re-prioritises the design of streets by attempting to remove the focus of street design away from the dominance of vehicles.
- 5.28 Both documents are structured on SPP's '6 Qualities of Successful Places' and are useful in terms of the design and layout of development proposals. SPP's 6 Qualities of Successful Places include:
 - Distinctive;
 - Safe and Pleasant;
 - Welcoming;
 - Adaptable;
 - Resource Efficient; and

- Easy to move around and beyond.
- 5.29 Both Designing Streets and Creating Places were used from the conception of this design and throughout the design process. Reference to these documents will continue throughout the AMSC stages.

Planning Guidance on Developer Contributions

5.30 Inverclyde Council's PG on Developer Contributions was published in May 2015 and is a nonstatutory document used to provide Applicants/Developers/Planners with further details of when developer contributions might be required. The Applicant will contribute where appropriate.

6 Conclusions

Conclusions and Recommendations

- 6.1 This Planning Statement is submitted to Inverclyde Council by RFA (Development Planning) on behalf of the Applicant and in support of an application for PPP for residential development on the land of the former Carnegie Park/Langlands Orphanage site on Glasgow Road, Port Glasgow.
- 6.2 The proposed redevelopment will primarily be limited to development on the brownfield element of the site, to the south where there is clear evidence of previous building works. The proposal is to consist of five, 4-bedroom detached dwellings with garages, driveways and gardens, as well as associated infrastructure, servicing, parking and access.
- 6.3 In addition to this, the northern segment of the site will be enhanced and sensitively managed to increase recreational provision within the immediate area, in addition to enhancing the character of the area through woodland management and planting works. Inverclyde Council describes this area of woodland as being of low quality and states in the LDP that it is in need of investment due to the inclusion of this site and the wider woodland area within APC 2.
- 6.4 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) requires decisions to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. This Planning Statement has provided context to the application and has considered the development against the relevant policy framework, as well all other material considerations of relevance. The proposal is considered to comply with Development Plan in terms of compliance with policies on design, green networks, open space, housing and drainage, in addition to complying with relevant material considerations.
- 6.5 In particular reference to placemaking and design principles as set out by SPP and the Scottish Government's Creating Places and Designing Streets, the proposal is considered to integrate well with its local context and the plans and assessments submitted in support of this application demonstrate the opportunity for high quality placemaking. The layout and density of the proposal is sympathetic to the site and its setting and proposals are primarily focused on the brownfield element of land.
- 6.6 The proposed development makes best use of the landscape in terms of its topography and planting which sympathetically integrates it into its setting with little impact on the character of the area. The proposal details are considered to be commensurate with an application for PPP and is considered to comply with placemaking and design policies as set out within the Development Plan and supporting to design guidance.
- 6.7 Particularly in relation to Development Plan policies on housing development and the

regeneration and renewal of brownfield sites, Policy RES2 - Development on Brownfield Sites, Policy APC - Areas of Potential Change 1 & 2, SDS7 Regeneration and Renewal and Policy RES3 – Housing Development Opportunities all support the proposal in terms of its location and in terms of the principle of development due to the injection of investment into the area, provision of housing, and enhancements to the character and setting of Glasgow Road.

- 6.8 In terms of Development Plan policies on green networks and open space, the Applicant recognises that both the LDP and the PLDP2 has allocated the site as an area of open space. However, it should be stated that an element of this site is indeed brownfield. The extant LDP alludes to the entirety of the evidences this. Proposals would therefore facilitate a clean up of this woodland, enhance accessibility, remove invasive species, implement planting works and retain as many mature trees as possible. The proposal is not considered to fragment the green network as much of it will be retained, with enhancements providing a woodland/open space area with the potential to increase in value in terms of biodiversity and habitats.
- 6.9 Development on the brownfield element would also contribute to housing land requirements on a small scale. The development will subsequently allow for the enhancement of the northern segment of woodland, facilitating improvements to the character of the area and allowing for greater biodiversity and recreational benefits.
- 6.10 This Planning Statement is accompanied by a DAS and other reports which demonstrate the proposals compliance with design and sustainability principles. There are no adverse impacts which significantly and demonstrably outweigh the benefits of the proposal and on the basis of the above assessment, the development proposals are fully supported by the Development Plan.
- 6.11 The Applicant has sought to consider and address all relevant planning matters and is satisfied that the application is appropriate and in context. Where additional information is required, Inverclyde Council can request these during the development management process or through planning conditions.
- 6.12 Overall, it has been demonstrated that the proposal is consistent with all statutory and nonstatutory policy and guidance and other material considerations. It is therefore respectfully requested that Inverclyde Council grant this application for PPP.

RFA (Development Planning) Ltd.

May 2019.

4. SITE PHOTOGRAPHS SUBMITTED WITH PLANNING APPLICATION

Photographic Schedule

Port Glasgow



















5. PRELIMINARY ECOLOGICAL APPRAISAL REPORT

Glasgow Road, Port Glasgow Preliminary Ecological Appraisal Report



25 March 2019





Report Prepared For: RFA Development Planning Consultants, 3 Walker Street, Edinburgh, Scotland, EH3 7JY.

- Prepared By: Lorraine Hamilton
- Checked By: Lorraine Hamilton
- Version: Version 1

Issue Date: 25/03/2019

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Introduction

Cairn Ecology Ltd was appointed by RFA Development Planning Consultants to undertake a Preliminary Ecological Appraisal (PEA), of land immediately adjacent to the western boundary of the Port Glasgow Cemetery, Port Glasgow (hereafter referred to as 'the Site') (central Ordnance Survey Grid Reference: NS33577410)

The purpose of the PEA survey was to record and map the habitats present within the Site, and determine the likely / potential presence of protected and/or notable species.

This report describes the methods used to gather and record habitat baseline information for the Site, summarises the findings of the desk study and provides details of the field investigation. Where appropriate, further recommendations are outlined, for example, a requirement for further species-specific surveys and/or habitat retention and enhancement strategies.

Methods

Overview

This section describes the methods used for the PEA, which comprised a combination of desk study and field survey.

Desk Study

An ecological desk study draws on a range of publicly available information sources to provide an understanding of the ecological context of a site and wider area prior to completion of a site visit. Data collected during the desk study includes historical records (up to 10 years old) of legally protected and notable species (species of conservation concern), habitats and nature conservation sites with statutory or non-statutory designations within specific search radii (dependent on the ecological feature). It should be noted that the desk study does not replace the need for a site visit and survey; instead its function is to provide a high-level understanding of the survey area prior to a site visit.

Historical records for protected and notable plant species were obtained from online, publically available information centres in accordance with the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

The desk study also searched for the presence of nature conservation sites with statutory and non-statutory designations in accordance with the above guidelines (CIEEM, 2017). Sites of European importance, for example, Special Protection Areas (SPA), Special Area of Conservations (SAC) or wetland sites of international importance (RAMSAR) were identified within a 5km radius of the Site, in addition to sites of national importance, for example, Special Sites of Scientific Interest (SSSI), National Nature Reserves (NNR) or local importance, for example, Local Nature Reserves (LNR), Local Wildlife Sites (LWS). Sites, which are afforded protection under local council planning, for example, Sites of Interest for Nature Conservation (SINC), were also identified up to 2km from the Site boundary. Where available, details of the site's reason for designation were also obtained from the information sources cited above, where available.

Data for protected/ notable species and designated sites were obtained from the following databases:

- National Biodiversity Network Atlas;
- Scottish Natural Heritage (SNH) SiteLink;
- Scotland's Environment Interactive Map; and

MAGIC: Nature on the Map.

Phase 1 Habitat Survey

A Preliminary Ecological Appraisal, including a Phase 1 Habitat Survey, of the Site and 30m study area (surrounding the 'Site') was undertaken on 28 February 2019 by a qualified and experienced ecologist following standard JNCC survey methodology (JNCC, 2010). Phase 1 Habitat survey is a standard technique for classifying and mapping British habitats. Where applicable, dominant plant species were recorded and habitats were classified according to their vegetation types, and presented in the standard Phase 1 Habitat survey format with habitat descriptions and a habitat map.

Target notes were recorded to provide additional information where habitats were too small to be accurately mapped.

Animal species were identified on an opportunistic basis and were recorded, where encountered, as target notes.

Bird species were additionally identified on an opportunistic basis and were recorded, where encountered, as a species list.

Survey Limitations

Although the Phase 1 Habitat survey was undertaken in the optimal botanical survey season, it is possible that some flowering species may not have been recorded. However, the survey does provide a suitable snapshot of the botanical interest present on the day of surveys. It is considered that this report therefore is suitable to inform a planning application in principle.

Baseline

Habitat Description

The Site is a small area approximately 210m by 110m, located within Port Glasgow. The Site is bounded to the north by Glasgow Road, to the east by woodland where a remnant brick wall is located. To the south and west the Site is bound by the Port Glasgow Cemetery.

The Site form part of the former Carnegie Park Orphanage grounds which on historic maps identified the northern extent of the Site as mixed woodland.

The topography of the Site rises steeply from the north to the south with a steep tarmac driveway providing access.

Desk Study

Nature Conservation Sites

The Inner Clyde RAMSAR, Special Protection Area (SPA), and Site of Special Scientific Interest (SSSI) is located within the 5km search radius, approximately 150m from the northern Site boundary. No sites of national importance were identified within 2 km of the Site boundary.

Ancient Woodland

There are no woodlands listed on the Ancient Woodland Inventory located within the Site.

Invasive Plant Species

Within the 2km of the Site boundary (NBN atlas, (2018)) the following non-native, invasive species records were provided by the desk study:

- Japanese knotweed (Fallopia japonica);
- Giant hogweed (Heracleum mantegazzianum); and
- Himalayan balsam (Impatiens glandulifera).

None of these recorded were identified within the Site boundary or 30m study area.

Terrestrial Animals

Within the 5 km of the Site boundary, records of six animal species of conservation concern were provided by the data search these included:

- Otter (*Lutra lutra*);
- Badger (Meles meles);
- Western European hedgehog (Erinaceus europaeus);
- Daubenton's bat (Myotis daubentonii);
- Brown long eared bat (*Plecotus auritus*)
- common pipistrelle (Pipistrellus pipistrellus); and
- soprano pipistrelle (Pipistrellus pygmaeus).

Field Survey

Overview

The results of the Phase 1 Habitat survey are presented below and shown in Figure 1 (Phase 1 Habitats and Target Notes), which illustrates the location and extent of all habitat types recorded within the Site boundary.

As outlined in the methods section, notable features too small to map are described using target notes; these have been referred to in the descriptions below and are presented in Appendix A.

Phase 1 Habitat Descriptions

The Phase 1 habitat survey established the presence of the following seven habitat types with the Site and study area:

- Mixed plantation woodland (A1.3.2); and
- Invasive non-native species.

Semi-improved Broadleaved Woodland (A1.1.1)

The Site is dominated by mixed plantation woodland which extends through the entirety of the Site. The Site show clear evidence of being a managed landscape in the past with paths and terrace areas still identifiable however over grown. Large mature pine trees (*Pinus spp.*) dominate the northern half of the Site where the slope is steepest, rising from the northern boundary. The central area of the Site had a large section of immature silver birch (*Betula pendula*) self-seeded willow (*Salix spp.*) and ash (*Fraxnius excelsior*) saplings.

Laurel and rhododendron were noted throughout the Site and likely attributable to the Site former status as orphanage grounds along with other occasional ornamental planting. Areas of brambles (*Rubus spp.*) were

noted in the understory again often associated with over grown paths, borders and verges (Appendix A: Target Note 1). Fly tipping was evident on site especially in association with the access track and paths (Appendix A: Target Note 4).

Invasive Non-Native Species

Japanese knotweed was identified in the central section of the Site (Appendix A: Target Note 2). The stand was approximately 10m x 15m in size and comprise of previous years growth.

Fauna

The presence of deer was identified on site as dropping was evident within the vegetation on Site

A number of bird species were noted while on site these include:

- Blue tit (Cyanistes caeruleus)
- Great tit (Parus major);
- magpie (*Pica pica*);
- Blackbird (Turdus merula); and
- Robin (Erithacus rubecula).

Discussion and Recommendations

Nature Conservation Sites

The Inner Clyde SPA, SSSI and RAMSAR site is located 150m north and is designated for estuarine bird species. As such the Site is considered to have not impact or effects pathway to it and as such is not considered further.

Habitats

Mixed Plantation Woodland

The most ecological valuable habitat features noted during the field survey were the mixed plantation woodland in particular the mixed age woodland associated with the northern and southern boundaries. These areas are considered likely to provide suitable habitat to mammal and bird species for both foraging, commuting and resting. It is recommended that where possible these areas of mature and semi mature trees are retained as part of the development.

To facilitate this, it may be necessary to undertake a tree condition survey in particular within the development area to identify which trees will be impacted.

Invasive Non-Native Species

The presence of Japanese knotweed has been identified on Site and likely occurs within the area indicated for development. Japanese knotweed is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and as such to allow or cause the spread of this species is an offence. In addition, material from this species and soil contaminated by it are considered 'controlled waste' and disposal can only be undertaken at appropriately licensed landfill sites.

Japanese Knotweed is a rhizomatous plant and spreads underground before growing shoot through the soil. As such it is recommended that a survey is undertaken within the growing season (May – August) to record this year maximum extent of spread. It is further recommended that a specialist contractor is appointed to develop and implement a treatment plan for the development prior to construction commencing.

Fauna

Birds

The trees identified within the Site do have the potential to provide nesting habitat to lowland bird species. As such in order to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), which affords protection to all birds (whilst actively nesting), their nests and eggs, it is recommended that all construction works should be completed outside of the bird breeding season (April – August inclusive). However, should construction of the proposed development need to take place during the breeding bird season, it is recommended that a Suitably Qualified Ecologist (SQE) is employed to search the Site for evidence of nesting birds immediately prior to works, with a re-check undertaken for any works delayed longer than 48 hours. Should a nest be recorded, a suitable working buffer will be put in place until young have successfully fledged the nest.

Bats

The trees within the Site may have the potential to support roosting bats. As such, it is recommended that a Preliminary Roost Assessment is undertaken of all tree to be impacted either through felling or disturbance as part of the development. Those tree noted to provide suitable roosting habitat may be subject to further survey work.

All proposed additional survey effort should be undertaken in line with Bat Surveys for Professional Ecologists: Good Practice (Collins, 2016), which if adhered to, will ensure compliance with Conservation (Natural Habitats, &c.) Regulations 1994 (as amended

Biodiversity Enhancement

Landscape Planting

A native, non-invasive plant schedule should be developed as part of the proposed development master plan. Native planting throughout the development can be beneficial and often improve the biodiversity of an area by encouraging many nectivorous invertebrates (e.g. butterflies, moths and bumblebees) and provide shelter and food for larvae, adult insects and flying insects, which in turn, may encourage small mammals, bats and birds into the Site. Species which encourage nocturnal insects (such as honeysuckle) can also be valuable for bats and by incorporating native, edible fruit and berry baring plant species this will encourage further use of the Site by birds, small mammals, badger and invertebrates.

Street trees and hedges can also be valuable to birds, bats and other mammals within an urban setting by providing, not only further foraging opportunities but can also be a buffer from artificial light and often connects important features and habitats.

Protection of Existing Habitats

It is recognised that a future housing development within the Site and the resulting permanent land-use change may have the potential to negatively affect the woodland areas of the Site through site clearance, accidental

damage and/or disturbance. In order to reduce the magnitude of this effect and to be consistent with local planning policy, the following measures are recommended:

- installation of temporary barriers to limit disturbance and accidental damage to woodland and edge habitats which will be retained during construction;
- implementation and adherence to BS 5837:2012 (Trees in relation to Design, Demolition and Construction); and
- installation or retention of permanent boundary features (such as hedgerows) between the final development and any retained woodland edge to ensure reduced levels of human disturbance.

Linear features are often used for foraging and commuting purposes by bats and other mammals such as badger and deer and can be important connective corridors to habitats within the wider area. As such, linear features such as woodlands edges should be maintained and kept as dark as possible during the night. The impact on these mammal species can be minimised by the use of sensitively placed and directional lighting, which is considered further below.

Use of Appropriate Lighting

Artificial lighting can often impact the foraging and commuting behaviour of nocturnal mammals such as bats and badgers. As a consequence, it is advised that lighting should be directed to where it is needed and light spillage (whether direct and/or in-direct) should be avoided, particularly within the vicinity of the woodland to the east and any proposed biodiversity planting or commuting features (e.g stone wall). The times during which the lighting is on should be limited to provide some dark periods. Roads or track ways in areas important for foraging bats should contain stretches left unlit to avoid isolation of bat colonies. These unlit stretches should be ten metres in length either side of a commuting route.

References

British Standards Institute. (2012). BS5837: 2012 Trees in Relation to Design, Demolition and Construction: Recommendations.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edi on. Chartered Institute of Ecology and Environmental Management, Winchester.

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Joint Nature Conservancy Council (2007). Handbook for Phase 1 Habitat Survey – a technique for environmental audit. JNCC, Peterborough, UK.

Scottish Natural Heritage (2014b). A Guide to Understanding the Scottish Ancient Woodland Inventory. Available at: <u>http://www.snh.gov.uk/docs/C283974.pdf</u>.

Figures



Appendix A – Target Notes

	0.11	-	Dist.
ID	Grid Reference	Description	Photo
1	NS 33820 74092	Area of bramble approximately 5m by 10m adjacent to an over grown path which was lined by roses (Rosa spp)	
2	NS 33771 74065	Area of Japanese knotweed. Covering approximately15m by 10m on the southern side of an over grown path/ terraced area. The stand is of previous year's growth.	

3	NS 33719 74050	Remanents of brick wall. May be associated with the sites previous use as an orphanage								
4	NS 33872 74116	Sites of fly-tipping and burning of discarded items are evident throughout the site however a significant amount was found in the accessible areas in the vicinity of the access track								

6. DRAINAGE, FLOODING AND SUDS STRATEGY REPORT

QUATTRO CONSULT

Rick Finc Associates

Drainage, Flooding and SUDS Strategy Report

Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow

May 2019

Prepared for:

Rick Finc Associates 3 Walker Street Edinburgh EH3 7JY

T 0131 226 6166

Prepared by:

Quattro Consult 38 Thistle Street Edinburgh EH2 1EN

T 0131 220 6668 E mf@quattroconsult.co.uk



Project Title:	Former Carnegie Park Orphanage / Langlands School, Glasgow Road, Port Glasgow
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APPENDIX D	-	SCOTTISH WATER ASSET PLANS
APPENDIX E	-	PROPOSED DRAINAGE & SUDS STRATEGY LAYOUT
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1. INTRODUCTION

Quattro Consult Ltd were commissioned by Rick Finc Associates to provide a Drainage and SUDS Strategy Report in support of a planning application for a new residential development comprising 5 new dwellings, an access road, car parking and associated landscape areas at Glasgow Road.

Proposals contained within or forming part of this report represent the design intent and maybe subject to alteration or adjustment in completing the detailed design for this project. Where such adjustments are undertaken as part of the detailed design and are deemed a material deviation from the intent contained in this document, prior approval shall be obtained from the relevant authority in advance of commencing such works.

2. SCOPE

The report will:

- · Investigate all potential risks of flooding to the site
- Consider outline design proposals to mitigate any potential risk of flooding determined to be present

The report reviews the following information:

- The SEPA flood maps for river, coastal and surface water flooding likelihood;
- Scottish Planning Policy (SPP) (June 2014)
- · Scottish Water Waste Water record information dated 21/03/2019
- Sewers for Scotland 4th Edition.

A Site Location plan is provided in *Appendix A*.

The Architects Existing Site Layout is presented in Appendix B.

The Architect's Site Layout is presented in Appendix C.

3. EXISTING SITE

3.1 Location

The site is located on Glasgow Road at former Carnegie Orphanage / Langlands School Approximate OS grid reference is 234000,674000 (E, N). A plan showing Site location with boundary is shown in *Appendix A*

3.2 Description and Topography

The area of the site is approximately 1.2 ha and roughly triangular shaped. The site slopes from South to North at approximately 30%, Although the site is rather steep, there is a plateau to the centre of the site where the former Carnegie Park Orphanage / School were historically located. Levels on the Northern boundary (Adjacent to Glasgow Rd) vary from 13.5-27m AOD and levels on the Southern boundary vary from 44-33m AOD. See **Appendix B**.

3.3 Ground Conditions

A review of the British Geological Survey information for the site has been carried out. The site lies within an area of superficial Devensian Till. Strathgryfe Lava Member bedrock is indicated on the southern half of the site and subordinate argillaceous rocks and limestone bedrock to the Northern half.



No relevant borehole information was noted as being available directly on the proposed site, however boreholes adjacent to the site consistently show whinstone at approximately 1.5m depth from surface.

Given the brownfield nature of the site and the record of previous structures on the site there is likely potential for made ground to be currently present.

3.4 Hydrogeology and Hydrology

The nearest fluvial water feature is an existing watercourse approximately 50-100m West of our proposed site. From an analysis of Ordnance Survey information it is noted that this watercourse is located in a local hollow/valley with base levels lower than the site being covered by this report.

The nearest tidal water feature to our proposed site is the River Clyde at approximately 175m to the North.



See inset plan below



3.5 Existing Sewers

Information provided by Scottish Water indicates there is an existing combined manhole in the centre of the proposed site, noted as LH 7109, the combined sewer heads North to manhole 7108 before leaving the site at the Northern boundary. There is no indication of either existing manholes on the topographical survey, indicating these may be buried. It is proposed this existing drain be further investigated on site.

See Appendix B and D

4. DEVELOPMENT AND FLOOD RISK

4.1 Scottish Planning Policy

The Scottish Planning Policy (SPP) is a statement of Scottish Government policy on nationally important land use. The SPP was published in 2014 and consolidated a series of topic specific policy statements into a single statement. This document is intended to be used in conjunction with the National Planning Framework (NPF) (2014), Planning Advice Notes (PANs), and Design Advice Guidance (DAG).

The guidance relating to flooding (SPP) is summarised in terms of the flood risk to a proposed development in the following extracts.

4.2 Risk Framework

4.2.1 Little to no risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: less than 0.1% (1:1000), i.e. less frequently than the so-called 1 in 1000-year flood. Appropriate Planning Response:

No constraints due to watercourse, tidal or coastal flooding.

4.2.2 Low to medium risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: in the range 0.1% - 0.5% (1:1000 – 1:200). Appropriate Planning Response:

Suitable for most development. A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%), and for essential infrastructure and the most

vulnerable uses. Water resistant materials and construction may be required.

Generally, not suitable for civil infrastructure. Where civil infrastructure must be located within these areas or is being substantially extended, it should be designed to be capable of remaining operational and accessible during extreme flood events.

4.2.3 Medium to high risk area.

Definition: Annual probability of watercourse, tidal or coastal flooding: greater than 0.5% (1:200).

Appropriate Planning Response: May be suitable for:

• Residential, institutional, commercial and industrial development within built-up areas provided flood protection measures to the appropriate standard already exist



and are maintained, are under construction, or are a planned measure in a current flood risk management plan;

- Essential infrastructure within built-up areas, designed and constructed to remain
- · operational during floods and not impede water flow;
- Some recreational, sport, amenity and nature conservation uses, provided appropriate evacuation procedures are in place and;
- · Job-related accommodation, e.g. for caretakers or operational staff.

Generally, not suitable for:

- · Civil infrastructure and the most vulnerable uses;
- Additional development in undeveloped and sparsely developed areas, unless allocation
- · is essential for operational reason, e.g. for navigation and water-based recreation,
- agriculture, transport or utilities infrastructure (which should be designed and constructed to be operational during floods and not impede water flow), and an alternative, lower risk location is not available; and
- New caravan and camping sites.

Where built development is permitted, measures to protect against or manage flood risk will be required and any loss of flood storage capacity mitigated to achieve a neutral or better outcome.

Water resistant materials in construction should be used where appropriate. Elevated buildings on structures such as stilts are unlikely to be acceptable.

4.3 Interpretation of the Risk Framework

a) The annual probabilities relate to the land at the time an application is submitted, or a land allocation is made.

b) In the longer term, the calculated probabilities of flooding may be affected by climate change, improved data/methods and land uses elsewhere in the catchment.c) This framework is a simplification of the situation as noted in SPP paragraph 258.

4.4 Climate Change

In their Technical Flood Risk Guidance for Stakeholders, SEPA recommend a climate change allowance of 20% be applied to the 1 in 200 year (0.5% annual probability) fluvial peak flow estimate. They also recommend a 20% allowance be applied to peak rainfall intensity estimates.

Sewers for Scotland 4th Edition, however, requires a 30% allowance for climate change to be made for rainfall in designing surface water drainage systems.

5. FLOOD RISK

5.1 Sources of flood risk

This study assesses the risk from different types of flooding to the development and the risk of flooding from the development, taking into consideration climate change, as well as how flood risks should be managed. The approach to assessing flood risk at the development site was informed by the requirements of SPP and the SEPA requirements.



5.2 Fluvial Flooding (Rivers and Streams)

The SEPA website provides flood mapping data as a general guide to the level of risk to a site from flooding from rivers and streams. This indicates areas which are associated with low, medium and high classifications of flood risk. SEPA flood maps cannot be included as part of this report due to copyright issues.

The SEPA map indicates the site is not at risk of fluvial flooding and as such is suitable for the proposed development in line with the SPP risk framework.

The SEPA maps only cover fluvial features with suitably large catchment areas. As an additional check, the relative levels have been investigated; it can be seen from Ordnance Survey dat that the watercourse levels are below the site levels and as such the risk posed by the nearest watercourse (50m – 100m distant).

5.3 Surface Water Flooding to the site

Surface water flooding is caused when rainwater during extreme rainfall events does not drain away through the normal drainage system or infiltrate into the ground. Instead, the rainfall becomes surface water runoff, which collects in ground depressions or areas of lower ground

The SEPA surface water flood maps show that under the high, medium or low probability scenarios surface water flooding is not present on site.

Based on this information, the site can be said to be an area with little to no risk of surface water flooding.

Although there is little to no risk of surface water flooding it is recommended to utilise SUDS techniques where possible. Providing porous paving to hard surfaces, filter trenches and a piped network to collect and transport the runoff to the surface water drainage network. The proposed drainage layout is contained within **Appendix E**.

5.4 Tidal Flooding (Coastal or Estuarine)

The site is close to the River Clyde tidal waters (approx. 175m to the North), however site levels (30m AOD) preclude any real risk of tidal flooding to the site.

SEPA maps indicate low risk of tidal flooding on site.

5.5 Reservoir and Other Artificial Sources of Flooding

The SEPA flood maps do not include risk from reservoirs or other artificial sources. There are no identified reservoirs in vicinity of the site. The risk to the site is considered low.

5.6 Groundwater Flooding

Groundwater flooding generally occurs during intense, long-duration rainfall events, when infiltration of rainwater into the ground raises the level of the water table until it exceeds ground levels. It is most common in low-lying areas overlain by permeable soils and permeable geology, or in areas with a naturally high water table.

SEPA's online flood map indicates that there is little to no risk of groundwater flooding to the site.



6. PROPOSED DRAINAGE STRATEGY

It is proposed that the site drains via separate systems for foul and surface water before connecting to existing Scottish Water combined network.

6.1 Proposed foul water management

It is proposed to collect foul water outfalls from the residential units via. a piped collector system and outfall to the existing combined sewer running out at the Northern boundary.

6.2 Proposed Surface Water Management and SUDS

It is proposed to discharge the surface water flows from the development to the existing combined Scottish Water network leaving the site to the North. See Proposed Drainage plan: *Appendix E*.

Inverclyde Council advise that discharge rates should be restricted to the 2-year green field run-off rate, calculated as 12.45 l/s. The full site area (1.2 ha) has been used to determine the discharge rate noted, we believe this is acceptable in this case as the existing topography of the site renders any additional hard surfaces being constructed as highly unlikely. See *Appendix B and Appendix F.*

A flow control with 155mm dia. orifice is required to restrict flows to 12.45 l/s

The drainage system has been designed for the 2, 30 and 200 and critical storm events at a max. discharge of 12.45 l/s with no flooding.

In accordance with Sewers for Scotland, during a 1 in 200-year storm event the drainage system can be allowed to flood if surface levels are such that no flood water leaves the site or affects adjacent buildings. The proposed site layout will be mostly soft landscaped and no drastic changes to the topography are proposed, it is concluded there will be no increased risk of flooding to the site and surrounding area.

In accordance with current SEPA requirements, appropriate levels of sustainable drainage systems (SUDS) are proposed to be implemented to treat and attenuate the surface water runoff prior to discharging to the identified watercourse. Multiple levels of treatment are proposed using porous paving areas and infiltration trenches.

The methods selected will be subject to discussion with SEPA and Scottish Water, in order to gain their approval.

Please refer to *Appendix E* for a copy of the Proposed Drainage and SUDS Strategy Layout. Drainage calculations undertaken to date are presented in *Appendix F*.



7. CONCLUSION

A review of the proposed development has been undertaken. Consideration has been given to Inverclyde Councils Requirements and detailed information has been provided.

Drainage solutions are presented in in *Appendix E*, Proposed Drainage and SUDS Strategy Layout.

SEPA flood maps have been consulted and it can be seen that the site is suitable for the proposed development. The proposed drainage network will be designed to accommodate surface water flooding to mitigate the risk of surface water flooding present.

The Surface Water will discharge at 12.45 I/s as described in section 6.2 above.

Foul water drainage will outfall to existing Scottish Water combined sewer on Hillview Crescent.





LOCATION PLAN

Location Plan



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Scale: 1:1250, paper size: A4







APPENDIX B

EXISTING SITE LAYOUT



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APPENDIX C

PROPOSED SITE LAYOUT



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APPENDIX D

SCOTTISH WATER ASSET PLAN







APPENDIX E

PROPOSED DRAINAGE & SUDS STRATEGY LAYOUT





APPENDIX F

DRAINAGE CALCULATIONS



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		2
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Date 07/05/2019 15:52	Designed by AndrewFinlayson	Drainage
File	Checked by	Diamage
XP Solutions	Source Control 2017.1.2	
	IH 124 Mean Annual Flood	
	Input	
Return Pe	eriod (years) 2 Soil 0.450	
	Area (ha) 50.000 Urban 0.000 SAAR (mm) 1576 Region Number Region 2	
	Results 1/s	
	QBAR Rural 567.7	
	QBAR Urban 567.7	
	Q2 years 518.9	
	Q1 year 493.9	
	Q2 years 518.9	
	Q5 years 669.9	
	Q10 years 806.1 Q20 years 969.3	
	Q25 years 1028.7	
	Q30 years 1076.9	
	Q50 years 1234.2	
	Q100 years 1493.1	
	Q200 years 1691.7	
	Q250 years 1759.9 Q1000 years 2185.6	
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	Factored discharge	
	Site Area = 1.2 ha	
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			Fviet	ing Ne	twork	Details f	or st	orm		
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PN	-		-	I.Area	T.E.	Base	k	HYD		Section Type
	(m)	(m)	(1:X)	(ha)	(mins)	Flow (l/s)	(mm)	SECT	(mm)	
2.000	14.399	0.144	100.0	0.020	5.00	0.0	0.600	0	150	Pipe/Conduit
2.001	15.310	0.153	100.1	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
2.002	8.505	0.085	100.1	0.000	0.00	0.0	0.600	0	225	Pipe/Conduit
3.000	14.399	0.143	100.7	0.020	5.00	0.0	0.600	0	150	Pipe/Conduit
3.001	11.963	0.119	100.5	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
2.003	20.190	0.202	100.0	0.000	0.00	0.0	0.600	0	225	Pipe/Conduit
4.000	14.399	0.143	100.7	0.020	5.00	0.0	0.600	0	150	Pipe/Conduit
4.001	11.804	0.117	100.9	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
2.004	17.672	0.177	99.8	0.000	0.00	0.0	0.600	0	225	Pipe/Conduit
5.000	14.740	0.147	100.3	0.020	5.00	0.0	0.600	0	150	Pipe/Conduit
5.001	12.516	0.126	99.3	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
2.005	5.512	0.055	100.2	0.000	0.00	0.0	0.600	0	225	Pipe/Conduit
6.000	14.459	0.145	99.7	0.020	5.00	0.0	0.600	0	150	Pipe/Conduit
6.001	9.306	0.093	100.1	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
6.002	21.618	0.216	100.1	0.000	0.00	0.0	0.600	0	150	Pipe/Conduit
				Netwo	ork Re	sults Tabi	le			

PN	US/IL (m)		Σ Base Flow (l/s)		-
2.000	28.100	0.020	0.0	1.00	17.8
2.001	27.956	0.020	0.0	1.00	17.8
2.002	27.803	0.020	0.0	1.31	52.0
3.000	27.980	0.020	0.0	1.00	17.7
3.001	27.837	0.020	0.0	1.00	17.7
2.003	27.718	0.040	0.0	1.31	52.0
4.000	27.776	0.020	0.0	1.00	17.7
4.001	27.633	0.020	0.0	1.00	17.7
2.004	27.516	0.060	0.0	1.31	52.0
5.000	27.611	0.020	0.0	1.00	17.7
5.001	27.464	0.020	0.0	1.01	17.8
2.005	27.339	0.080	0.0	1.31	51.9
6.000	28.100	0.020	0.0	1.01	17.8
6.001	27.955	0.020	0.0	1.00	17.8
6.002	27.862	0.020	0.0	1.00	17.7
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2.000	Name 4	60 Summer	Period	Change +30%	Surcharge	Flood			Leve (m) 28.13
2.000 2.001	Name 4 5	60 Summei 60 Summei	Period r 2 r 2	Change +30% +30%	Surcharge 200/60 Summe 200/60 Summe	Flood r			Leve (m) 28.13 27.99
2.000	Name 4 5	60 Summer 60 Summer	Period r 2 r 2 r 2 r 2	Change +30% +30% +30%	Surcharge	Flood r r			Leve (m) 28.13 27.99 27.83
2.000 2.001 2.002	Name 4 5 6 4	60 Summer 60 Summer	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe	Flood r r r			Leve (m) 28.13 27.99 27.83 28.01
2.000 2.001 2.002 3.000	Name 4 5 6 4	 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe	Flood r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87
2.000 2.001 2.002 3.000 3.001 2.003 4.000	Name 4 5 6 4 5 7 5	 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe	Flood r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001	Name 4 5 6 4 5 7 5 6	60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe	Flood r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004	Name 4 5 6 4 5 7 5 6 8	60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe	Flood r r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000	Name 4 5 6 4 5 7 5 6 8 8 6	60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer	Period c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2 c 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe	Flood r r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001	Name 4 5 6 4 5 7 5 6 8 6 8 6 7	60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer	Period c 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe	Flood r r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64 27.50
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005	Name 4 5 6 4 5 7 5 6 8 8 6	60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer 60 Summer	Period c 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe	Flood r r r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64 27.50 27.49
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001	Name 4 5 6 4 5 7 5 6 8 6 7 8 6 7 8 1	60 Summer 60 Summer	Period 2 2 2 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe	Flood r r r r r r r			Levee (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64 27.50 27.49 28.13
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000	Name 4 5 6 4 5 7 5 6 8 6 7 8 6 7 8 1 2	60 Summer 60 Summer	Period 2 2 2 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe 30/60 Summe 200/60 Summe	Flood r r r r r r r			Leve (m) 28.13
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001	Name 4 5 6 4 5 7 5 6 8 6 7 8 6 7 8 1 2 3	60 Summer 60 Summer	Period 2 2 2 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe	Flood r r r r r r r r			Leve (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64 27.50 27.49 28.13 27.99
2.000 2.001 2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001 6.002	Name 4 5 6 4 5 7 5 6 8 6 7 8 6 7 8 1 2 3	60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer60Summer	Period 2 2 2 2	Change +30% +30% +30% +30% +30% +30% +30% +30%	Surcharge 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe 30/60 Summe 30/60 Summe 200/60 Summe 200/60 Summe 200/60 Summe	Flood r r r r r r r r			Levee (m) 28.13 27.99 27.83 28.01 27.87 27.76 27.81 27.67 27.57 27.64 27.50 27.49 28.13 27.99 27.90

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2 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Surcharged Depth (m)		Flow / Cap.	Overflow (1/s)		Status	Level Exceeded
2.000	4	-0.112	0.000	0.15		2.4	OK	
2.001	5	-0.112	0.000	0.15		2.4	OK	
2.002	6	-0.190	0.000	0.06		2.4	OK	
3.000	4	-0.111	0.000	0.15		2.4	OK	
3.001	5	-0.111	0.000	0.15		2.5	OK	
2.003	7	-0.179	0.000	0.09		4.9	OK*	
4.000	5	-0.111	0.000	0.15		2.4	OK	
4.001	6	-0.111	0.000	0.15		2.5	OK	
2.004	8	-0.169	0.000	0.14		7.3	OK*	
5.000	6	-0.112	0.000	0.15		2.4	OK	
5.001	7	-0.107	0.000	0.15		2.4	OK	
2.005	8	-0.074	0.000	0.27		9.1	OK*	
6.000	1	-0.112	0.000	0.15		2.4	OK	
6.001	2	-0.111	0.000	0.16		2.5	OK	
6.002	3	-0.112	0.000	0.15		2.4	OK	
2.006	4	-0.024	0.000	0.38		11.3	OK	

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PN	Name	Stor			Change		harge	Flood	Overflow	Act.	(m)
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2.000		60 Sumr 60 Sumr		30 30		200/60 200/60					28.15
2 001		60 Sumr		30		200/60					27.87
2.001	4			30		200/60					28.03
2.001 2.002 3.000		60 Sumr	ner	30	+30%	200/60	Summer				27.89
2.002	5			30	+30%						27.87
2.002 3.000	-	60 Sumr			+30%	200/60	Summer				27.88
2.002 3.000 3.001 2.003 4.000	5 7 5	60 Sumr 60 Sumr	ner	30							27.87
2.002 3.000 3.001 2.003 4.000 4.001	5 7 5 6	60 Summ 60 Summ 60 Summ	mer mer	30	+30%		Summer				
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2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000	5 7 5 6 8	60 Sumr 60 Sumr 60 Sumr 60 Wint 60 Sumr	ner ner cer ner	30 30 30	+30% +30% +30%	30/60 30/60	Summer				27.86
2.002 3.000 3.001 2.003 4.000 4.001 2.004	5 7 5 6 8	60 Summ60 Summ60 Summ60 Wint60 Summ60 Summ	ner ner ter ner ner	30 30	+30% +30%	30/60 30/60					27.86 27.85
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001	5 7 5 6 8 6 7	60 Summ 60 Summ 60 Summ 60 Summ 60 Summ 60 Summ	ner ner cer ner ner	30 30 30 30	+30% +30% +30% +30% +30%	30/60 30/60	Summer Summer				27.86 27.85 27.56
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005	5 7 5 6 8 6 7 8 1	60 Summ 60 Summ 60 Summ 60 Summ 60 Summ 60 Summ	ner ner ter ner ner ter ner	30 30 30 30 30	+30% +30% +30% +30% +30% +30%	30/60 30/60 30/60 200/60 200/60	Summer Summer Summer Summer				27.86 27.85 27.56 28.15
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001 6.002	5 7 5 6 8 6 7 8 1 2 3	 60 Summ 	ner ter ner ner ter ner ner	30 30 30 30 30 30 30 30	+30% +30% +30% +30% +30% +30% +30% +30%	30/60 30/60 30/60 200/60 200/60 200/60	Summer Summer Summer Summer				27.74 27.86 27.85 27.56 28.15 28.00 27.91
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001	5 7 5 6 8 6 7 8 1 2 3	 60 Summ 60 Summ 60 Wint 60 Summ 60 Summ 60 Summ 60 Summ 60 Summ 60 Summ 	ner ter ner ner ter ner ner	30 30 30 30 30 30 30	+30% +30% +30% +30% +30% +30%	30/60 30/60 30/60 200/60 200/60 200/60	Summer Summer Summer Summer				27.86 27.85 27.56 28.15 28.00
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001 6.002	5 7 5 6 8 6 7 8 1 2 3	 60 Summ 	ner ter ner ner ter ner ner	30 30 30 30 30 30 30 30	+30% +30% +30% +30% +30% +30% +30% +30%	30/60 30/60 30/60 200/60 200/60 200/60	Summer Summer Summer Summer				27.86 27.85 27.56 28.15 28.00 27.91
2.002 3.000 3.001 2.003 4.000 4.001 2.004 5.000 5.001 2.005 6.000 6.001 6.002	5 7 5 6 8 6 7 8 1 2 3	 60 Summ 	ner ter ner ner ter ner ner	30 30 30 30 30 30 30 30	+30% +30% +30% +30% +30% +30% +30% +30%	30/60 30/60 200/60 200/60 200/60 30/60	Summer Summer Summer Summer Summer	tions			27.86 27.85 27.56 28.15 28.00 27.91

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30 year Return Period Summary of Critical Results by Maximum Level (Rank 1) for Storm

PN	US/MH Name	Surcharged Depth (m)		Flow / Cap.	Overflow (1/s)	Pipe Flow (l/s)	Status	Level Exceeded
2.000	4	-0.097	0.000	0.27		4.5	OK	
2.001	5	-0.097	0.000	0.27		4.5	OK	
2.002	6	-0.154	0.000	0.11		4.4	OK	
3.000	4	-0.097	0.000	0.27		4.5	OK	
3.001	5	-0.096	0.000	0.28		4.5	OK	
2.003	7	-0.072	0.000	0.17		8.9	OK*	
4.000	5	-0.045	0.000	0.27		4.5	OK	
4.001	6	0.088	0.000	0.27		4.4	SURCHARGED	
2.004	8	0.000	0.000	0.18		9.2	SURCHARGED*	
5.000	6	0.108	0.000	0.27		4.3	SURCHARGED	
5.001	7	0.245	0.000	0.20		3.2	SURCHARGED	
2.005	8	0.000	0.000	0.31		10.4	SURCHARGED*	
6.000	1	-0.097	0.000	0.27		4.5	OK	
6.001	2	-0.096	0.000	0.28		4.5	OK	
6.002	3	-0.098	0.000	0.27		4.5	OK	
2.006	4	0.336	0.000	0.40		12.0	SURCHARGED	

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						2027.3				
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			Return	Period(s) (years)		2, 30,	200		
			(Climate (Change (%)		30, 30,	30		
										Water
	US/MH		Return	Climate	First ((X) Fi	.rst (Y)	First (Z)	Overflow	
PN	Name	Storm	Period	Change	Surchar	:ge	Flood	Overflow	Act.	(m)
2.000	4	60 Winter	200	+30%	200/60 Su	ummer				28.60
2.001		60 Winter	200		200/60 Su					28.59
2.002	6	60 Winter	200	+30%	200/60 Su	ummer				28.58
3.000	4		200		200/60 Su					28.60
3.001		60 Winter	200		200/60 Su	ummer				28.59
2.003		60 Winter	200	+30%						27.94
4.000	5		200		200/60 Su					28.59
4.001	6		200	+30%		ummer				28.58
2.004 5.000	8	60 Winter 60 Winter	200 200	+30% +30%		mmor				27.74 28.58
5.000		60 Winter 60 Winter	200	+30%						28.58
	8		200	+30%		anunct.				27.56
2.005		60 Winter	200		200/60 Su	ummer				28.58
2.005		60 Winter	200		200/60 Su					28.57
2.005 6.000 6.001		60 Winter	200		200/60 Su					28.56
6.000	5		200	+30%	30/60 Su	ummer				28.55
6.000 6.001		60 Winter	200							
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6.000 6.001 6.002		60 Winter	200							
6.000 6.001 6.002		60 Winter		©1982-	-2017 XP	Soluti	ons			

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200 year Return Period Summary of Critical Results by Maximum Level (Rank <u>1) for Storm</u>

PN	US/MH Name	Surcharged Depth (m)		Flow / Cap.	Overflow (1/s)	Pipe Flow (l/s)	Status	Level Exceeded
2.000	4	0.356	0.000	0.33		5.5	SURCHARGED	
2.001	5	0.490	0.000	0.33		5.4	SURCHARGED	
2.002	6	0.558	0.000	0.12		4.9	SURCHARGED	
3.000	4	0.473	0.000	0.33		5.4	SURCHARGED	
3.001	5	0.605	0.000	0.32		5.1	SURCHARGED	
2.003	7	0.000	0.000	0.17		9.0	SURCHARGED*	
4.000	5	0.668	0.000	0.30		4.9	SURCHARGED	
4.001	6	0.800	0.000	0.26		4.1	SURCHARGED	
2.004	8	0.000	0.000	0.19		9.9	SURCHARGED*	
5.000	6	0.820	0.000	0.28		4.6	SURCHARGED	
5.001	7	0.957	0.000	0.26		4.3	SURCHARGED	
2.005	8	0.000	0.000	0.33		10.8	SURCHARGED*	
6.000	1	0.336	0.000	0.33		5.5	SURCHARGED	
6.001	2	0.470	0.000	0.34		5.4	SURCHARGED	
6.002	3	0.555	0.000	0.31		5.2	SURCHARGED	
2.006	4	1.046	0.000	0.41		12.3	SURCHARGED	

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7. REPORT OF HANDLING DATED 26 FEBRUARY 2021
Inve	<u>cclyde</u> council		
REPORT OF	HANDLING		
Report By:	James McColl	Report No:	19/0140/IC
			Local Application Development
Contact Officer:	01475 712462	Date:	26th February 2021
Subject:	Planning permission in principle for residential development, landscaping, parking, access and associated works at		

SITE DESCRIPTION

The application site, extending to approximately 1.2 hectares, comprises an area of ground to the southern side of Glasgow Road, Port Glasgow. The site lies immediately to the north and west of Port Glasgow cemetery. Formerly, the Carnegie Park Orphanage dating from around 1887-8 occupied the site and this latterly became the Langlands Park School. No buildings survive.

The site rises steeply from Glasgow Road although gradients are less severe to the southern part of the site. It is accessed via an existing unadopted road which rises steeply from Glasgow Road and provides for a secondary access to the cemetery. The site is characterised by woodland and forms part of a wider native woodland area extending to the south and west. Flatted dwellings lie to the north-west of the site diagonally across Glasgow Road.

PROPOSAL

Planning permission in principle is sought for a residential development on the site inclusive of landscaping, parking, access and associated works.

To inform the principle of development, supporting documentation sets out an indicative proposal for five, four bedroom detached dwellinghouses with associated garden areas, driveways and garages. It is suggested that the houses may be of a split level design due to the levels on site.

A range of supporting documentation and information has been provided including a Planning Statement, a Design & Access Statement, a Landscape and Visual Assessment, a Preliminary Ecological Appraisal and a Drainage, Flooding and SUDS Strategy.

DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Invercive Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 6 - Low and Zero Carbon Generating Technology

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 20% by the end of 2022.

Other solutions will be considered where:

(a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and

(b) there is likely to be an adverse impact on the historic environment

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Policy 8 - Managing Flood Risk

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding; (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.

Policy 9 - Surface and Waste Water Drainage

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i. a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii. the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

Policy 10 - Promoting Sustainable and Active Travel

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and acttive travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 16 - Contaminated Land

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

Policy 33 - Biodiversity and Geodiversity

Natura 2000 sites

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

Sites of Special Scientific Interest

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

Protected Species

When proposing any development which may affect a protect species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

Local Nature Conservation Sites

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

Local Landscape Area

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment.

Non-designated sites

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.

Policy 34 - Trees, Woodland and Forestry

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal;
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase

Policy 35 - Open Spaces and Outdoor Sports Facilities

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

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

PLANNING POLICY STATEMENT ON OUR HOMES AND COMMUNITIES

Policy A - Land for Housing

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and:

- a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- there being no adverse impact on the delivery of the Priority Places and Projects identified by the adopted 2019 Inverclyde Local Development Plan;
- evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area; and
- a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.

Policy B - New Housing Development

New housing development will be supported on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against Planning Application Advice Notes Supplementary Guidance.

There will be a requirement for 25% of houses on greenfield development sites in the Inverclyde villages to be for affordable housing.

CONSULTATIONS

Head of Service - Roads and Transportation – A number of points and concerns are raised as follows:

- Parking should be provided in accordance with the National Guidelines. Visitor parking should be provided at 0.25 spaces per dwelling (unallocated). Each dwelling has 4 bedrooms with 2 private parking spaces and an internal garage. This meets the requirements.
- Each space on the driveways shall be a minimum of 3.0m by 5.5m and the gradient shall not exceed 10%. The spaces do not currently meet this.
- The driveways shall be paved for a minimum distance of 2m to prevent loose driveway material being spilled onto the road.
- The minimum dimensions for a garage as detailed in the National Guidelines are:
 - Minimum size for cars 7.0m by 3.0m (internal dimension) Associated minimum clear access dimension 2.1m wide by 1.98m height.

The applicant has to demonstrate that the garages meet these requirements. If this standard cannot be achieved another parking space will be required on the drive.

• Any visitor nose-in parking spaces shall be a minimum of 2.5m by 5.0m. Any visitor parallel parking spaces should be a minimum of 2.5m by 6.0. The spaces do not currently meet this.

- All roads within the site shall be a minimum of 5.5m wide and have a gradient of less than 8%.
- All footways within the site shall be a minimum of 2.0m wide.
- The applicant shall provide evidence to the Roads Service that all roads have a gradient of 8% or less. The applicant has subsequently clarified that the existing road gradient is between 8% and 10% and this is accepted as long as the fire service and bin lorries can access. Details of the connection to the public road could be addressed by condition.
- The applicant should demonstrate that a visibility splay of 2.4m by 43.0 metres by 1.05m high can be provided from the development access onto Glasgow Road. This should remain for the life of the development.
- Traffic calming shall be provided within the development to allow the promotion of a 20mph speed limit. This is not shown on the current plan.
- The plan shows a footpath connection to High Carnegie. Does the developer proposed to upgrade the historic footpath which has now been closed?
- The access to the site from Glasgow Road should be a minimum of 4.8 metres wide with a vehicle restrain system installed in the northern side. There are blind corners which may cause accidents and there will need to adequate passing places.
- A Road Construction Consent and Road Bond may be required for all new roads and footways.
- All surface water during and after development is to be maintained within the site boundary with a field drain installed at the bottom of the slopes around the site to prevent any surface water flowing onto the road.
- Confirmation of connection to the Scottish Water Network should be submitted for approval.
- A DIA is not required.
- Drainage details should be submitted for approval.

Head of Environmental and Public Protection (Environmental Health) – No objections. Conditions in respect of ground contamination and Japanese Knotweed, external lighting, hours of works and sound insulation complying with the building regulations are recommended.

Ecology Advisor – A number of points and concerns are raised as follows:

- The Phase 1 Habitat Survey was carried out in February 2019 and it is stated that JNCC Methodology was followed; however this is not the 'optimal botanical survey season' as stated. The methodology recommends that woodland surveys are undertaken in spring. Many plants will not be present in February. No species list is given.
- Very little information is provided on birds. The heronry that is present on site along the driveway has not been identified. There were five Grey Herons (*Ardea cinerea*) nests on this site in 2019. It is the only heronry within the town boundary and has been known to be at this location for several years now.
- There is no discussion of the likely breeding bird population. A Preliminary Ecological Assessment should include an assessment of what this is likely to be if the survey is carried

out outwith the breeding season as this one was. There are likely to be breeding Chiffchaff (*Phylloscopus collybita*) and Blackcap (*Sylvia atricapilla*), to name a few, in this type of habitat. Nests of woodland species such as these are typically very difficult to find.

- Recommending nest checks if the work takes place within this period is unacceptable in woodland habitat with dense understorey. Even the most skilled ornithologists with nest finding experience would be uncomfortable in being certain that there were no nesting birds in areas of dense cover.
- The report states that the trees may have potential to support bats. No information is given on the trees that have to be removed. All trees that require to be felled or lopped will require to be assessed for their bat roost potential.
- No mention is made of mammal use of the site despite the report stating that it is potentially suitable for Badger (*Meles meles*).
- No information is given on the impact on trees age, species, and value to wildlife.

PUBLICITY

The application was advertised in the Greenock Telegraph on 16th August 2019.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in the assessment of this application are national planning policy inclusive of Scottish Planning Policy (SPP), Clydeplan Strategic Development Plan, Inverclyde Local Development Plan, Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development", the Council's Planning Policy Statement on Our Homes and Communities, the impact on the existing open space and woodland, the impact on ecology, the impact on residential amenity and the consultation responses. Also material to this assessment is the Local Development Plan Main Issues Report (December 2020) and associated documents.

SPP introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not to allow development at any cost. Planning policies and decisions should support sustainable development. It also reinforces the aims of National Planning Framework (NPF) 3 to facilitate new housing development. It notes that the planning system should identify a generous supply of land for each housing market area to support the achievement of the housing land requirement across all tenures, maintaining at least a five-year supply of effective housing land at all times. The planning system should also enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places. Proposals that do not accord with the development plan should not be considered acceptable unless material considerations indicate otherwise. Where a proposal is for sustainable development, the presumption in favour of sustainable development is a material consideration in favour of the proposal. Whether a proposed development is sustainable development should be assessed according to the principles set out in paragraph 29 of SPP.

Whilst the applicant has referenced policies within the 2017 Clydeplan Strategic Development Plan in the supporting planning statement, the application is not of a strategic scale. Accordingly, for the purposes of the assessment of this application, the development plan consists of the 2019 Inverclyde Local Development Plan. A decision of the Court of Session in July 2020 quashed the 'Our Homes and Communities' chapter of the Plan, meaning the Plan does not contain a policy context for assessing housing proposals. In response to this, in October 2020 the Council approved a Planning Policy Statement on 'Our Homes and Communities'. This sets out the Council's assessment of the housing land position in Inverclyde (as at October 2020). This assessment indicates that there could be a shortfall of housing land in Inverclyde. Policy A of the Statement sets out criteria that the Council will consider if additional housing land is required.

In December 2020, the Council published a Main Issues Report associated with the preparation of a new local development plan. This also sets out the Council's assessment of the housing land position (as at December 2020). It also indicates there could be a shortfall of housing land and identifies preferred options for additional housing land. It is important to state that the Main Issues Report is not a policy document but a statutory early engagement stage in the local development plan process.

Considering Policy A of the Council's Planning Policy Statement, where there is a requirement for additional land for housing development, the Council will consider proposals with regard to the policies applicable to the site together with there being a strong preference for appropriate brownfield sites within the identified settlement boundaries; there being no adverse impact on the delivery of the Priority Places and Projects identified by the Local Development Plan; and evidence that the proposed site will deliver housing in time to address the identified shortfall within the relevant Housing Market Area. Policy B supports new housing development on the sites identified in Schedule 1, and on other appropriate sites within residential areas and town and local centres. The site is not included in Schedule 1.

In considering whether this is an appropriate site for residential development, I first note that the site is identified as open space on the Local Development Plan Proposals Map. Policy 35 advises that development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value will not be permitted unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity. In assessing this application, it therefore must be considered whether the proposal will result in open space which is, or has the potential to be, of quality and value being lost to development and if so, whether there will be provision of open space of equal or enhanced value in association with the proposal. At the time the application was submitted, the development plan comprised the 2014 Inverclyde Local Development Plan and the applicant's planning statement is based on the policies within this document. In the 2014 Plan, the site was located within an "area of potential change". However, the associated Local Development Framework identified the site as comprising open space. This open space designation was carried forward to the current 2019 Local Development Plan.

The applicant considers that as the site is one which has been previously developed, it should be considered a brownfield site. In respect of the open space designation, the applicant further considers that the site is in private ownership and access is restricted. The undermanaged nature of the site and existence of fly tipping is noted. It is argued that the proposal for residential development would contribute to the enhancement of this site and increase its usability. The applicant considers that a large proportion of the site is undevelopable due to the topography and this would ensure the development proposed remained at a small scale, and would integrate well with its surroundings.

The site is specifically identified on the Proposals Map as forming part of a wider area of open space within the urban area. Whilst the site was historically developed, it has re-naturalised and does not appear as a vacant or derelict site in the wider landscape. It is now characterised by woodland with Scottish Forestry's Native Woodland Inventory identifying around half of the site as part of a wider native woodland area extending to the south and west. Policy 34 of the Plan additionally sets out the the Council's support for the retention of woodland and other trees that have significant amenity, historical, ecological, landscape or shelter value. The Policy goes on to set out the criteria for assessing development proposals affecting the above.

It is recognised that, based on the indicative layout, development would be restricted to the southern half of the site. It is, however, the southern part of the site that is included in Scottish Forestry's Inventory. It is not clearly demonstrated what tree loss would occur to allow the development to proceed (criterion (a) of Policy 34). The applicant contends that the development will subsequently allow for the enhancement of the northern segment of woodland, facilitating improvements to the character of the area and allowing for greater biodiversity and recreational benefits. This will also ensure that the development will integrate to its surroundings. There are, however, no details of such proposals or whether appropriate compensatory planting could be achieved to mitigate against any loss (criterion (c)). There is also nothing that leads me to conclude that wider pubic benefits could be achieved which outweigh the potential loss of trees at this location (criterion (b)). In respect of Policy 35, the proposal would remove area of open space which is considered to be of quality and value. It is acknowledged that some enhancement may be possible to mitigate against the development. However, it is not considered that this could mitigate against the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity. The requirements of Policy 35 are thus not met to allow the proposal to be supported. Additionally, the failure of the proposal to retain locally distinct natural features such as this area of open space which comprises native woodland as part of the green network within the urban area results in it

being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places. The requirements of Policy 1 are therefore also not met.

Ecology, biodiversity and habitat, are considered by the applicant in a Preliminary Ecological Appraisal. The applicant notes that no part of the site is specifically designated for nature conservation reasons. The Council's ecology advisor has considered the applicant's Ecological Appraisal and raises a number of concerns. Firstly, given the Phase 1 Habitat Survey was carried out in February using the standard JNCC survey methodology, the report is incorrect in stating that this is the optimal botanical survey season. The methodology recommends that woodland surveys are undertaken in spring. Many plants will not be present in February. The Council's advisor goes on to highlight that very little information is provided on birds. It is advised that there is known heronry on site along the access road with five Grey Heron nests recorded on this site in 2019. It is the only heronry within the settlement boundary and has been known to be at this location for several years. It is further highlighted that there is no discussion of the likely breeding bird population and that a Preliminary Ecological Assessment should include an assessment of what this is likely to be present on the site if the survey is undertaken outwith the breeding season as this one was. The Council's advisor states that nests of woodland species are typically very difficult to find and disagrees with the suggestion in the Appraisal in respect of pre-construction checks for nesting birds if works are to be undertaken within the bird breeding season. This approach is not acceptable in woodland habitat with dense understorey. It is advised that even the most skilled ornithologists with nest finding experience would be uncomfortable in being certain that there were no nesting birds in areas of dense cover.

Turning to protected species, the Appraisal states that the trees may have potential to support bats. All trees that require to be felled or lopped will require to be assessed for their bat roost potential and there is no tree survey or indication of what trees would require to be lopped or felled to allow development to proceed. The Council's advisor states that further information is required regarding the trees that will be affected by the development. This also includes details of their bat roost potential. It is also noted that there is no mention made of mammal use of the site despite the Appraisal stating that it is potentially suitable for badger. The Council's advisor states that further information on the badger survey is required.

It is recognised that restricting site clearance works to outwith the bird breeding season could be addressed by condition if required and that some of the required additional survey works could also be addressed by condition. However, additional information and survey works in respect of protected species such as bats cannot be addressed by suspensive condition. Given the wooded nature of the site, I also do not consider that a condition requiring that no tree felling or lopping is undertaken in the absence of such surveys would be an appropriate solution. It is also inappropriate to seek to address the requirement for further information on badgers together with appropriate survey works by condition. Whilst the Council's advisor is of the opinion that the biodiversity enhancements suggested in the appraisal are good and that any planning permission should include a condition that the remaining area is enhanced for biodiversity, this does not address the concerns and points set out above. It cannot be determined if the proposal would affect protected species and accordingly the proposal fails in respect of Policy 33 of the Plan which seeks to ensure that applicants establish whether a protected species is present, how they may be affected and how a development is planned to minimise any impact.

Notwithstanding the above, it rests to consider whether there are any other material planning considerations which would result in the proposal being unacceptable. PAAN3 advises that for developments of less than 10 houses, private garden ground should accord with the established density and pattern in the immediate vicinity with reference to front and rear garden sizes and distances to plot boundaries. The site is not within an area where there is any predominant development pattern in this regard. Based on the indicative layout, there is nothing to suggest that suitable garden ground could not be provided and the requirements of PAAN3 could not be met. PAAN3 also advises that public open space is not required for a small scale development of this type. Overall, I am satisfied that there is nothing to suggest that a suitable level of amenity could not be achieved for the new residents. There are also no neighbouring residents whose amenity would be impacted upon by the development.

The road layout within the site together with the parking requirements for individual dwellings would be addressed in the detailed design of any proposal. There is nothing to suggest that a suitable layout and parking provision could not be achieved. The site is accessed from Glasgow Road via an existing, narrow and unadopted road. A number of concerns are raised by the Head of Service -Roads and Transportation in respect of this access. Whilst in the case of a proposal for five dwellinghouses the access road may remain private, such private vehicular accesses require to be able to accommodate the numbers and types of vehicles using the access in a safe manner. The form of access may also require to be enhanced in order to accommodate pedestrians and cyclists. The Head of Service – Roads and Transportation considers that the existing access which will serve the development will require additional measures to constitute it being deemed safe for residential development. The lack of edge protection is a concern as is the blind corner round to the new development which may cause accidents. Adequate passing places would be required. Concern is also expressed regarding the gradient being in excess of 8%. The applicant confirms that whilst the road gradient may be in excess of 8% it is between 8% and 10% for most of its length. The Head of Service – Roads and Transportation accepts this position although notes that access will be required for bin lorries and fire engines. She is also happy that the details of the access to Glasgow Road can be addressed by condition although the applicant fails to demonstrate that a visibility splay of 2.4 metres by 43 metres by 1.05 metres can be provided from the access to Glasgow Road. The applicant also suggests that a bin store could be provided adjacent to Glasgow Road in the event of bin lorries having problems accessing the site. This can be addressed as part of the detail of the development although the practicality of any final arrangement would require to be carefully considered. Whilst there is also concern in respect of there being no pedestrian access to the development, there would be the opportunity to design a dedicated pedestrian access through the application site, separate to the access road, to ensure that the requirements of pedestrians are recognised and this could be addressed in the detailed design. Whilst it may, in principle, be possible to address the requirement for upgrade works to the access road by condition, the road itself is both outwith the application site and not under the exclusive control of the applicant. This situation would thus result in any such condition being ultra vires. It is also not demonstrated that the required visibility splay can be achieved. It therefore cannot be concluded that a safe and suitable access to the development can be achieved. The proposal is therefore not acceptable with reference to Policy 10 of the Local Development Plan.

Buses serve Glasgow Road, with bus stops for local destinations a short distance from the application site. Woodhall railway station is also within a 7 or 8 minute walk of the application site and provides for end destination direct rail services to Glasgow, Gourock and Wemyss Bay. I am therefore satisfied that the development is provided in a sustainable location accessible by means other than the private car in accordance with Policy 11 of the Local Development Plan.

As an element of design, Policy 6 of the Plan also seeks to ensure that all new buildings are energy efficient through the installation of low and zero carbon generating technologies and that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This requirement can also be addressed by condition if required.

Considering the outstanding consultation responses, The Head of Environmental and Public Protection (Environmental Health) does not highlight any concerns over and above the standard need for site investigation associated with any development site and is content that matters in respect of potential site contamination and Japanese Knotweed can be addressed by condition. In this respect, I consider that the proposals comply with the requirements of Policy 16 of the Plan. In respect of bin provision, this can be addressed by condition if required. Matters relating to external lighting can be addressed by advisory note, noise from the construction site is addressed by the Head of Environmental and Public Protection (Environmental Health) via separate legislation and compliance with the Building Scotland Regulations is a matter for the building warrant process.

As noted above, SPP is based on a presumption in favour of sustainable development. Whether a

proposed development is sustainable development should be assessed according to the principles set out in paragraph 29. Paragraph 28 also seeks the right development in the right place but makes clear that the aim is not to allow development at any cost. In considering the 13 principles of sustainable development in SPP paragraph 29 to determine whether the proposal would contribute to sustainable development, many of the outcomes sought are reflected by the development plan and are assessed in detail above. The proposal fails in respect of the following principles; any economic benefits in the short term during the construction period and in the longer term in respect of the new residents contributing to the local economy of a development of this scale would not be significant to the point where it could be argued that they alone would justify the granting of planning permission; the proposal would not support the six qualities of successful places; and the proposal would not protect green infrastructure, landscape and the wider environment.

Whilst the proposal may be within the settlement boundary, it is a site that is identified as open space within the Local Development Plan. The proposal would remove part of this area of open space of quality and value and it is not considered that this could be mitigated against in respect of the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity. The proposal is thus not supported by Policy 35 of the Local Development Plan together with Policy 1. Additionally, the loss of woodland is not supported by Policy 34 and as it cannot be determined if the proposal would affect protected species and accordingly, the proposal fails in respect of Policy 33. The concerns regarding the access road also results in the proposal failing against Policy 10. It is not considered that the proposal constitutes sustainable development according to the principles set out in paragraph 29 of SPP and it is not considered to be the right development in the right location. Whilst there could be a shortfall of housing land in Invercivate and a development of this scale would be unlikely to impact on the delivery of the "Priority Places", the proposal does not comprise an appropriate brownfield development and there is nothing to suggest that the site would will deliver housing in time to address any shortfall in accordance with Policy A of the Council's Planning Policy Statement. It is also considered that the most appropriate mechanism to address any short fall is via the Local Development Plan process. Finally, the proposal is not considered an appropriate site for housing development with reference to Policy B of the Planning Policy Statement.

In conclusion, Section 25 of The Town and Country Planning (Scotland) Act 1997 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal fails in respect of a number of policies within the Local Development Plan and is not sustainable development in respect of paragraph 29 of SPP. Having fully assessed the proposal, it is not considered that there are any material planning considerations that indicate that a position contrary to this should be taken. Planning permission should be refused for the reasons set out below.

RECOMMENDATION

That the application be refused for the following reasons:

- 1. The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Invercive Local Development Plan.
- 2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Invercive Local Development Plan.
- 3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Invercive Local Development Plan.
- 4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Invercive Local Development Plan.
- 5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Invercive Local Development Plan.
- 6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.
- 7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.
- The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.



James McColl Case Officer



Stuart Jamieson Head of Regeneration and Planning

8. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACTS

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	Adaptable
Resource Efficient	Easy to Move Around
Safe and Pleasant	Welcoming

3.4 Figure 3 illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



POLICY 1 – CREATING SUCCESSFUL PLACES

Invercive Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



FIGURE 3: Factors Contributing to Successful Places

DISTINCTIVE

- * Reflect local architecture and urban form
- * Contribute positively to historic buildings and places
- * Make the most of important views
- * Retain locally distinct built or natural features
- * Use native species in landscaping, and create habitats for native wildlife

ADAPTABLE

- * Where appropriate, ensure buildings and spaces can be adapted for a range of uses
- * Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

- * Make use of existing buildings and previously developed land
- * Take advantage of natural shelter and sunlight
- * Incorporate low and zero carbon energy-generating technology
- * Utilise sustainable design and construction techniques
- * Make use of available sources of heat
- * Use local or sustainably sourced construction materials
- * Build at higher density in town and local centres and around public transport nodes
- * Provide space for the separation and collection of waste

EASY TO MOVE AROUND

- * Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments
- * Recognise the needs of pedestrians and cyclists
- * Create landmarks to make areas legible and easy to navigate

SAFE AND PLEASANT

- * Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
- * Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
- * Enable natural surveillance of spaces and buildings
- * Incorporate appropriate lighting
- * Minimise the impact of traffic and parking on the street scene
- * Incorporate green infrastructure and provide links to the green network

WELCOMING

- * Create a sense of arrival
- * Integrate new development into existing communities
- * Create attractive and active streets
- * Make buildings legible and easy to access

SUCCESSFUL -

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy will set out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.

POLICY 4 – SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact on:

- a) the green network (including landscape), and historic buildings and places;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.



Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 – HEAT NETWORKS

Major Development applications will be required to include an energy statement which considers the feasibility of meeting the development's heat demand through a district heating network or other low-carbon alternatives. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 – LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 15% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero-carbon generating technologies. This percentage will increase to at least 20% by the end of 2022. Other solutions will be considered where:

(a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
 (b) there is likely to be an adverse impact on the historic enivronment.

*This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

POLICY 8 – MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood protection schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the green network, historic buildings and places, and the transport network.



Surface and Waste Water Drainage

4.16 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. To address these issues, many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for

enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.

4.17 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 9 – SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 3rd edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- i) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- ii) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place.

5.0 CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections; the A8 and A78 trunk roads run through the area and it has two train lines with fourteen stations, all of which connect Inverclyde with the rest of the Glasgow city-region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. At the same time, the need to tackle climate change by cutting transport emissions requires an approach which reduces the need to travel by car and prioritises sustainable travel modes.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure is needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development is easily accessible, in line with the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this by requiring all such development, proportionate to their scale and proposed use, to make the site accessible by walking and cycling, both internally and, where practicable, through links to the external path and footway network. For larger developments, where sufficient passenger numbers might be

generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators. The installation of electric vehicle charging points will be encouraged in new build development, and required in larger developments.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre, the identification of gaps in the cycle/path network, and the need for an alternative route through Inverclyde for when there is reduced capacity on the A8 trunk road. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy and Active Travel Strategy. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.

POLICY 10 – PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, include links to the wider walking and cycling network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; the green network; and historic buildings and places.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. The Council subsequently completed a high level impact appraisal of several large scale development proposals along the A78 in consultation with Transport Scotland, which concluded there will not be a significant cumulative impact on the trunk road network as a result of the Plan's proposals. Mitigation measures may still be required, including for the rail network, as a result of individual developments coming forward and these can be determined through the Transport Assessment process.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site. Where this is the case, developers will be required to meet these costs.

POLICY 11 – MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Air Quality

5.9 As at 2018, Invercive does not have any Air Quality Management Areas or an air pollution reduction strategy. It does have busy transport corridors that can occasionally be congested where air quality is monitored. Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 12 - AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.10 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 13 – COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; our natural and open spaces; and historic buildings and places.



Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 15-SOILS

Development on prime agricultural land or affecting carbon rich soils will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

For carbon rich soils, it will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Contaminated Land

6.13 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of Contaminated Land'.

POLICY 16 - CONTAMINATED LAND

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that ensure that the site can be made suitable for the proposed use.

POLICY 33 – BIODIVERSITY AND GEODIVERSITY

NATURA 2000 SITES

Development proposals that are likely to have a significant effect on a Natura 2000 site will be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, compensatory measures will be required.

LOCAL LANDSCAPE AREAS

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special features as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be informed by a landscape and visual impact assessment

NON-DESIGNATED SITES

The siting and design of development should take account of local landscape character. All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.



Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, of which approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2018), covering individual trees, groups of trees and areas of woodland within our towns and villages, and other trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas.

11.11 The Scottish Government's policy on Control of Woodland Removal sets out a strong presumption against the loss of ancient semi-natural woodland and woodland integral to the value of natural and built heritage sites of national and international importance.

11.12 As well as contributing to the character of Inverclyde, trees and woodlands are an economic resource, providing employment and income to landowners. They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 It is often the case that development sites contain trees which will be impacted by the development process. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance for development affecting trees. This will set out how development affecting existing trees will be assessed, how trees are to be protected during the construction phase of a development, re-planting requirements, and how existing and new trees are to be managed once a development is complete.

11.14 Inverclyde also has a number of commercial plantations. Occasionally, Inverclyde Council is consulted by Scottish Forestry on new woodland and forestry proposals and on redesign or felling of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, positive and negative, on the green network. The matters the Council will consider when consulted on proposals are set out in the UK Forestry Standard. In addition, regard will be given to any Supplementary Guidance produced in association with the Clydeplan Strategic Development Plan, while reference will also be made to other relevant policies set out in this Plan.

POLICY 34 – TREES, WOODLAND AND FORESTRY

The Council supports the retention of ancient and semi-natural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal;
- b) the public benefits of the proposal outweigh the loss of trees/hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council. This will also cover the protection of ancient woodlands and the management and protection of existing and new trees during and after the construction phase.

Proposals for new forestry/woodland planting will be assessed with regard to the Supplementary Guidance to be prepared in association with the Clydeplan Strategic Development Plan, and the UK Forestry Standard.

Open Spaces and Outdoor Sports Facilities

11.15 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. These spaces are often integral to the good design of a development and are protected by **Policy 35**.

11.16 Existing allotments and community growing spaces are protected as part of the open space network. The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.17 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.18 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 35 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be.

POLICY 35 – OPEN SPACES AND OUTDOOR SPORTS FACILITIES

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Delivering Green Infrastructure Through New Development

11.19 The full definition of 'green infrastructure' is set out in the glossary, and includes open and natural/semi-natural spaces, the water environment including sustainable drainage systems, the path network and landscaping. These green elements, both individually and collectively, provide a range of benefits to our towns, communities and natural environment. For example, appropriate landscaping not only makes a place look good, but can also cleanse and cool the air, reduce problems caused by rain, reduce noise and promote better health and well-being. To fully integrate green infrastructure into new development, it must be considered from the outset, as part of the initial design phase, rather than as an afterthought. Green infrastructure should be designed to deliver multifunctional benefits. An example of this is water management infrastructure which can also have ecological and open space value.

11.20 The Council will produce Supplementary Guidance, which will set out its expectations for the integration of green infrastructure into new development in terms of design, quality and quantity.

POLICY 36 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

The Council supports the integration of green infrastructure into new development and will require green infrastructure to be provided in association with new development in accordance with the relevant Supplementary Guidance.

9. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAPS EXTRACT



10. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 SUPPLEMENTARY GUIDANCE ON PLANNING APPLICATION ADVICES NOTES POLICY EXTRACT

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 3

PRIVATE and PUBLIC OPEN SPACE PROVISION in NEW RESIDENTIAL DEVELOPMENT

Open space provides two important functions; it contributes to "Placemaking", 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 included 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

8

• 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 flats, irrespective of number of units, on a vacant / redevelopment site within a built up area.

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

• the development 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. In all instances the minimum window to window distances below should be achieved.

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 or where dwellings in

neighbouring properties are significantly distant, 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 to the main wall.
- 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 infill and flatted 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 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.

PLANNING APPLICATION ADVICE NOTES

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 depths in excess of 9 metres.

Any new open space and play provision requirements, or changes to existing requirements, identified in a future Inverclyde Greenspace Strategy will supersede those identified above.



11. SCOTTISH PLANNING POLICY EXTRACT

Agenda Builder – Glasgow Road, Port Glasgow

Scottish Government Scottish Planning Policy – Paragraph 29

29. Planning policies and decisions should support sustainable development. For the purposes of this policy, to assess whether a policy or proposal supports sustainable development, the following principles should be taken into account:

- giving due weight to net economic benefit;
- responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- supporting good design and the six qualities of successful places;
- making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- supporting delivery of accessible housing, business, retailing and leisure development;
- supporting delivery of infrastructure, for example transport, education, energy, digital and water;
- supporting climate change mitigation and adaptation including taking account of flood risk;
- improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;
- having regard to the principles for sustainable land use set out in the Land Use Strategy;
- protecting, enhancing and promoting access to cultural heritage, including the historic environment;
- protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;
- reducing waste, facilitating its management and promoting resource recovery; and
- avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.

12. DECISION NOTICE DATED 8 MARCH 2021 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: 19/0140/IC

Online Ref:100159824-001

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

Mr Michael Scott C/o Melford House 3 Walker Street EDINBURGH EH3 7JY Rick Finc Associates Ltd Stuart Szylak Melford House 3 Walker Street EDINBURGH EH3 7JY

With reference to your application dated 30th May 2019 for planning permission under the above mentioned Act and Regulation for the following development:-

Planning permission in principle for residential development, landscaping, parking, access and associated works at

Land at Glasgow Road, Port Glasgow

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 remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Inverclyde Local Development Plan.
- 2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.
- 3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.
- 4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.
- 5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Invercive Local Development Plan.

- 6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.
- 7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.
- 8. The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

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

Dated this 8th day of March 2021



- 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

Drawing No:	Version:	Dated:	
0100031673		08.05.2019	
L(10)-100	Rev P2	02.08.2019	
L(10)-200	Rev P2	02.08.2019	
L(20)-200	Rev P3	02.08.2019	
L(20)-300	Rev P1	28.02.2019	
L(20)-401	Rev P1	28.02.2019	
L(20)-402	Rev P1	28.02.2019	
L(20)-403	Rev P1	28.02.2019	
L(20)-404	Rev P1	28.02.2019	
L(20)-405	Rev P1	28.02.2019	
Photos			

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

13. NOTICE OF REVIEW FORM DATED 7 JUNE 2021 WITH SUPPORTING STATEMENT FROM RICK FINC ASSOCIATES

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2013

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s	5)		Agent (if an	iy)	
Name	MICHAEL SCOT	Т	Name	STUART SZ	YLAK
Address	C/O RFA MELFORD HOU 3 WALKER STR EDINBURGH		Address	RFA MELFORD H(3 WALKER S EDINBURGH	DUSE TREET
Postcode	EH3 7JY		Postcode	EH3 7JY	
Contact Te Contact Te Fax No			Contact Te Contact Te Fax No		07752 330587
E-mail*			E-mail*	stuart@rickfi	ncassociates.com
* Do you aç	gree to correspo	ondence regarding you	through thi	s represent	Yes No
Planning au	Ithority		INVER	CLYDE COUN	CIL
Planning au	ithority's applica	ation reference number	19/0140)/IC	
Site address LAND AT GLASGOW ROAD, PORT GLASGOW					
Description developmer	of proposed nt	PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASSOCIATED WORKS			
Date of app	lication 30/05	5/19	Date of decisio	n (if any)	08/03/21
Note. This r	notice must be s	served on the planning	authority within	three month	ns of the date of the decision

<u>Note.</u> This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

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.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4 Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

Site inspection

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

- 1. Can the site be viewed entirely from public land?
- 2 Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Х	
Х	

Yes	No
X	
X	
Statement

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. <u>Note</u>: 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.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

PLEASE SEE STAND ALONE SUPPORTING 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?

Ye	S	No
X		

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

A NEW LDP HAS BEEN ADOPTED SINCE THE APPLICATION WAS SUBMITTED. THE COURT OF SESSION HAS ALSO QUASHED CHAPTER 7 OF THE LDP SO REFERENCE IS MADE TO THE COUNCIL'S POLICY STATEMENT ON HOMES AND COMMUNITIES.

List of documents and evidence

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.

STATEMENT OF APPEAL PLANS AND DRAWINGS PLANNING STATEMENT DRAINAGE, FLOODING AND SUDS STRATEGY REPORT PRELIMINARY ECOLOGICAL APPRAISAL PHOTOGRAPHIC SCHEDULE DESIGN AND ACCESS STATEMENT

<u>Note.</u> The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:



Х

X

Full completion of all parts of this form

- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

<u>Note.</u> 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 from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

STUART SZYLAK

Date

07/06/21

Data Protection: Invercive Council is obliged to comply with current Data Protection Laws and will use this information for the purpose of The Town and Country Planning (Scotland) Act 1997 and related purposes, legislation and regulation.

Further information can be found at www.inverclyde.gov.uk/privacy

NOTICE OF REVIEW 19/0140/IC

LAND AT GLASGOW ROAD, **PORT GLASGOW**

STATEMENT OF REVIEW



Planning and Development Consultants

2021

PLANNING PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT, LANDSCAPING, PARKING, ACCESS AND ASOCIATED WORKS



RFA DEVELOPMENT CONSULTANTS ON BEHALF OF MICHAEL SCOTT

MAY 2021

RFA Development Planning Ltd 3 Walker Street Edinburgh EH3 7JY Tel 0131 226 6166 Email: <u>rick.finc@rickfincassociates.com</u>.

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Executive Summary

This review relates to a Planning Permission in Principle (PPP) application to develop 5 residential plots on <u>brownfield land</u> in Port Glasgow.

It must be remembered that this is an application for PPP. The detailed siting, design, access, tree loss, woodland enhancement, footpath links etc will all be agreed at the AMSC stage. The applicant and design team genuinely consider that this is a proposal that should be acceptable in principle and that all elements of technical detail can be developed to the agreement of the Council. Refusing the PPP in this case suggests it would be impossible to ever make this proposal work, and this is simply not the case.

Housing land supply and housing policy is particularly confusing and unclear in Inverclyde at present and remains in a state of flux. It is trusted that the LRB is completely up to speed and confident with the current housing policy situation to ensure an informed and competent review and decision can be made in this case. At present the Council does not possess any policies relating to housing within its LDP and there is likely a housing land deficiency. The presumption in favour of sustainable development therefore applies, particularly given proposals relate to brownfield land.

The application site is currently designated as Open Space in the LDP. This does not automatically mean development cannot take place. Policy allows for development of such spaces if loss can be replaced with open space of equal or enhanced quality, which in this case it certainly can.

A small area of the site forms part of the core Native Woodland inventory. LDP Policy supports the retention of trees that have significant amenity, historical, ecological, landscape or shelter value. Policy does not go as far as automatically protecting such features though. Criteria apply whereby proposals that impact areas of trees can be supported by the Council. Only 0.09% of Inverclyde's Native Woodland could be removed as a result of this development, but significant improvement and enhancement can be brought to the remaining woodland as a result of the proposals.

Although each application should be considered on a case-by-case basis the LRB should be reminded of other recent planning approvals in the area that consented development of protected open space and permitted the removal of significant mature trees (21/0019/IC and 20/0306/IC).

This PPP application should be considered compliant with the Development Plan. Through the detailed design and AMSC stage the applicant will work with the Council to bring forward an exemplar development. Its benefits will be wide ranging, including:

- Provide private housing to support the challenging housing land targets.
- Focus development on previously developed (ie brownfield) land.
- Introduce a planting and management plan to ensure significant biodiversity benefits.
- Allow new residents and the general public to enjoy and use the managed woodland.

1 Introduction

Purpose of this Statement

- 1.1 The applicant is aggrieved by the decision to refuse permission for the proposed development at Glasgow Road, Port Glasgow (19/0140/IC) and requests the Planning Authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997. This request has been made within three months beginning with the date of the Decision Notice.
- 1.2 The purpose of this Supporting Statement is to assist the Local Review Body (LRB) in the understanding, assessment and determination of the application. The application was made by Mr Michael Scott (hereafter referred to as the applicant). The applicant is proposing to develop 5 residential plots on brownfield land in Port Glasgow.
- 1.3 This Statement provides a summary of the application submission. It is not, however, a substitute for the important supporting documents and all supporting documents should be read in their entirety. It addresses comments made within the Case Officer's Report of Handling, addresses the key policy issues and highlights material considerations in respect of the Reasons for Refusal. It presents a convincing and compelling case for permitting the proposed development.

Background

- 1.4 A Planning Permission in Principle (PPP) application was submitted on 30 May 2019 and validated on 6 August 2019. The application was supported by:
 - Location, Site, Sections, Elevation and Floors Plans;
 - Planning Statement;
 - Drainage, Flooding and SUDS Strategy Report;
 - Preliminary Ecological Appraisal;
 - Photographic Schedule; and
 - Design and Access Statement.
- 1.5 A series of discussions were undertaken between the case officer and the applicant's agent during the determination phase. These provided further clarifications and information to support the application.
- 1.6 The application was refused by delegated decision on 8 March 2021.

Reasons for Refusal

1.7 The decision notice issued for the application noted that it was refused for the following reason:

1. The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Invercive Local Development Plan.

2. The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.

3. The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.

4. It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

5. It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

6. The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

7. The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

8. The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

1.8 The reasons for refusal are considered and rebutted in section 3 of this Statement. It should be noted that 3 of these reasons are not valid, given they do not specifically relate or tie back to the Development Plan.

2 The Site and Proposals

Site Description

- 2.1 The site is approximately 1.2 hectares in area and is located on Glasgow Road, Port Glasgow, PA14 6SB. This is the site of the former Carnegie Park Orphanage / Langlands School (see Figure 2.1). The site is situated to the east of Port Glasgow's Town Centre and sits on a segment of land which is bound by:
 - Glasgow Road to the north;
 - Port Glasgow Cemetery to the east and south; and
 - scrubland / open space to the west.

Figure 2.1- Site Location



2.2 Although the site is situated on a slope, there is an existing plateau in the centre which once accommodated the development of Carnegie Park Orphanage / Langlands School (see Figure 2.2 & Figure 2.3). There is visible evidence of these structures today and remnants primarily consist of areas of hardstanding, foundation layers, retaining walls, stone garden terrace steps, a long driveway and stone gateposts by the entrance.

2.3 The site has been vacant for many years and has become overgrown with ivy, weeds, selfseeded trees and non-native invasive species such as Japanese Knotweed. A number of relatively young trees have begun to grow around the hardstanding element in recent years, primarily through seed dispersal. As a result of a lack of management the site has become overgrown, attracts anti-social behaviour and there is also evidence of fly-tipping on-site.









¹ Source: Children's Homes. (Unknown) Available Online at: <u>http://www.childrenshomes.org.uk/GlasgowMoffat/</u>. [Last Accessed: 1st April 2019].

 ² National Library of Scotland. 2018. Renfrewshire Sheet II.SE (includes: Greenock; Kilmacolm; Port Glasgow. Available Online at: https://maps.nls.uk/view/75661611. [Last Accessed: 1st June 2021].

- 2.4 The site where proposed development it located is 'brownfield', given the previous use. This definition is identified in both SPP and Inverclyde LDP.
- 2.5 It is designated within the LDP as an area of 'Open Space'. However, there is no formal public access to the site and it does not provide any recreational value at present. There are no heritage designations or environmental designations covering the site.
- 2.6 Access to the site can be gained from an existing unadopted road leading from the south side of Glasgow Road. Access is gained to the cemetery from this point and a right of access exists to allow access to the application site.

The Proposals

- 2.7 Planning Permission in Principle is sought for plots to accommodate 5 detached dwellings. Each dwellinghouse is proposed to be 2 storeys in height and will be accompanied with large domestic garden space, integral garages and driveways. The accompanying Design and Access Statement provides further details on the design philosophy and concept.
- 2.8 Vehicular access will utilise the existing unadopted road which is currently used to serve the cemetery from the north. Pedestrian access would link directly from the footways on Glasgow Road into the site.
- 2.9 The wider area of open space remaining within the application boundary, outwith proposed built footprint and garden areas, will be retained as accessible open space. A woodland management plan could be agreed to ensure the wood is enhanced to the benefit of wildlife and people. A footpath could be created to link the site with the wider green network.

3 Grounds for Review

Introduction

- 3.1 This section of the Statement identifies the key issues which must be considered when reviewing the decision to refuse application 19/0140/IC. It then takes each reason for refusal in turn and provides a commentary and rebuttal on each.
- 3.2 It must be remembered that this is an application for PPP. The detailed siting, design, access, tree loss, woodland enhancement, footpath links etc will all be agreed at the AMSC stage. The applicant and design team genuinely consider that this is a proposal that should be acceptable in principle and that all elements of detail can be developed to the agreement of the Council at a later date.
- 3.3 The LRB should be aware that a number of recent planning decisions by the Council demonstrate that the removal of significant trees and the development of open space can be acceptable once detailed designs are considered, eg:
 - Removal of mature trees 20/0306/IC | Erection of 9 dwellinghouses with associated access, open space, and landscaping | Former Carsemeadow School Craigbet Road Quarriers Village PA11 3SX.
 - Loss of open space 21/0019/IC | 4 new-build residential units at Dougliehill Terrace (amendment to planning permission 17/0406/IC in respect of design and levels) | Land At Dougliehill Terrace Port Glasgow

National Legislation

- 3.4 Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) specifies that determination of planning applications 'shall be made in accordance with the Development Plan unless material considerations indicate otherwise'. It is supplemented by Section 37(2) which states that 'in dealing with an application the planning authority shall have regard to the provisions of the Development Plan as far as material to the application and any other material considerations'.
- 3.5 Continuing on to Section 37(2A) the Act states that "the notice of the planning authority's decision on an application must include a statement as to whether the authority consider that the application is for a development that is in accordance with the development plan ..."
- 3.6 Section 25 therefore indicates that strict adherence to the detail of local development plan policy is not a requirement and that, should a justification be made for a proposal which does not comply, the planning authority can approve it as a departure from the local development plan.

3.7 Section 37 indicates that reasons for refusing an application must relate to the development plan.

Scottish Planning Policy (2020)

- 3.8 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the following principles (*inter alia*...):
 - Giving due weight to net economic benefit;
 - Responding to economic issues, challenges and opportunities;
 - Supporting good design and the six qualities of successful places;
 - Making efficient use of existing capacities of land, buildings and infrastructure;
 - Support the delivery of infrastructure, for example transport, education, energy, digital and water;
 - Improving health and wellbeing; and
 - Avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.
- 3.9 SPP is particularly relevant on this case as Inverciyde Council:
 - does not currently possess any housing policy within its Local Development Plan; and
 - is unlikely to possess a 5 year effective housing land supply.

Inverciyde Local Development Plan 2019 (LDP)

- 3.10 This is a PPP application for new housing. However, the LDP possesses no approved or adopted policy for assessing housing proposals. That particular chapter was quashed by the Court of Session and removed in 2020.
- 3.11 In October 2020 the Council approved a Planning Policy Statement on 'Our Homes and Communities'. This sets out the Council's assessment of the housing land position and criteria that the council will consider if additional housing land is required. However, this is not an adopted position and does not form part of the development plan. It is therefore non-statutory and can only be considered as a material consideration, the weight attributed to it must be limited.
- 3.12 In the absence of any housing policy the Report of Handling identifies the key policies of relevance in this case as being:
 - Policy 1 Creating Successful Places;
 - Policy 10 Promoting Sustainable and Active Travel;

- Policy 33 Biodiversity and Geodiversity;
- Policy 34 Trees, Woodland and Forestry; and
- Policy 35 Open Space and Outdoor Sports Facilities.
- 3.13 These policies are considered by the case officer in the Report of Handling and feature in the Reasons for Refusal. A rebuttal to each of these considerations and opinions is provided further below.

Supplementary Guidance

3.14 There is no adopted supplementary guidance relevant to this case.

Material Considerations

- 3.15 The Council's **Planning Policy Statement on Our Homes and Communities** does not form part of the Development Plan so is only a material consideration, not a policy position. It does indicate that there could be a shortfall in housing land in this Housing Market Area.
- 3.16 The published **Main Issues Report** (December 2020) is a material consideration and also points towards a deficiency in housing land. However, the MIR is not yet a settled, agreed or approved position and the weight attributed to it will be minimal.
- 3.17 This recognition of the probable housing land deficiency then has the consequence of reverting policy considerations on housing development back to Scottish Planning Policy, and more particularly the presumption in favour of sustainable development.
- 3.18 The **National Roads Development Guide** was produced by SCOTS, supported by Transport Scotland and Scottish Government Planning and Architecture Division. It states that "5 or fewer dwellings (more if a 'brownfield site', eg redeveloped farm steadings) will be served by a 'private access' which, as there is no right of public access, will not require Construction Consent and will not be available for adoption. Such layouts should provide adequate turning facilities and a satisfactory junction with a public road. The provision of a 'private access' must be indicated clearly at the planning application stage, otherwise it will be considered that a 'road' is being provided."

Rebuttal of Reasons for Refusal

3.19 The decision notice issued for the application noted that it was refused for the following 8 reasons. Each of these are discussed in turn and a clear case made as to why these decisions and opinions are considered unsound or inconsistent.

Reason 1

The proposal would remove area of open space and it is not considered the loss of native woodland together with the fragmentation of a wider woodland area reducing habitat connectivity could be mitigated against, failing to accord with the aims and requirements of Policy 35 of the 2019 Invercive Local Development Plan.

- 3.20 Policy 35 states that 'development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity'.
- 3.21 Firstly, all open space has the 'potential' to be of quality and value, so this is not a particularly helpful criterion or consideration in this instance. Secondly, the case officer has incorrectly blurred consideration of Policy 35 together with Policy 34, resulting in a confusing assessment of policy compliance and a false impression of impacts.
- 3.22 When considering Policy 35 it is first important to define what type of open space the application site constitutes. This is because the policy requires an equivalent resource to be provided as replacement. It is not a formal park, play park, civic space, allotment, playing field, sports pitch, cemetery or residential amenity space. Neither Policy 34 or its supporting text makes any mention of trees, woodland or forestry being considered as 'open space'. Similarly, neither Policy 35 or its supporting text regarding open spaces makes any mention of trees, woodland or forestry open spaces makes any mention of trees, woodland or forestry comprising a category of protected open space.
- 3.23 The LDP states that Invercive's towns and villages contain a network of parks, playing fields and <u>other open spaces</u>, which contribute to the character and wellbeing of the area. Perhaps it can be concluded then that the application falls into this undefined 'other' category of open space. However, the LDP continues to explain that all open spaces are "*linked by a network of paths, which encourage active travel and leisurely walks and cycles*". This is definitely not the case for the application site at present.
- 3.24 The LDP continues to explain that the environmental, recreational and amenity resources identified by the open space section of the LDP form Inverclyde's 'green network'. We do agree that the application site could form part of the green network. However, the Council's stated definition of a green network is such:

"Green Network: A term used to describe an interconnected system or linked network of open spaces, often alongside river, sea and water courses, <u>with walking and cycling routes</u>, which bring the 'green' of the countryside into the urban areas, to create a continuous 'network'."

3.25 The application site does not conform to this definition. It is private land and has no walking or cycling routes to attract and allow people to enjoy it. It could do in the future though, if these development proposals were permitted. Furthermore, regardless of the site's open space

definition or category, the green network qualities of the site would largely still remain once 5 housing plots are developed.

- 3.26 In summary, it is not clear what category of open space the site falls into. Yes, the proposals would remove a small area of designated open space from the proposals map, but this open space has no current value for recreational or active travel purposes. It is agreed that all open spaces, whatever their category, form part of the green network. But, the Council's definition of green network assumes these spaces will be accessible and useable for wellbeing, eg walking and cycling. The site is not.
- 3.27 We request that the LRB first defines what category of open space the application site constitutes and considers the quality and value this piece of land contributes to Inverclyde. It is considered that by approving the application the required compensatory open space benefits could easily be provided within the development site and that this will to comply with Policy 35.

Reason 2

The failure to retain locally distinct natural features such as this area of open space which comprises a native woodland area as part of the green network within the urban results in the proposal being unacceptable with reference to being "Distinctive" in respect of the factors contributing to successful places, failing to accord with the aims and requirements of Policy 1 of the 2019 Inverclyde Local Development Plan.

- 3.28 This is a completely erroneous reason for refusal and the LRB should recognise this. Policy 1 of the LDP refers and relates to the six qualities of successful places, as set out in Scottish Government's Creating Places policy statement. The aim of LDP Policy 1 is to ensure delivery of good places and that all new development will contribute to creating successful places. The case officer in this case seems to be suggesting that the site accommodates an obviously distinct element of native woodland (forming part of the green network) and that losing some of this is a sole reason for proposal to be contrary to Policy 1. This is a very weak argument and is not a competent reason for refusal.
- 3.29 The application before the LRB is for PPP and the LRB should acknowledge that through the detailed design and AMSC process the applicant and its design team will have every chance to consider Policy 1 and all factors that contribute to successful places.
- 3.30 The loss of woodland and open space has already been cited in Reason for Refusal 1 and 3.

Reason 3

The loss of part of a wider native woodland area is not justified with reference to each of the criteria set out within Policy 34 of the 2019 Inverclyde Local Development Plan.

- 3.31 Policy 34 Trees, Woodland and Forestry aims to retain trees and hedgerows which have <u>significant</u> amenity, historical, ecological, landscape or shelter value. The policy states that there are however circumstances whereby trees of significant value can be removed. No specific Supplementary Guidance supports this policy.
- 3.32 The applicant is not clear what category of 'significant value' the case officer relates the trees to, or why they are indeed considered 'significant'. The wording of the Report of Handling perhaps suggests the case officer considers the woodland to be of significant ecological value? The applicant rejects the opinion that the area of woodland likely to be removed is of 'significant amenity, historical, ecological. Landscape or shelter value', it is not.
- 3.33 What is not in doubt is the presence of a small area of Native Woodland within the application site (not the whole site).
- 3.34 A native woodland is defined as a being where over half of the wood possesses naturally occurring native tree species that have not been introduced by man. There is no such thing as a 'nautral' woodland.
- 3.35 Scottish forestry indicates that all Scotland's woodlands provide some biodiversity value. However, <u>suitably managed</u> native, and in particular ancient and semi-natural woodlands, including appropriately restored Plantations on Ancient Woodland Sites (PAWS), will contribute the most. The application site is not managed at all.
- 3.36 Through consenting this PPP application there is great potential for the woodland to be managed to ensure biodiversity value is increased and public benefit is afforded.
- 3.37 The LDP states that there are approximately 2000 hectares of woodland within Inverclyde, of which 500 hectares is native woodland. The proposal may require removal of 0.47ha of this identified native woodland, which equates to 0.09% of current stock within Inverclyde (See Figure 3.1).



Figure 3.1 – Area of Native Woodland to be Affected

- 3.38 The application documents states that a Tree Report will be provided as part of the AMSC stage and will contribute to deciphering which trees are worthy of retention, which will be lost, and what compensatory measures will be employed. The site layout will be laid out accordingly.
- 3.39 There is no reason to doubt that an acceptable tree removal and compensatory planting plan could be achieved on this site to facilitate housing development.
- 3.40 In summary, Policy 34 protects trees that have <u>significant</u> amenity, historical, ecological, landscape or shelter value. The case officer provides no evidence that the trees in question are of significant value. Regardless, in this case it can be clearly demonstrated that the development cannot be achieved without removal of some trees (criteria a). There is clear potential to enhance the remaining woodland within the application site and to then allow the public to utilise this woodland by creating footpath links through (criteria b). Finally, compensatory planting will of course be provided to a standard agreed by the Council (criteria c).
- 3.41 There is no point in a PPP application process if an applicant is made to demonstrate compliance with policy in specific detail. Common sense would suggest that acceptable solutions can be achieved to deal with tree loss at this specific location.
- 3.42 The proposals clearly comply with Policy 34.

Reason 4

It cannot be determined if the proposal would affect protected species, failing to accord with the aims and requirements of Policy 33 of the 2019 Inverclyde Local Development Plan.

3.43 Policy 33 states: "When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted."

Protected Species

- 3.44 Legally protected species in this case would relate to badger and bat.
- 3.45 The Council indicates that the applicant's PEA suggests there is potential for badger. The ecological survey found no evidence of badger on the site and the PEA does not mention that the site has potential for such. This can be confirmed at the next stage of the planning process.
- 3.46 The PEA indicates that the site may accommodate trees that have potential to accommodate roosting bats. Bats are protected by European legislation. However, legislation, policy nor NatureScot demand bat surveys at PPP stage. Best practice suggests that a planning decision should be informed by as much information as possible to indicate a protected species licence would likely be approved by NatureScot, if required.
- 3.47 Given the application is progressing in a multi-staged approach this adds in a further level of comfort and opportunity before any final planning decisions are made (unlike if an application skipped the PPP stage and progressed straight to a Full application). Any required bat surveys can legitimately be conditioned to the AMSC stage and pre-decision reporting can be provided.
- 3.48 The Council should be content and confident that, given existing site conditions, the likelihood of a significant bat constraint preventing a licence being approved, if required, is negligeable. Again, this can be confirmed prior to a final planning decision being made, this should not be used as a specific reason for refusal at PPP stage.

Botanical Survey

3.49 Firstly, the Preliminary Ecological Appraisal (PEA) that supported the application was professional in its methodology and output. The applicant accepts a small typo in the PEA and confirms here that the botanical survey was not undertaken in the 'optimal' survey period. This does not mean the survey is unacceptable though.

3.50 Best practice indicates that a botanical survey can be undertaken at any time of year, but classification of habitats can be more detailed between late March and mid-October when rarer flowering plants can be more easily identified.

<u>Birds</u>

- 3.51 The PEA does indeed provide information on bird species observed during the site survey. With regard to the heronry mentioned by the Council's ecologist, there was no evidence of this during the ecological surveys. Heron nests are protected in the same way as any other bird nest and appropriate mitigation can be employed to mitigate impact at the AMSC stage of the project. The applicant found no evidence of a heronry.
- 3.52 The applicant does not agree with the Council's ecologist that standard practice and mitigation would not be appropriate or acceptable in this case. Tree and shrub clearance outside of the bird breeding season is the most effective solution and can be applied here. Mitigation measures to enhance the habitat for the bird population can be agreed with the Council at AMSC stage.
- 3.53 In summary, the applicant does not agree that the information provided to support the PPP application is devoid or misleading. Nor does the applicant agree that the ecology of the site presents unsurmountable or objectionable issues. There is no legal requirement to provide bat survey information at the PPP stage and sufficient comfort and opportunity will exist at the AMSC stage to allow this information to come forward prior to an ultimate planning decision.

Reason 5

It cannot be concluded that a safe and suitable access to the development can be achieved with reference to the National Roads Development Guide, failing to accord with the aims and requirements of Policy 10 of the 2019 Inverclyde Local Development Plan.

- 3.54 The existing access is in private ownership and will remain private after the development of 5 units. This means that the access road would not be adopted, and would not require upgrade to adoptable standards. However, the Council suggests the existing access is sub-standard and is not safe for use for residential development as proposed.
- 3.55 It should be noted that the existing access is occasionally utilised by the public to access the north of the Local Authority cemetery. It has also been observed to be used by the Local Authority cemetery maintenance vehicles to access the cemetery.
- 3.56 National Roads Development Guide states that "*private vehicular access to developments will require to accommodate the numbers and types of vehicles using the access in a safe manner*".
- 3.57 The applicant is of the opinion that concerns raised by Roads and Transportation have been adequately discussed and addressed. The Roads officer agrees that, in principle, any required works to satisfy its concerns can be addressed by planning condition. However, the Planning

Authority considers this to be unworkable, as any required remedial works would be outside of the application boundary.

- 3.58 The applicant still maintains that no remedial works are required to allow vehicles accessing the housing units to do this in a safe manner. Edge protection to the existing track, as suggested by the Council (we assume kerbstones?) are not a safety feature and do not require to be implemented on this private access road. Neither is there a 'blind corner' existing or proposed. A workable solution can be designed to accommodate larger service vehicles such as fire engines and refuse vehicles.
- 3.59 In principle, a safe and efficient private access road already exists and will serve the development. Any further detail of access geometry and design will be developed and agreed with the Council during the AMSC stage. This can all be achieved within the red-line application boundary and land ownership of the applicant. It is considered that no offsite works will be required, however, if through the detailed application stage these become essential then appropriate agreements will be developed to ensure these can be facilitated.

Reason 6

The proposal fails to constitute sustainable development according to the principles set out in paragraph 29 of Scottish Planning Policy.

- 3.60 SPP (2020) does not form part of the Development Plan and cannot therefore be used as a specific reason for planning refusal. It can though be a significant material consideration and the applicant discusses this further below.
- 3.61 SPP was published in 2014 and updated in 2020. As a statement of Scottish Ministers' priorities, 'the content of SPP is a material consideration that carries significant weight' and 'planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long term benefits for the public while protecting and enhancing natural and cultural resources.'
- 3.62 The first principal policy of the SPP 'introduces a presumption in favour of sustainable development.' SPP notes that 'the Scottish Government's central purpose is to focus governmental and public services on creating a more successful country, with opportunities for all of Scotland to flourish, through creating sustainable economic growth.'
- 3.63 Paragraphs 28 and 29 of SPP emphasise the need to achieve the right developments in the right places to support economically, environmentally and socially sustainable places. SPP states that policies and decisions should be guided by the principles as identified in Table 3.1 below. How the proposals relate to these principles is presented therein.

Sustainability Principle	Development Proposal Compliance	
giving due weight to net economic benefit;	There will be tangible net economic benefit through a number of mechanisms such as any developer contributions; Council revenue from new Council Tax receipts; increased local population to support the local facilities within proximity; construction contracts.	
responding to economic issues, challenges and opportunities, as outlined in local economic strategies;	The proposals respond to both national and local strategies relating to the provision of housing, and in particular the provision of a mix and choice of housing in sustainable locations. This is particularly relevant given Inverclyde seems to be failing in delivering its required housing land supply.	
supporting good design and the six qualities of successful places;	This proposal is currently at PPP stage. There is nothing to suggest that a design and layout that is in compliance with national and local design guidance and policy cannot be achieved here. There is perfect opportunity to deliver an exemplar project in this case.	
making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;	The scheme is proposed on previously used brownfield land. It is low quality open space which is of no economic benefit and no recreational benefit. The proposals will be supported by existing infrastructure and will not require significant investment to allow the provision of much needed homes.	
supporting delivery of accessible housing, business, retailing and leisure development;	Supports the housing strategy. The site is located near the existing highway network, footpath network and a in close proximity to bus routes.	
supporting delivery of infrastructure, for example transport, education, energy, digital and water;	It provides much needed housing and will provide all necessary site infrastructure to support its operation. Developer contributions may apply.	
supporting climate change mitigation and adaptation including taking account of flood risk;	Flood risk has been assessed (no risk).	
improving health and well-being by offering opportunities for social interaction and physical activity, including sport and recreation;	The site at present offers none of these benefits. The proposals will allow for a managed and improved open space resource to remain, bringing added benefits by allowing the public to use the woodland for recreational purposes.	
having regard to the principles for sustainable land use set out in the Land Use Strategy;	The housing plots are proposed on previously used brownfield land.	
protecting, enhancing and promoting access to cultural heritage, including the historic environment;	The proposals do not impact on any existing access privileges or routes to cultural heritage resources and will have no impact on existing cultural heritage features.	
protecting, enhancing and promoting access to natural heritage, including green infrastructure, landscape and the wider environment;	There is currently no access to natural heritage afforded by the site. Access to this natural heritage will be facilitated by the development proposals.	

Table 3.1 – Sustainable Development Appraisal

	The site is currently designated as part of a wider open space, forming part of the green network. The development proposals will not fragment these features, rather allow them to be improved and managed to benefit of people and nature.
reducing waste, facilitating its management and promoting resource recovery;	Recycling and refuse facilities will be incorporated into the design and collection of waste will be undertaken in line with local authority procedures.
avoiding over-development, protecting the amenity of new and existing development and considering the implications of development for water, air and soil quality.	The impact of the development will be controlled through the careful design, siting and use of finishes. There is nothing to suggest that an appropriate level of development and amenity cannot be achieved as the detail of the scheme emerges.

- 3.64 SPP aims to guide new development to existing settlements and to brownfield sites in preference to greenfield sites and, to locations where existing services and capacity are readily available. The proposal follows SPP's spatial strategy.
- 3.65 In terms of the proposed use, the proposal is considered to be compliant with SPP as residential development would allow for the regeneration of a brownfield site, allowing for opportunities to improve the physical character of the area. Inverclyde Council has noted previously that this specific area of Port Glasgow was poorly maintained, vacant, underused and low in value in terms of the contribution in which it has on the character of the surrounding area.
- 3.66 The proposal would contribute to the redevelopment and regeneration of a site which is easily accessible and within close proximity to the centre of Port Glasgow. Development of this brownfield site would contribute to effective placemaking of the wider 'Clune Park' area through the incorporation of a high-quality residential development, associated landscaping, management and maintenance of the surrounding wooded area.

Reason 7

The proposal is not considered to comprise an appropriate brownfield development and there is nothing to suggest that the proposed site will deliver housing in time to address the any shortfall in accordance with Policy A of the Council's Planning Policy Statement on Our Homes and Communities in respect of meeting any housing land shortfall.

- 3.67 This is not a valid reason for refusal. The Council's Planning Policy Statement on Our Homes and Communities does not form part of the Development Plan. It is a material consideration, and could be used to support a decision if that was contrary to Development Plan policy, but it cannot be used as a reason to refuse an application.
- 3.68 However, the applicant refutes the assertion that there is nothing to suggest the proposals could be delivered in time to assist in addressing the housing land shortfall. Of course the housing could be delivered in time, subject to a timeous consenting and approval process.

Reason 8

The proposal does not constitute an appropriate site for housing development within existing residential areas and town and local centres with reference to Policy B of the Planning Policy Statement.

- 3.69 This is not a valid reason for refusal. The Council's Planning Policy Statement on Our Homes and Communities does not form part of the Development Plan. It is a material consideration, and could indeed be used to support a decision if that was contrary to Development Plan policy, but it cannot be used as a reason to refuse an application.
- 3.70 However, given the site is brownfield in nature the applicant is of the opinion that it is wholly appropriate for housing development, in line with the strong preference presented in Policy A.

4 Conclusions

- 4.1 This review relates to a Planning Permission in Principle (PPP) application to develop 5 much needed residential plots on <u>brownfield land</u> in Port Glasgow. Refusing the PPP in this case suggests it would be impossible to ever make this proposal work, and this is simply not the case.
- 4.2 At present the Council does not possess any policies relating to housing within its LDP and there is likely a housing land deficiency. The presumption in favour of sustainable development therefore applies, particularly given the proposals relate to brownfield land.
- 4.3 The reasons for refusal are considered and rebutted in section 3 of this Statement. It should be noted that 3 of these reasons are not valid, given they do not specifically relate or tie back to the Development Plan. The remaining reasons are unjustified and the applicant has summarised why this is so.
- 4.4 This PPP application should be considered compliant with the Development Plan. Through the detailed design and AMSC stage the applicant will work with the Council to bring forward an exemplar development. Its benefits will be wide ranging and will far outweigh any perceived or actual impacts that the loss of a small piece of woodland would result.
- 4.5 It is respectfully requested that the members take time to visit the site prior to any determination and that the impacts and benefits of this proposal are carefully considered. We trust that the LRB can agree with the arguments and opinions put forward by the applicant in this case and can grant planning permission.

14. SUGGESTED CONDITIONS AND ADVISORY NOTES SHOULD PLANNING PERMISSION BE GRANTED ON REVIEW

Planning permission in principle for residential development, landscaping, parking, access and associated works (19/0140/IC)

Land at Glasgow Road, Port Glasgow

Suggested conditions and advisory notes should planning permission be granted on review:

Conditions

Note: It cannot be determined if the proposal would affect protected species (Bats) as no bat surveys were submitted. In a letter issued by the Chief Planner on European Protected Species dated 16th May 2006, it is set out that it is essential that planning permission is not granted without the Planning Authority having satisfied itself that the proposed development either will not impact adversely on any protected species or that, in its opinion, all three tests necessary for the eventual grant of a Regulation 44 (the 1994 Regulations) licence are likely to be satisfied. In determining to grant planning permission it is not appropriate to attach a suspensive condition in this regard.

In respect of roads matters whilst it may, in principle, be possible to address the requirement for upgrade works to the access road by condition, the road itself is both outwith the application site and not under the exclusive control of the applicant. Whilst it can also be possible to require the provision and retention of a visibility splay by condition, it is also not demonstrated that the required visibility splay at the access to Glasgow Road can be achieved without involving land outwith the application site. This situation would thus result in any such conditions being *ultra vires*.

Accordingly, there are no suggested conditions in respect of protected species, upgrade works to the access road and achievement of visibility splay to Glasgow Road.

 This permission is granted under the provisions of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 on an application for Planning Permission in Principle and further approval of the Planning Authority or of the Scottish Ministers on appeal shall be required with respect to the under mentioned matters hereby reserved before any development is commenced

Plans and particulars of the matters listed below shall therefore be submitted for consideration by the Planning Authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended):

- a. the siting, design and external appearance of all buildings and other structures;
- b. the means of access to the site;
- c. the layout of the site, including all roads, footways, car and cycle parking areas;
- d. the details of, and timetable for implementation of, the hard and soft landscaping of the site;
- e. details of the management and maintenance of the areas identified in d. above;
- f. the design and location of all boundary walls and fences;
- g. details of the provision of full drainage works incorporating Sustainable Drainage Systems (SuDS) and a field drain at the bottom of the slopes around the site.
- h. the disposal of sewage;
- i. details of any existing trees, shrubs and hedgerows to be retained;
- j. a landscape planting scheme that shows how existing trees and woodland within the application site will be connected to habitat features outwith the site;

- k. details of existing and proposed site levels.
- I. details of bin storage arrangements whether within individual plots or communal.
- 2. Prior to the commencement of works on site, confirmation of Scottish Water's acceptance of the foul and surface water drainage proposals shall be submitted to and approved in writing by the Planning Authority.
- 3. The drainage details approved under condition 1g. shall be implemented commensurately with the development of the site, be complete for each individual dwellinghouse prior to occupation and be complete across the site prior to the occupation of the final dwellinghouse.
- 4. All surface water shall be contained within the site during and after the development, to the satisfaction of the Planning Authority.
- 5. That prior to the commencement of works on site, an updated ecological survey inclusive of bird breeding census and badger survey shall be undertaken. The report of survey shall thereafter be submitted to and approved in writing by the Planning Authority. Should the ecological survey identify the need for mitigation to protect one or more species, this shall be implemented in accordance with a species protection plan(s) which is to be submitted to and agreed in writing with the Planning Authority before works commence on the site.
- 6. No trees within the application site shall be felled until full details of all tree felling has been submitted to and approved by the Planning Authority. Works shall then proceed as approved.
- 7. That prior to the commencement of works on site tree protection measures for all trees to be retained both within or adjacent to the application site shall be erected in accordance with British Standards Recommendations for trees in Relation to Construction, currently BS 5837:2012, to the satisfaction of the Planning Authority and not removed during the course of construction work.
- 8. Site clearance work shall only be undertaken outwith the bird breeding season March to September inclusive. Details of any additional protection required relating to the heronry potentially located in the site shall be identified as part of the updated ecological survey submitted under condition 5 above and all additional recommendations relating to required protection followed to the satisfaction of the Planning Authority.
- The Biodiversity Enhancement section of the Preliminary Ecological Appraisal Report by Cairn Ecology dated 25th March 2019 shall be implemented in full together with any further enhancements recommended as part of the updated ecological survey submitted under condition 5 above.
- 10. That any of the trees, areas of grass or planted shrubs approved as part of the landscaping scheme that die, become diseased, are damaged or removed within 5 years of planting shall be replaced with others of a similar size and species within the following planting season.
- 11. All footpaths to be provided shall be a minimum width of 2 metres and all roads a minimum of 5.5 metres.
- 12. Parking shall be provided in accordance with the National Roads Development Guide.
- 13. The first 2 metres of all driveways shall be paved.

- 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 appropriate control measures are implemented. Any significant variation to the treatment methodology shall be submitted for approval, in writing by the Planning Authority prior to implementation.
- 15. That the development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme 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 current codes of practice. The submission shall also include a Verification Plan. Any subsequent modifications to the Remediation Scheme and Verification Plan must be approved in writing by the Planning Authority prior to implementation.
- 16. That before the development hereby permitted is occupied the applicant shall submit a report for approval, in writing by the Planning Authority, confirming that the works have been completed in accordance with the agreed Remediation Scheme and supply information as agreed in the Verification Plan. 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.
- 17. That the presence of any previously unrecorded contamination or variation to anticipated ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority and the Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

Reasons

- 1. In the interests of the avoidance of flooding affecting the development hereby permitted.
- 2. To confirm that the drainage proposals can be implemented in the interests of the avoidance of flooding.
- 3. To ensure the adequacy and implementation of the drainage regime for the development hereby permitted.
- 4. To avoid surface water run-off from the site in the interests of the avoidance of flooding.
- 5. To ensure the development is informed by an up to date ecological survey in the interests of the protection of and the avoidance of disturbance to nesting birds and other wildlife, and to ensure appropriate mitigation is implemented where required.
- 6. To ensure the protection and retention of trees

- 7. To ensure the retention of and avoidance of damage to trees during development.
- 8. To ensure the protection of breeding birds within the application site.
- 9. To ensure the implementation of biodiversity enhancements as part of the development.
- 10. To ensure the retention of the landscaping scheme within the application site.
- 11. To ensure suitable provision for road users and pedestrians in the interests of road safety.
- 12. To ensure suitable parking provision is provided within the development in the interests of road safety.
- 13. To avoid deleterious material being carried onto the roadway in the interests of road safety.
- 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 human health and environmental safety.
- 16. To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.
- 17. To ensure that all contamination issues are recorded and dealt with appropriately.

Additional advisory notes:

- 1. That prior to the commencement of any site clearance works, the applicant requires to satisfy themselves by undertaking a comprehensive survey that the development shall not impact upon Protected Species.
- 2. To protect the amenities of occupiers of premises from unreasonable noise and vibration levels the applicant must consult or arrange for their main contractor to consult with either Sharon Lindsay or Emilie Smith at Inverclyde Council, Environmental & Public Protection (01475 714200), prior to the commencement of works to agree times and methods to minimise noise disruption from the site.
- 3. To protect the amenity of the immediate area, the creation of nuisance due to light pollution and to support the reduction of energy consumption. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".
- 4. 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.

- 5. 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.
- 6. The applicant should be fully aware of the Construction (Design & Management) Regulations 2015 (CDM 2015) and it's implications on client duties etc.
- 7. Surface Water: Any SUDS appraisal must to 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 the 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.
- 8. 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.

15. ACCESS ROAD INFORMATION

ACCESS ROAD INFORMATION

MICHAEL SCOTT, REVIEW OF DECISION: 19/0140/IC (LAND AT GLASGOW ROAD, PORT GLASGOW)

Further to the meeting of the Inverclyde Council Local Review Body (LRB) on 1 September 2021 the subsequent letter requesting additional information specifically asked for:

• Evidence of land ownership relating to the access road from Glasgow Road so that upgrade works to the road and a visibility splay of 2.4m by 43.0m by 1.05m can be provided.

Access Road Ownership

First of all we offer an extract of the title deeds relating to the application site (Appendix 1). The title deeds state that the application site land comes with:

"all rights of access to the subjects hereby disponed, including without prejudice to this generality, free right of access over the access road to the Cemetery on the conditions in the title deeds of the said Cemetery"

This confirms that the access road is part of the subjects associated with the Cemetery which, one would reasonably assume, is owned by the Local Authority.

Visibility Splays and Ownership

Turning to the question in relation to the land surrounding the access road, and more specifically that upon which works may be required to achieve the desired visibility splays.

In the first instance, it should be noted that land ownership is not a material consideration when determining planning applications. Ownership of the land to achieve the visibility splays cannot be used as a reason for refusal. Achieving the required visibility splays would be a condition on planning consent. It would then be up to the applicant to obtain any agreements to realise the visibility splays and, ultimately, the development.

However, the applicant is mindful that the LRB is perhaps trying to satisfy itself that, should PPP consent be achieved, there is a reasonable chance that further applications (at AMSC stage) will be consentable and mitigation works achievable.

One will note that the application boundary includes all the land required for visibility splays to the west. This confirms the applicant has control of this land for any mitigation works.

To the east of the access road the applicant does not have ownership of this land. Given the current geometry at this location the area of land required to achieve the requested visibility splay is minimal. However, the applicant has purchased information from Registers of Scotland (Appendix 2) to ascertain who owns the land to the east of the access road. Deeds indicate the

Parochial Board of the Parish of Port Glasgow and their successors in title own this land. One would reasonably assume that 'their successors' is the Local Authority.

The Council's 'Register of Land' indicates that Port Glasgow Cemetery land ownership equates to 6.894 hectares. Indeed, when viewing the current cemetery layout from aerial photographs and measuring its area, including the access road, it is reasonable to assume the Local Authority does have ownership of the land to the east of the access road (Appendix 3).

In an attempt to confirm this the applicant has been in contact with the Local Authority Property Services team, whom in turn has requested assistance from the Legal Services team (Appendix 4). Unfortunately, to date, there has been no response from the Local Authority to confirm its ownership.

Summary

Land ownership is not a material consideration when determining planning applications.

A right of access to the application site is afforded on the conditions in the title deeds of the Cemetery. It is reasonable to assume the Council own the Cemetery and its associated access road.

The applicant owns the land required for the western visibility splay.

Registers of Scotland indicates the land required for the easter visibility splay is owned by The Parochial Board of the Parish of Port Glasgow and their successors in title, assumed to be Inverclyde Council.

Appendix 1 – Title Deeds of Application Site

<u>S</u> Q	Officer's ID / Date	TITLE NUMBER			
LAND REGISTER OF SCOTLAND	6849 13/11/2017	REN146202			
	NCE SURVEY GRID REFERENCE	70m			
	2007405	Survey Scale			
NS3373NE NS3374SE		1/1250			
	CROWN COPYRIGHT (C) - This copy has been produced from the ROS Digital Mapping System on 21/12/2017 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.				
		KELBURN			
J		r B			
		NP .75			
		Cemel			




D1

TITLE NUMBER REN146202

D. BURDENS SECTION

ENTRY

NO

SPECIFICATION

1 Disposition by The Governors of the Carnegie Park and Scott Trust to The Church of Scotland Trust and their successors and assignees, recorded G.R.S. (Renfrew) 11 Mar 1960, of the subjects in this Title, contains the following rights:

Together with (One) all rights of access to the subjects hereby disponed, including without prejudice to this generality, free right of access over the access road to the Cemetery on the conditions in the title deeds of the said Cemetery; and (Two) a right of servitude and wayleave for a drain leading from the subjects hereby disponed to the outfall on the south side of the River Clyde and in respect of part of which wayleave where it passes under the Railway line there is payable to the British Transport Commission a wayleave rental of two shillings per annum, but subject always to the right of the proprietors of subjects lying between the said Glasgow Road and the said Railway to make a connection as at present to the said drain and in respect of which privilege there is payable to the proprietors of the subjects hereby disponed a wayleave rental of eighteen shillings and ninepence per annum. Appendix 2 – Registers of Scotland Information

Subject:

FW: CSN 22/310669 - Areas on and surrounding small access road off Glasgow Road in Port Glasgow.

From: Donald Mowatt
Sent: 26 May 2022 10:30
To: stuart@rickfincassociates.com
Subject: CSN 22/310669 - Areas on and surrounding small access road off Glasgow Road in Port Glasgow.

Our Ref: CSN 22/310669

Dear Stuart,

Alan is otherwise engaged and asked me to respond on his behalf.

Having taken a look at this query myself, I agree that the area in question is likely owned by the proprietors of the cemetery, as this boundary is narrated as such in the deed for the Carnegie Park Orphanage, now registered to REN146202. It is narrated within this registered title that the Orphanage has a right of access over the access road to the Cemetery on the conditions in the title deeds of the said Cemetery.

However, I believe the title for this part of the cemetery is much older than the one Alan already provided, possibly even before our search sheets, and may be the subjects described as follows:

County	Renfrew
Deed Type	Instrument of Sasine
Description	5 Acres 2 roods 33 poles and 18 1/3 yards of the lands of Carnegie Park, being part of a computed third part of the 19s. 8d. lands of Nether Auchinleck now called Carnegie Park
Parties	Parochial Board of the Parish of Port Glasgow
Recording date	19 Jun. 1858
Deed Reference	Particular register: P. R. 1483. 218.
Order a copy of this deed to obtain a full conveyancing description (and plan if available) for this title	

Current Owners	Parochial Board of the Parish of Port Glasgow and their successors in title
County	Renfrew
Search Sheet *	1 st Series 1124
Deed Type	As Above
Recording date	As Above
Deed Reference	As Above
Most Recent Owners'	n/a
Address (if available)**	

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I hope this helps to clarify, please do not hesitate to contact me if any further information is required.

Kind regards,

Donald Mowatt

Τ //

Property Information Team

Donald Mowatt // Property Information Team



Please consider the environment – do you really need to print this email?

From: Alan Laws
Sent: 08 April 2022 11:54
To: stuart@rickfincassociates.com
Subject: CSN 22/310669 - Areas on and surrounding small access road off Glasgow Road in Port Glasgow.

Our Ref: CSN 22/310669

Dear Stuart,

Thank you for your enquiry and payment regarding the search request for the above subjects through our ScotLIS service.

The area of ground outlined blue on the plan attached is not registered in the Land Register which is the modern plans based property register, therefore it remains in the older Register of Sasines which is a register of deeds.

As there was no legal requirement to submit plans to the Sasine Register identification of a property or area is primarily based on written descriptions.

The information contained within the Sasine Register is indexed by the owners' names and by the description of the property or area of land.

There is no direct entry in the indexes which matches the area however from an examination of the surrounding titles it would appear that

the land may form part of a larger Sasine title(s) described as -

County	Renfrew
Deed Type	Disposition
Description	Lands of Nether Auchinleck now called Carnegie parks
Parties	Trustees of Carnegie park Orphanage / Provost Magistrates and Councillors of Burgh of Port Glasgow
Recording date	03/06/1931
Deed Reference	Book 2489 Folio 119
Order a copy of this deed to obtain a full conveyancing description (and plan if available) for this title	

Various parts have been sold out of the above title.

The current owner(s) of the remainder of this Sasine title are -

Current Owners	As Above
County	Renfrew
Search Sheet *	4837
Deed Type	As Above
Recording date	As Above
Deed Reference	As Above
Most Recent Owners' Address (if available)**	n/a

* The search sheet is a chronological list of deeds recorded against a property or area of land.

**Please note the purpose of the Land and Sasine Registers is to provide a record of land and property ownership and is not an official record of owners' current contact details. Consequently, we are unable to guarantee whether this address is still correct.

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If you require copies of the above mentioned deeds please forward this email to <u>sasinecopydeeds@ros.gov.uk</u> stating which deeds you require and that you accept the fee of £25 + VAT <u>per deed</u>.

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Alan Laws

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Alan Laws // Property Information Team

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Access road (yellow) owned by Council

Area assumed to be owned by Inverclyde Council

Glasgow Rd The New Compar **Application Site** Drag to change, click to remove 400.00 ightside Ave asantside Ave Pleasantside Av unnyside Ave High Carnegie Rd inyside Ave 0-0-00 Measure distance Click on the map to add to your path Parkhill A Total area: 66,815.24 m² (719,193.27 ft²) Total distance: 1.47 km (4,811.69 ft)

> Cemetery area, including area in question and access road = roughly calculated circa 6.68ha.

<u>Appendix 4 – Request to Inverclyde Council</u> (27/05/22)

stuart@rickfincassociates.com

From:	Property
Sent:	27 May 2022 15:14
То:	'stuart@rickfincassociates.com'
Subject:	RE: (Official) Ownership query - Access road off Glasgow Road in Port Glasgow.

Classification: Official
Stuart,

With reference to below, I have forwarded your enquiry to my Legal Services colleagues and requested that they check the Council's title records.

As soon as I have their response I shall contact you further.

Regards,

Stuart Anderson

Stuart Anderson Surveying Technician Property Services Inverclyde Council 107 Dalrymple Street Greenock PA15 1HU

Tel: e-mail:

From: stuart@rickfincassociates.com [mailto:stuart@rickfincassociates.com]
Sent: 27 May 2022 12:43
To: Property
Subject: Ownership query - Access road off Glasgow Road in Port Glasgow.

Good afternoon, I'm looking to confirm land ownership of an access road off Glasgow Road, Port Glasgow. The access road currently serves the bottom of the Port Glasgow Cemetery (plan attached).

I have purchased some information from Registers of Scotland which suggests the Council may own this road (emails below). Deeds suggest the Parochial Board of the Parish of Port Glasgow/Parish Council owns it. The Council Roads Department has previously advised the Council does not own this road, but I'm not sure this is the case.

This is important information to me as the Council's Local Review Body (planning) is considering a planning application for my client and it has asked for ownership information to help determine the application.

Happy to chat through, hope you can help,

Stuart

Stuart Szylak RFA Development Planning Consultants 3 Walker Street | Edinburgh | Scotland | EH3 7JY From: Donald Mowatt
Sent: 26 May 2022 10:30
To: stuart@rickfincassociates.com
Subject: CSN 22/310669 - Areas on and surrounding small access road off Glasgow Road in Port Glasgow.

Our Ref: CSN 22/310669

Dear Stuart,

Alan is otherwise engaged and asked me to respond on his behalf.

Having taken a look at this query myself, I agree that the area in question is likely owned by the proprietors of the cemetery, as this boundary is narrated as such in the deed for the Carnegie Park Orphanage, now registered to REN146202. It is narrated within this registered title that the Orphanage has a right of access over the access road to the Cemetery on the conditions in the title deeds of the said Cemetery.

However, I believe the title for this part of the cemetery is much older than the one Alan already provided, possibly even before our search sheets, and may be the subjects described as follows:

County	Renfrew
Deed Type	Instrument of Sasine
Description	5 Acres 2 roods 33 poles and 18 1/3 yards of the lands of Carnegie Park, being part of a computed third part of the 19s. 8d. lands of Nether Auchinleck now called Carnegie Park
Parties	Parochial Board of the Parish of Port Glasgow
Recording date	19 Jun. 1858
Deed Reference	Particular register: P. R. 1483. 218.
Order a copy of this deed to obtain a full conveyancing description (and plan if available) for this title	

Current Owners	Parochial Board of the Parish of Port Glasgow and	
	their successors in title	
County	Renfrew	
Search Sheet *	1 st Series 1124	
Deed Type	As Above	
Recording date	As Above	
Deed Reference	As Above	
Most Recent Owners'	n/a	
Address (if available)**		

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Donald Mowatt // Property Information Team



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Alan Laws

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16. ECOLOGICAL ASSESSMENT

Glasgow Road Port Glasgow

RFA Development Planning Consultants



Ecological Assessment



Nigel Rudd BSc CBiol MRSB CMLI

July 2022



Nigel R Rudd

Nigel Rudd Ecology

15 Birch Crescent Milton Bridge Penicuik EH26 0FW

Mobile	
Email	



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SUMMARY

Nigel Rudd Ecology was commissioned by Ric Finc Associates to undertake a Phase 1 Habitat Survey extended to include protected species, badgers, bats, and red squirrels, and designated sites over their Site at Glasgow Road, Port Glasgow.

The survey is required to inform proposals to develop the Site for residential use, in respect of potential ecological impacts of the proposals. The proposals include construction of houses and the installation of road access.

The July 2022 survey is designed to establish the ecological status of the Site. Historical maps suggest the land has not been developed, but the vegetation on the Site suggests that the land has been garden ground.

The field survey was complemented by inspection of biological records for the Site and the surrounding area to a radius of 5km. In addition, potential effects on designated sites within a radius of 2.5km were considered.

There was found to be a potential for effects on an international/UK Statutory, designated site; the inner Clyde SPA/SSSI. The Site was determined to be separated from the SPA and it was considered mitigations measures could be adopted to ensure no compromise of the integrity of the conservation status of the SPA as a consequence of development. No records were obtained for locally designated sites.

The Phase 1 Survey involved a walkover of the land noting habitats and plant communities and sought evidence of use of the land by badgers and bats.

The habitat survey recorded semi-natural broadleaved woodland across the Site, which presented artefacts and plant species that suggested this was once garden ground.

No evidence was found of badgers using the land, opportunity was found for sett excavation and negligible foraging opportunity for the species. No record was found of the species within 5km of the Site. It is considered the species does not use the Site.

No potential bat roost feature was identified on the Site. It is acknowledged that bats forage around and over the land.

Invasive non-native plant species were found growing on the Site. It is recommended that these are dealt with by specialist contractors.

There will be negligible adverse impact on biodiversity from the loss of unexceptional habitats, and it is anticipated development of the Site will incorporate management for biodiversity benefit resulting in a positive effect on biodiversity.



1.0 INTRODUCTION

- 1.1 This report is commissioned by Ric Finc Associates in respect of proposals to develop land adjacent to Glasgow Road, Port Glasgow, the Site, for residential use. (NN335743)
- 1.2 The Site is bounded on the north by Glasgow Road, to the south by a cemetery and to the east and west by woodland.
- 1.3 The land is a north-facing slope with a central terrace. The woodland is effectively a closed canopy dominated by broadleaves with some conifers, the scrub layer is variable but mostly present exhibiting garden and invasive plants. Garden plants are common.
- 1.4 There is one European designated ecological site within 2.5km of the land; the Inner Clyde SPA (Special Protection Area). There is one UK Statutory ecological site within 2.5km of the land; Inner Clyde SSSI (Site of Special Scientific Interest). No record was obtained for locally designated sites.
- 1.5 The proposal is to develop the Site for residential use involving clearance of vegetation regrading the slope, the construction of houses and vehicle access. It is important this is achieved with no adverse impact on biodiversity. The purpose of the survey is to ensure the wellbeing of protected species is safeguarded during construction and operation of the development and to ensure there is no adverse effect of development on designated sites. The survey will identify potential impacts of development on wildlife and inform mitigation proposals and recommendations to be made.
- 1.6 The report will set out the survey methods, the findings of the survey, an assessment of the impact of development and recommendations for planting and habitat creation. The report also sets out explicit preliminary measures for enhancement of wildlife opportunities, which will be incorporated in the buildings and/or landscape on the site, should that be appropriate.

2.0 LEGISLATION & POLICY

- 2.1 The following legislation and policies are relevant to the current assessment:
 - The Wildlife & Countryside Act 1981 as amended;
 - The Wildlife and Natural Environment (Scotland) Act 2011;
 - The Conservation (Natural Habitats &c) Regulations 1994
 - The Nature Conservation Scotland Act 2004;
 - The Protection of Badgers Act 1992;
 - Scottish Planning Policy 2014; and
 - Inverclyde Local Development Plan 2019.
- 2.2 <u>The Wildlife & Countryside Act 1981 as amended</u> The Act consolidated and amended existing national legislation to implement the Convention on the Conservation of



European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the conservation of wild birds (Birds Directive) in Great Britain, Council Directive 79/409/EEC which was updated by Directive 2009/147/EC.

- 2.3 The Act is one of the most important pieces of environmental legislation in Britain. The Act provides for the protection of wild animals, birds and plants as well as the protection of areas of natural heritage value and the designation of protected areas including, Sites of Special Scientific Interest (SSSIs), National Nature Reserves, (NNRs) and Marine Nature Reserves (MNRs).
- 2.4 The Act has been variously amended over the years by legislation including the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment Act 2011.
- 2.5 <u>Wildlife and Natural Environment (Scotland) Act 2011</u> The Act makes changes to existing legislation covering deer management, game management, species licensing, muirburn, snaring, badgers, invasive non-native species and protected areas; SSSIs and ASPs.
- 2.6 <u>The Conservation (Natural Habitats &c) Regulations 1994</u> The Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and wild fauna and flora (The Habitats Directive) into national law. The Regulations have been amended several times in Scotland, the most recent of which was 2012. Irrespective of the amendments, the purpose of the Regulations has remained the same; containing five Parts and four Schedules, the Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- 2.7 <u>The Nature Conservation Scotland Act 2004</u> The Act imposes a wide-ranging duty on the Scotland's public sector to conserve biodiversity and protect the nations natural heritage. The Act strengthens protection of SSSIs and increases maximum fines for deliberate or reckless damage to Scotland's important natural land and wildlife habitat from £5,000.00 to £40,000.00.
- 2.8 <u>The Protection of Badgers Act 1992</u> The Act protects badgers by making it an offence to: wilfully kill, injure, take or attempt to kill a badger; possess a dead badger or any part of a dead badger; cruelly ill-treat a badger; use badger tongs in the course of killing, taking or attempting to kill a badger; dig for a badger; possess, sell or offer for sale any live badger; or mark, tag or ring a badger.
- 2.9 It is also a crime to interfere with a badger sett by intentionally or recklessly causing or allowing damage to a sett or any part of it; destruction of it; sett access to be obstructed, or any entrance of it; a dog to enter it; disturbance to a badger when it is occupying it.
- 2.10 There is provision in the Act for licensing any otherwise illegal activity if it can be demonstrated this is in pursuit of a legitimate purpose.
- 2.11 <u>Scottish Planning Policy 2014</u> SPP sets out its principles for safeguard of Scotland's Natural Heritage. They are:
 - facilitate positive change while maintaining and enhancing distinctive landscape character;



- conserve and enhance protected sites and species, taking account of the need to maintain healthy ecosystems and work with the natural processes which provide important services to communities;
- promote protection and improvement of the water environment, including rivers, lochs, estuaries, wetlands, coastal waters and groundwater, in a sustainable and coordinated way;
- seek to protect soils from damage such as erosion or compaction;
- protect and enhance ancient semi-natural woodland as an important and irreplaceable resource, together with other native or long-established woods, hedgerows and individual trees with high nature conservation or landscape value;
- seek benefits for biodiversity from new development where possible, including the restoration of degraded habitats and the avoidance of further fragmentation or isolation of habitats; and
- support opportunities for enjoying and learning about the natural environment.
- 2.12 Planning authorities are required to adhere to the principles by preparing Development Plans and Development Management Plans, The Development plans should identify International, national and locally designated sites and afford them protection appropriate to their level of designation.
- 2.13 <u>Invercive Local Development Plan</u> Policies 33 covers protection of international, national and local designated sites stating that development will not be permitted which adversely affects these sites, unless there is overriding public interest in development affecting international and national sites, or the benefits from development outweigh the biodiversity value of locally designated sites.
- 2.14 The policy also provides for protected species, ensuring that any development which may affect protected species must: establish if a protected species is present; identify how the species may be affected; ensure that the development is planned and designed so as to minimise any impact, while having regard to the protection afforded the species by law and acknowledging licensing requirements should one be necessary.
- 2.15 The policy also addresses the effects on species and habitats identified in Local Biodiversity Action Plan. It also requires that development takes account of connectivity between habitats, and that development should be designed to conserve and enhance biodiversity.
- 2.16 Policy 34 relates to trees, woodland and forestry, supporting applications which retain or protect existing woodland, trees, and hedgerows seek to establish new woodland and tree planting. Planning applications involving removal of woodland, trees and hedgerows will not be supported unless:
 - a) It can be clearly demonstrated that the development cannot be achieved without removal;
 - b) The public benefits of the proposal outweigh the loss of trees/hedgerows; and
 - c) Compensatory planting will be provided, to a standard agreed by the Council.

3.0 THE SURVEY

3.1 Desk Study

- 3.2 The desk study comprised:
 - Acquisition of biological data from the National Biodiversity Network Atlas (Scotland) (NBN Atlas);
 - Acquisition of information on designated sites within 2.5km of the land from NatureScot (Sitelink);
 - Aerial imagery from Google Earth; and
 - Consultation of historical maps of the land and its surroundings.

3.3 Field Survey

- 3.4 The survey was undertaken by Nigel Rudd (Appendix 1) in July 2022.
- 3.5 The survey area extended to the site boundary (Fig1) and an area 50m beyond the boundary, where accessible. The weather was rain showers with broken cloud.
- 3.6 The survey comprised a walkover of the land consistent with Phase 1 Habitat Survey methodology (JNCC 2016), noting habitat structure and component plant species, augmented by assessment for potential for use by, or inspection for signs of the presence of, species protected under legislation listed above.
- 3.7 The species sought were badgers and roosting bats, there was no suitable habitat for water voles, otters or great crested newts.
- 3.8 The findings of the survey are set out below.

4.0 BASELINE ECOLOGICAL CONDITIONS

4.1 **Designated sites**

- 4.2 InternationalNational
- 4.3 There are two statutory designated sites within 2.5km of the Erskine Bridge Hotel land, which relate to the same land; Inner Clyde SPA and Inner Clyde SSSI. The SSSI underpins the SPA.22
- 4.4 The sites extend 20km westward from Newshot Island and cover an area of 1826ha. In this area, there are extensive intertidal mudflats which support large numbers of wintering waterfowl.
- 4.5 The SPA qualifies for this designation by regularly supporting an internationally important wintering population of redshank (*Tringus totanus*), one of the highest density populations of redshank in Britain.





- 4.6 The notified natural features of the SSSI are: saltmarsh; and non-breeding populations of cormorant (*Phalacrocorax carbo*); elder (*Somateria mollissima*); goldeneye (*Bucephala clangula*); oystercatcher (*Haematopus ostralegus*); red-breasted merganser (*Mergus serrator*); red-throated diver (*Gavia stellata*); and redshank (*Tringus totanus*).
- 4.7 The mudflat habitats of the SPA and SSSI are the significant elements of the sites. There is negligible mudflat area adjacent to the Glasgow Road land and therefore negligible likelihood the conservation status of any of the qualifying features of the sites being compromised by development of the Glasgow Road land.
- 4.8 Local
- 4.9 No record was obtained of local nature conservation sites within 1km of the Site.

4.10 Habitats

- 4.11 The land proposed for development appears to have never been developed but there are brick walls, hard surfaces, and steps that suggests the land has been used as garden ground or similar. It appears certain species of trees and shrubs have been planted on the flat area of the Site. There is a school adjacent to the Site and the 1969 1:10,000 OS map shows lodges to the south-west of the Site. The composite of habitats will be described, and the overall habitat value assessed.
- 4.12 Common plant names are used in the text and a list of plants recorded is set out in Appendix 3.
- 4.13 In terms of a Phase 1 Habitat Survey, the Site is entirely semi-natural broadleaved woodland with some planted elements. The Site appears to have been unmanaged for so long that many species have become 'naturalised' and many species exhibit recruitment to their community by growth of new plants from seed or by layering.
- 4.14 Canopy trees species includes Norway spruce, field maple, sycamore, willow, field maple, ash, birch, beech and horse chestnut. The shrub layer is variable in places very dense and in others almost non-existent. Like the canopy, the shrub layer includes both native and non-native species. Species include hawthorn, rhododendron, Portuguese laurel, willow, birch, rose, cotoneaster, Wilson's honeysuckle and privet.
- 4.15 The tree and shrub habitats present nesting, feeding and cover opportunities for wildlife, but no bird nesting was noted during the survey.
- 4.16 The habitats attracts **site value** because of the nature of the habitat, the size of the Site, and the significant number of exotic species on the Site.
- 4.17 The field and ground cover layers are also variable, with areas of 3entire cover and other locations with scattered plants. The species are ferns and ivy.
- 4.18 The habitat is simple in structure, species poor but is valuable to invertebrate communities. The habitat is extensive and attracts **site value**.





4.19 In summary, there is one habitat across the Site; semi-natural broadleaved woodland, both on flat and sloped ground. The woodland has several layers which include both native and non-native species. There are two significant non-native species; Japanese knotweed and cotoneaster. The significance of these species is discussed below. The woodland is contiguous with a large area of woodland to the west.

4.20 Species

- 4.21 The only protected species anticipated as resident on the land were badgers and bats. Inspection of the land revealed no significant habitat potential for great crested-newts, otters or water voles.
- 4.22 Badgers
- 4.23 The ecology of badgers *Meles meles* is outlined in Appendix 3. The survey extended to a radius of 50m beyond the Site boundary, where accessible.
- 4.24 The land was inspected for evidence of use by badgers (Appendix 3). No evidence was found of the species using the Site. There was neither historical nor recent sign of use by badgers was identified on the Site.
- 4.25 The NBN Atlas holds no records of the species within 5.0km of the Site.
- 4.26 **The Site presents suitable habitat for sett excavation and forage value**, but there is no record of the species within 5.0km of the Site.
- 4.27 It is not anticipated badgers use the Site.
- 4.28 Bats
- 4.29 The ecology of bats *Chiroptera* is outlined in Appendix 3. There is no building on the Site and no tree that offers bat roost potential.
- 4.30 The conditions at the time of survey were suitable for assessment of the bat potential of the site.
- 4.31 The NBN Atlas (Scotland) holds records of common *Pipistrellus pipistrellus* and soprano pipistrelle *P. pygmaeus* and brown long eared *Plecotus auritus* bats within 1.5km of the Site. Pipistrelles are recorded local to the site.
- 4.32 There is no potential for bat roosting on the Site, but there is extensive forage opportunity. It is accepted that bats forage over the Site, but do not roost on the land. There is extensive forage opportunity local to the site.
- 4.33 It is anticipated the site has **site value** for bats.
- 4.34 Invasive non-native plant species
- 4.35 Two invasive plant species were recorded on site; Japanese knotweed *Fallopia japonica* and rhododendron *Rhododendron ponticum*.



- 4.36 Japanese knotweed is an herbaceous plant which perennates by rhizome, a modified stem. The plant has the capacity to smother native plant communities, significantly reducing local biodiversity. The species is listed in Schedule 9 of the Wildlife & Countryside Act 1981 as amended, which confirms that is a controlled species, meaning it is an offence to cause it to grow in the wild. The. Wildlife and Natural Environment Act 2011 confers powers on councils to order landowners to control the species on their land to prevent it spreading beyond their boundary. The species can be spread by fragmentation of the rhizome during disturbance for construction or other clearance operations.
- 4.37 *Rhododendron ponticum* is a shrub which grows rapidly and, similarly to Japanese knotweed can smother native plant communities. It too is listed in Schedule 9 of the Wildlife & Countryside Act 1981 as amended. It can spread by branches 'layering' on the ground, or by fragmentation of shoots which then become pressed into the soil. The species is often spread during construction or a similar operation.
- 4.38 Cotoneaster species are also shrubs, several of which again are listed in Schedule 9. These species propagate by seed. The flesh of the seed is attractive to birds which then defecate the seeds effectively spreading the plants. The soil around the plants invariably contains seed, and the plant often support seeds. There is a risk of spreading the seeds if the plants and/or soil are moved.
- 4.39 Prevention of spread should be addressed by employment of suitably qualified contractors who will advise on the various options of dealing with both species.

5.0 ECOLOGICAL IMPACTS, OPPORTUNITIES and RECOMMENDATIONS

- 5.1 The proposal is to develop land at Glasgow Road for residential use. The land is slope along its length facing to the north-east. The site has never been developed but there is evidence of it having been used, probably as garden ground, the existence of a terrace with some hard surfacing supports this interpretation.
- 5.2 The proposal is to build houses and parking spaces on the land, accessed by a new drive from Glasgow Road. There will be regrading of the slope to extend the existing terrace.
- 5.3 The potential impacts of the proposed development are identified below, and where appropriate mitigation measures are proposed.
- 5.4 Designated sites
- 5.5 International sites
- 5.6 There is one international designated/UK Statutory site within 2.5km of the Site; the Inner Clyde SPA/SSSI.
- 5.7 Development will approach to within 170m of the boundary of the SPA and the nature of construction is such that there is potential for likely significant effect of the development on the qualifying interest of the SPA; overwintering redshank. This being the case, it is necessary for information to be supplied to the Council to support a Habitat Regulations





Appraisal of whether an Appropriate Assessment of effects is necessary, and to determine If appropriate mitigation is made it would be acceptable for the development to proceed.

- 5.8 The Inner Clyde SPA is underpinned by the Inner Clyde SSSI; hence it being referred to as the SPA/SSSI. It is accepted that the redshank is the most sensitive avian feature using the Inner Clyde and measures that will protect this species will similarly affect the six other bird species cited as the features of for which the SSSI was cited and the redshank also depend on the saltmarsh habitat, similarly a feature listed in the SSSI citation.
- 5.9 The Conservation objectives for the Inner Clyde SPA are to avoid deterioration of the habitats of the qualifying species, Redshank *Tringa totanus*, or significant disturbance to the qualifying species, thus ensuring the integrity of the site is maintained; and to ensure for the qualifying species that the following are maintained in the long term:
 - Population of the species as a viable component of the site
 - Distribution of the species within the site
 - Distribution and extent of habitats supporting the species
 - Structure, function and supporting processes of the habitats supporting the species, and
 - No significant disturbance of the species.
- 5.10 Development of the Site has no potential to adversely affect the habitats of the qualifying species by discharge of surface water, or dispersal of dust and particulate material from the Site. Surface water runoff will be addressed by consents from SEPA which will take the presence of the SPA into account, and there will be no dispersal of dust during development because the work will be screened by tree cover/woodland on all sides.
- 5.11 Development also has the potential to disturb the visiting redshank population through both construction and operation. Disturbance can occur through increased activity on the site, manifest as movement of people and machinery, increased noise and artificial illumination. Consideration of the possible effects on the redshank populations recognises that the redshank potentially use the salt marsh for the period September – April.
- 5.12 Nigel Rudd Ecology (NRE) first dealt with the issue of the impact of development on the Inner Clyde SPA in 2009, in respect of proposals to develop land at Dumbarton Harbour. At that time, discussions with SNH resulted in an agreement that development should be restricted to the September-April period by a condition of planning consent, or an Appropriate Assessment of Effects should be made. Since then, SNH have dealt with numerous development applications with potential to adversely affect the SPA and maintain the same position as in 2009 but are satisfied that the Appropriate Assessment can be addressed by the developers implementing measures to mitigate the effects identified in 5.10 & 511 above. The mitigation measures are set out below. In 2020 NRE was commissioned to assess the effects of development of land at Helensburgh adjacent to the north shore of the SPA. The land was less than 50m from the SPA boundary. separated from the SPA by the main west coast railway line. SNH concluded that there was no requirement for seasonal working because screening, appropriate lighting, and sound attenuation would adequately mitigate the effects of development of two office blocks and a public house and associated car parking.
- 5.13 The potential adverse effects on the habitats can be readily mitigated by ensuring there is no discharge of untreated surface water runoff from the site to the SPA



mudflats. This will be implemented through the surface water drainage plan which will be approved by SEPA. Contamination of the SPA by windblown material, if deemed likely, would be dealt with by secure containment of construction materials and dampening down of bare ground areas of the site during extended dry periods of weather.

- 5.14 Disturbance of redshank using the mudflats to the north of the Site is more likely to occurring during the construction phase of development, when operations will be carried out that generate intermittent noise or vibration. Increased human activity will be introduced at this time. This is not considered to be a concern as there is housing and commercial development and two main roads between the SPA boundary and the development Site.
- 5.15 Noises generated during construction have the potential to disturb birds using the SPA. Sound generation, should it be considered a problem, after taking into account the consent set out in 5.14, can be mitigated by the installation of sound attenuation screening. Construction activity inevitably involves the use of equipment that generates intermittent and loud noises and potentially vibrations. The presence of the measures set out above will not address operations such as percussive piling or drilling which can generate both loud noises and shock vibrations. These factors can be addressed by style of construction and foundation excavation employing designs which do not result in excessive noise generation, or where this is not possible creating piling supports using CHD (Continuous Helical Displacement) which is very quiet relative to other methods, generates no percussive vibrations and is much quicker than other methods, such that the work can be completed in a shorter time further reducing the potential impacts.
- 5.16 It is proposed that the impacts on the SPA are minimised by retaining the tree cover between the Site and the SPA, employing sound attenuation technology to site machinery and using CED technology, if deemed appropriate.
- 5.17 It is SNH's experience that adopting an approach as identified in 5.14 5.16 addresses the Appropriate Assessment of Effects requirement and can be addressed by the compilation of appropriate conditions of consent. It would be the responsibility of the main contractor and the developer to ensure that the approach is adhered to, and it is recommended that an Ecological Clerk of Works to inspect, where necessary supervise, and to keep a record of compliance with the proposed working methods.

5.18 Habitats

- 5.19 Development of the Site is restricted to the centre of the site and will result in the loss of habitats that attract site value. The Site exhibits signs of disturbance suggesting a lower ecological value that could be improved on through development. The habitats are of low value and their loss results in no significant adverse impact on biodiversity and represents no constraint to development.
- 5.20 The habitats lost will be replaced by a new build with new tree and shrub planting, and the creation of garden ground. There will be retention of woodland habitat, which will be brought under management for biodiversity benefit. These changes do not present significant impacts of development as proposed. Indeed, installation of new



features, and adoption of informed management creates new opportunities for biodiversity benefit.

5.21 Species

- 5.22 There was no evidence of badgers using the site, and there is no risk to the wellbeing of badgers during the construction process, but building construction raises potential threats to wildlife. Development will not have an impact on the species, but a precautionary approach is recommended, putting measures in place to ensure small mammals do not come to harm during construction; open pipes should be closed up at the end of each working day, and trenches should be covered, or a ramp provided to permit animals that fall in a means of exit, to prevent animals becoming trapped. Chemicals and materials should be stored securely.
- 5.23 No bat roost potential was recorded on the Site. It is accepted that bats forage over and around the Site. There will be some reduction of forage opportunity, but the forage resource is small and insignificant in the local context. **Development of the Site will not** have a significant impact on local bat populations. Irrespective of the current absence of roost opportunity trees proposed to be affected by development should be inspected for bat roost potential, and activity surveys should be undertaken if deemed necessary by the consideration of the inspection findings.
- 5.24 There will be clearance of low value semi-natural habitat to make way for development. Clearance of vegetation has the potential to adversely affect nesting birds. Nevertheless, it is recommended that clearance is carried out outside the bird nesting season; March to August, such that no adverse effect on nesting birds arises. If this is an obstacle to development, it is important that no clearance is undertaken before the land is inspected for nesting birds by a suitably qualified ecologist.

5.25 Summary

- 5.26 Development of the Port Glasgow Site will result in the loss of low value semi-natural habitat to development. There will be negligible adverse impact on biodiversity from the loss of unexceptional habitats and it is **anticipated there is potential for a neutral/positive effect on biodiversity as a consequence of implementation of development as proposed**.
- 5.27 There will be no impact on designated or protected sites.
- 5.28 There will be no impact on badger populations, but precautionary measures should be put in place to safeguard small mammals during construction.
- 5.29 There will be no impact on bat populations.
- 5.30 Invasive non-native plant species will be eradicated from the site as consequence of development.
- 5.31 It is anticipated that there will be a neutral/minor positive effect on biodiversity as a consequence of development as proposed.



Bibliography

Collins, J. (ed) (2016), *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition)*. The Bat Conservation Trust, London.

JNCC, (2016), Handbook for Phase 1 Habitat Survey - a technique for environmental audit, ISBN 0 86139 636 7

Figure 1

Location Plan





Figure 2

Phase 1 Habitat Plan







Appendix 1

Personnel

Nigel Rudd BSc CBiol MRSB CMLI

Consultant ecologist with forty-two years'-experience. Twenty-three years part-time and nineteen full time. Over twenty-five years-experience in Phase 1 Habitat Survey, twenty in bat, otter, and badger survey and fifteen years in reptile, formal great crested newt (GCN) surveys, and GCN eDNA surveys.

Graduated in Applied Biology – Honours Ecology in 1976. (Liverpool Polytechnic)

Three years' research in estuarine algae Heriot Watt University. Lectured Ecology to Landscape students at Edinburgh College of Art/Heriot Watt University 1979-2002, Dean of Faculty Environmental Studies 1998-2000.

Chartered Biologist – Member of the Royal Society of Biology since 1976 Chartered Landscape Architect – member since 1986

Clients – Major house builders, Local and Central Government, non-governmental organisations. Provided survey, EA and BREEAM reports. Professional witness. Co-authored policy and methodology reports.



Appendix 2

Feature Evaluation Table




Nature Conservation Value	Example of Selection Criteria		
International	A site designated, or identified for designation, at the international level e.g., World Heritage Site, Special Protection Area (SPA), Special Area of Conservation (SAC) and/or RAMSAR site.		
	A sustainable area of habitat listed in Annex 1 of the Habitats Directive, or smaller areas of such habitat that is essential to maintain the viability of a greater whole.		
	Any regularly occurring population of an internationally important species e.g., UK Red Data Book Species, which is listed as occurring in 15 or fewer 10km squares in the UK, and that is identified as having unfavourable conservation status in Europe or global conservation concern in the UKBAP.		
UK	A site protected by national designations e.g., Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), or Marine Protected Area or a site considered worthy of such designation.		
	A sustainable area of any priority habitat identified in the UK BAP, or smaller areas of such a habitat that is essential to maintain the viability of a larger whole.		
	A feature identified as of critical importance in the UK BAP.		
	A sustainable population of a nationally important species (species listed in Schedules 1, 5 and 8 of the Wildlife & Countryside Act 1981 as amended), which is threatened or rare in the District.		
	Any regularly occurring population of a nationally important species that is threatened or rare in that region of the country and for which the LBAP identifies the need to protect all remaining sites.		
National	Sustainable area of key habitat identified in the UK BAP or smaller areas of such habitat that is essential to maintain the viability of a larger area.		
Scotland	Non-statutory sites that the designating authority has determined meet the published ecological selection criteria for designation, including Local Nature Reserves.		
	Some non-statutory designated sites (Ancient Woodland, TPOs).		
	Any regularly occurring, locally important population of a species listed in a Regional Red Data Book or LBAP on account of its national rarity or localisation.		
District	Some designated sites (e.g., Local Nature Reserve)		
	Some non-statutory designated sites (including SLNCI/CWS)		
	A viable area of habitat identified in a District BAP.		
	Sustainable populations of a species that is rare or scarce within a District, or listed in a District BAP.		
	A viable area of a habitat that is uncommon in the District/district or a degraded example of a habitat identity in a District BAP.		
	Sites or populations that appreciably enrich the District/district habitat resource.		
Local	Area of internationally or nationally important habitats, which are degraded and have little potential for restoration.		
	Areas within the site or locally, or populations, that appreciably enrich the habitat/species resource within the locality, e.g., species-rich hedgerow.		
Within zone of influence	Common and widespread species.		
Site Value	Areas of heavily managed or modified vegetation of low intrinsic interest and low value to species of nature conservation interest that do not appreciably enrich the site or locality.		

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Appendix 3

Species inspections







Badgers

<u>Background</u> – The badger is the largest member of the Mustelidae in Britain weighing up to 20kg and reaching a length of 1m. Badgers are strong animals, adapted to digging, have good hearing and a well-developed sense of smell.

Badgers live in setts. A sett is a network of underground tunnels, which can have a total length of several hundred metres, although individual tunnels reach only 15m. The tunnels incorporate nesting and sleeping chambers, which are usually lined with dry plant material.

Setts are recognised by the large volume of soil and rock deposited at their entrances and the shape of the opening, usually an oval/arch wider than it is high. Plant debris from the bedding is often found close to the entrances. Setts are only excavated where the soil is deep enough and dry.

The setts vary. <u>Main setts</u> are large and in continuous use and on average have ten to twelve entrances. Often close to a main sett (up to 150m away) there may be an <u>Annexe sett</u> linked to the main sett by established paths. Annexe setts have an average of eight entrances and may not be in continuous use. <u>Subsidiary setts</u> are close to the main sett and are not connected by a clear path and not continuously active the average number of entrances is four. The fourth kind of sett is an <u>Outlying sett</u>. These can be distinguished by having little associated spoil, no approach path and are seldom used. Often, they can be occupied by other species such as foxes and rabbits. The average number of holes is two.

The badger diet is mainly earthworms but also includes fruit, berries, small mammals, birds, carrion, insects and other invertebrates. Usually, the badgers find the earthworms in areas of short grass, the most important forage resource used.

Badgers live in extended families or clans with up to 6 adults. They are territorial, often marking the boundary of their territory with latrines. The latrines can be used to establish the size of badger territories in bait marking exercises. The territory can extend to 120 hectares in areas with plenty of improved grassland. Where the forage resource is poorer the territory can be much larger.

Badgers mate at any time of the year and births are most common between December and June.

Badgers and the Law

Badgers are protected by the Protection of Badgers Act 1992, which is designed to protect the species against cruelty and incidental effects of lawful activity that might harm badgers.

Under the legislation it is an offence to wilfully or recklessly:

kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so Interfere with a sett by damaging or destroying it Obstruct access to, or any entrance of, a badger sett Disturb a badger when it is occupying a sett.

A person is not guilty of an offence if the act was 'the incidental result of a lawful operation and could not have been reasonably avoided'; what is reasonable often has to be determined by the courts.

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A badger sett is defined as 'any structure or place which shows signs of current use by a badger', including culverts, pipes, holes under sheds, piles of boulders, old mines and quarries.

Current does not mean current occupation but applies to any sett in an area of current badger activity. This applies if the sett is used for only short periods in the year.

The Act makes provision for the issue of licences permitting otherwise illegal operations. Scottish Natural Heritage (SNH) is the licence issuing authority for the purposes of development.

<u>The Survey</u> - The inspection was carried out in July 2022 and involved inspection the land for evidence of use by badgers.

In addition to setts, there are a number of signs that indicate badger activity. These include hair on fences; paths or runs; footprints; latrines; snuffle holes in the ground; day nests and scratch marks on trees.

The site and surrounding accessible land to a radius of 50m was assessed for badger activity. A constant search method was employed in a thorough walkover of the land.

No evidence was found of badgers using the land.

Potential forage habitat was found on the Site.

NBN Atlas (Scotland) holds no record of badgers within 5km of the Site. It is considered the species does not visit the Site.

Bats

<u>Background</u> - Bats are mammals. They are the only mammals capable of true flight and feed at night, on insects.

During the active seasons of the year bats require a reliable source of insect food, and therefore habitat rich in insects is good for bats. The preferred feeding habitats are well vegetated, moist, sheltered and warm areas such as mixed woodland, freshwater and hedgerow.

Bats roost during the day in a range of places. In summer females form nursery colonies mainly in buildings, especially houses. Males and non-breeders will use a variety of crevice-type locations, including under slates, gaps in masonry, hollows in trees and bridges, and some species also use these sites for nursery roosts.

Distance travelled to feed varies with species, the pipistrelle is known to travel 3 to 5km radius from the roost, while long-eared bats only travel about 1km as a maximum. Bats use linear features of the landscape: rivers, hedges, woodland edge, to commute from their roost and between feeding areas. These linear features are also feeding routes.



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Bats are true hibernators, that is, they are able to survive the winter with little food by lowering their body temperature and surviving on stored fatty deposits built up in the autumn. They use a variety of sites for hibernation: hollow trees, caves, old mines, or more superficial sites (depending on species) like crevices in buildings and bridges, old rubble-filled stone walls, even under roof slates or tiles. Most species require a stable cool temperature for hibernation and generally the deeper and more sheltered the space, the more stable is the temperature. Unlike some other hibernators, bats may be active at any time during the winter, particularly on mild nights. They will slowly arouse from hibernation and become active when disturbed, and so are particularly vulnerable in winter when becoming active will possibly exhaust their stored energy supply.

Evidence of bats using crevices and holes in trees and buildings on a regular basis includes; urine and grease stains, droppings, food remains, individual animals and evidence of disturbance of spiders' webs.

Acoustic detectors can be employed to identify bat activity in conjunction with dusk and dawn observations.

Inspection

The Site presents mature trees, but no buildings.

The trees on the site were inspected from the ground for bat roost potential in June 2022. The conditions were ideal for this survey, the weather was clear sky, light winds and no rain.

No bat roost potential was noted. The forage available on the land is restricted in area and unlikely to be significant to local bat populations in the context of local woodland resources.

The NBN Atlas (Scotland) holds records of common *Pipistrellus pipistrellus*, soprano pipistrelle *P. pygmaeus*, and brown long eared *Plecotus auritus* bats within 1.5km of the Site.

No further bat inspection is recommended unless there is a lengthy delay between the survey and start of works on the Site. In this event the extent of the inspections will depend on the nature of the proposals for the Site.

Appendix 4

Plant species list

Glasgow Road Port Glasgow

Plant Species

Ash Beech Bent grass Birch Bramble Cotoneaster Dock Fern Field maple Foxglove Hawthorn Honeysuckle Horse chestnut lvy Japanese knotweed Lawson's cypress Lime Nettle Norway maple Norway spruce Portuguese laurel Privet Rhododendron Rose Sycamore Willow Wilson's honeysuckle

Fraxinus excelsior Fagus sylvatica Agrostis tenuis Betula pendula Rubus fruticosus Cotoneaster sp. Rumex obtusifolius Dryopteris sp. Acer campestre Digitalis purpurea Crataegus monogyna Lonicera periclymenum Aesculus hippocastaneum Hedera helix Fallopia japonica Chamaecyparis lawsoniana Tilia platyphyllos Urtica dioica Acer platanoides Picea abies Prunus lusitanica Ligustrum ovaliferum Rhododendron ponticum Rosa canina Acer pseudoplatanus Salix sp. Lonicera nitida



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Appendix 5

Sites

EC Directive 79/409 on the Conservation of Wild Birds

SPECIAL PROTECTION AREA (SPA) CITATION

INNER CLYDE (UK9003061), ARGYLL AND BUTE, WEST DUNBARTONSHIRE, RENFREWSHIRE AND INVERCLYDE.

Site Description:

The Inner Clyde is a long, narrow, heavily industrialised estuary on the west coast of Scotland. The Inner Clyde SPA extends 20km westward from Newshot Island to Craigendoran Pier on the north shore and to Newark Castle on the south shore. It contains extensive intertidal flats which support large numbers of wintering waterfowl. The boundary of the Inner Clyde SPA is coincident with that of the Inner Clyde SSSI.

Qualifying Interest:

The Inner Clyde SPA qualifies under Article 4.2 by regularly supporting an internationally important wintering population of redshank *Tringa totanus* (1992/93-96/97 winter peak mean of 2,107, 1% of Eastern Atlantic Flyway, 2% of British). This is one of the highest density wintering populations of redshank in Britain.

Area: 1826 ha Grid Ref.: NS 370750 OS 1:50,000 sheet - 63, 64

March 2000 Natura 2000 Scottish Natural Heritage



CITATION

INNER CLYDE SITE OF SPECIAL SCIENTIFIC INTEREST

Argyll and Bute / Renfrewshire / West Dunbartonshire / Inverclyde

Site code: 1701

NATIONAL GRID REFERENCE:		NS 312811 to NS 494698 (North shore) NS 300766 to NS 492696 (South shore)	
OS	1:50,000 SHEET NO: 1:25,000 SHEET NO:	Landranger Series 63 & 64 Explorer Series 341, 342 & 347	
	- ^		

AREA:

1,824.92 hectares

NOTIFIED NATURAL FEATURES

Biological: Coastlands: Saltmarsh Biological: Birds: Cormorant *Phalacrocorax carbo* (non-breeding) Biological: Birds: Eider *Somateria mollissima* (non-breeding) Biological: Birds: Goldeneye *Bucephala clangula* (non-breeding) Biological: Birds: Oystercatcher *Haematopus ostralegus* (non-breeding) Biological: Birds: Red-breasted merganser *Mergus serrator* (non-breeding) Biological: Birds: Red-throated diver *Gavia stellata* (non-breeding) Biological: Birds: Red-throated diver *Gavia stellata* (non-breeding) Biological: Birds: Redshank *Tringa totanus* (non-breeding)

DESCRIPTION

The Inner Clyde Site of Special Scientific Interest (SSSI) contains the intertidal zone of the Clyde estuary from Clydebank in the east to a line between Helensburgh on the north shore and Greenock on the south shore. The seaward boundary of the site extends as far as Mean Low Water Springs. The site is the most northerly of Britain's large west coast estuaries used by migrating birds, and is of national importance for its populations of wintering wildfowl and waders and of European importance for its wintering population of redshank. The site also supports a variety of typical estuarine plant communities with good examples of transitions from saltmarshes to brackish swamps and grassland periodically inundated with sea water.

The site provides the largest example in west central Scotland of grazed and ungrazed upper saltmarsh with relatively uninterrupted transitions to swamp and grassland vegetation. These transitions are absent from many of the major British estuaries where historical land-claim has led to their disappearance. The most extensive areas of saltmarsh, covering approximately 76 hectares, are found on the north shore between Milton Island and Dumbarton, and on the south shore at Newshot Island and Longhaugh Point. There is also a small area at Ardmore Point. In these areas the low marsh (seaward) vegetation, which is covered at almost every tide, contains large areas of the nationally scarce dwarf eelgrass *Zostera noltei*.

The Inner Clyde regularly supports nationally important wintering populations of several species of waterfowl, including redshank, red-throated diver, cormorant, eider, goldeneye, red-breasted merganser and oystercatcher. Principal roosting sites are at Ardmore, Dumbarton, Cardross, Milton Island, Longhaugh Point to West Ferry, and Newshot Island.

NOTIFICATION HISTORY

Part notified under the 1949 Act: Ardmore Point SSSI in 1955 Part notified under the 1949 Act: Erskine to Langbank SSSI in 1972 and 1975

Part re-notified under the 1981 Act: Ardmore Point SSSI on 22 March 1983 Part re-notified under the 1981 Act: Erskine to Langbank SSSI on 29 October 1984 Part notified under the 1981 Act: Dumbuck Foreshore to Pillar Bank SSSI on 11 November 1983

First notified under the 1981 Act as Inner Clyde SSSI: 21 June 1999 (At confirmation on 16 March 2000 there was a 6.74 ha decrease in area.)

Notification reviewed under the 2004 Act: 3 August 2010

REMARKS

Measured area of site corrected from 1,826.02 ha (intertidal area).

Inner Clyde SSSI is designated as the Inner Clyde Special Protection Area (SPA) for the birds listed below:

Birds: redshank *Tringa totanus* (non-breeding)

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AGENDA ITEM NO. 3(a)

LOCAL REVIEW BODY

7 DECEMBER 2022

PLANNING APPLICATION FOR REVIEW

MR MARTIN POWER PROPOSED FORMATION OF ROOF BALCONY 115 SOUTH STREET, GREENOCK (22/0146/IC)

Contents

- 1. Planning Application dated 2 June 2022 together with Existing and Proposed Site Plans, Elevations and Section Plan.
- 2. Planning Application Supporting Statement from Rebecchi Architectural
- 3. Appointed Officer's Report of Handling dated 13 September 2022
- 4. Inverciyde Local Development Plan 2019 Policy Extract

To view the Inverclyde Local Development Plan see: <u>https://www.inverclyde.gov.uk/planning-and-the-environment/planning-policy/development-planning/ldp</u>

- 5. Inverciyde Local Development Plan 2019 Map Extract
- 6. Inverclyde Local Development Plan 2019 Supplementary Guidance on Planning Application Advice Notes Policy Extract
- 7. Decision Notice dated 16 September 2022 issued by Head of Regeneration & Planning
- 8. Notice of Review Form dated 18 October 2022 with Supporting Statement from Rebecchi Architectural
- 9. Suggested Conditions should Planning Permission be Granted on Review
- Note: Inverciyde Proposed Local Development Plan 2021 has been attached to the rear of the agenda papers as supplementary content.

1. PLANNING APPLICATION DATED 2 JUNE 2022 TOGETHER WITH EXISTING AND PROPOSED SITE PLANS, ELEVATIONS AND SECTION PLAN



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 100572487-001

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.

Description of Proposal

Please describe accurately the work proposed: * (Max 500 characters)

riease describe accurately the work proposed. (Max 500 characters)					
Proposed Formation of Roof Balcony					
Has the work already been started and/ or completed? *					
X 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				

Page 1 of 6

Agent Details			
Please enter Agent detail	s		
Company/Organisation:	Rebecchi Architectural		
Ref. Number:		You must enter a Bu	uilding Name or Number, or both: *
First Name: *	Marco	Building Name:	Suite 1
Last Name: *	Rebecchi	Building Number:	32
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NA
Email Address: *	planning@rebecchia.com		
Is the applicant an individ	ual or an organisation/corporate entity? *		
	nisation/Corporate entity		
Applicant Det	ails		
Please enter Applicant de	otails		
Title:	Mr	You must enter a Bu	uilding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	Martin	Building Number:	115
Last Name: *	Power	Address 1 (Street): *	South Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA16 8QN
Fax Number:			
Email Address: *			

Site Address Details					
Planning Authority:	Inverclyde Council		7		
Full postal address of the	site (including postcode where available	le):			
Address 1:	115 SOUTH STREET				
Address 2:					
Address 3:					
Address 4:					
Address 5:					
Town/City/Settlement:	GREENOCK				
Post Code:	PA16 8QN				
Please identify/describe th	he location of the site or sites				
Northing	676786	Easting	226502		
Bro Applicatio					
	proposal with the planning authority? *		🗌 Yes 🗵 No		
Trees					
Are there any trees on or adjacent to the application site? *					
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.					
Access and Parking					
Are you proposing a new or altered vehicle access to or from a public road? *					
If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.					
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 Yes X No elected member of the planning authority? *					

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.

X Yes No Are you/the applicant the sole owner of ALL the land? * Yes X No

Is any of the land part of an agricultural holding? *

Certificate Required

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

Certificate A

Land Ownership Certificate

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

Certificate A

I hereby certify that -

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) 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.

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

Signed: Marco Rebecchi On behalf of: Mr Martin Power Date: 02/06/2022 Please tick here to certify this Certificate. *

Page 4 of 6

Checklist –	Δn	nlication	for	Househ	older	Δn	nlicati	on
CHECKIISt -	πμ	plication	101	nousen	oluei	×μ	piicau	UII

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) Have you provided a writte	en description of the development to which it relates?. *	🗙 Yes 🗌 No			
b) Have you provided the pos has no postal address, a des	stal address of the land to which the development relates, or if the land in question scription of the location of the land? *	🗙 Yes 🗌 No			
c) Have you provided the nai applicant, the name and add	me and address of the applicant and, where an agent is acting on behalf of the ress of that agent.? *	X Yes 🗌 No			
 d) Have you provided a locat land in relation to the locality and be drawn to an identified 	tion plan sufficient to identify the land to which it relates showing the situation of the and in particular in relation to neighbouring land? *. This should have a north point is scale.	Yes 🗌 No			
e) Have you provided a certit	ficate of ownership? *	🗙 Yes 🗌 No			
f) Have you provided the fee	payable under the Fees Regulations? *	🗙 Yes 🗌 No			
g) Have you provided any oth	her plans as necessary? *	🗙 Yes 🗌 No			
Continued on the next page					
A copy of the other plans and (two must be selected). *	d drawings or information necessary to describe the proposals				
You can attach these electro	nic documents later in the process.				
Existing and Proposed e	elevations.				
Existing and proposed f	loor plans.				
Cross sections.					
Site layout plan/Block pl	Site layout plan/Block plans (including access).				
Roof plan.					
Photographs and/or pho	otomontages.				
	mple a tree survey or habitat survey may be needed. In some instances you about the structural condition of the existing house or outbuilding.	Yes X No			
A Supporting Statement – you may wish to provide additional background information or justification for your Yes X No Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. *					
You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.					
Declare – For H	ouseholder Application				
I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.					
Declaration Name:	Mr Marco Rebecchi				
Declaration Date:	02/06/2022				

Payment Details

Departmental Charge Code: PAYLN

Created: 02/06/2022 12:10



Revision Rev A: Drawing amended to show a privacy screen on eastern side of balcony - 26-07-22





Α

2. PLANNING APPLICATION SUPPORTING STATEMENT FROM REBECCHI ARCHITECTURAL







22-052 Proposed Formation of Roof Balcony at 115 South Street, Greenock



Supporting Statement







The proposal comprises of the formation of a roof balcony located directly in front of the existing dormer. The proposal sets out to comply with the Adopted and Proposed Inverclyde Local Development Plan (LDP), specifically Policy 1 – Creating Successful Places and Policy 20 – Residential areas.

Front Roof Balcony:

The balcony has been designed to be modest in size, with the main form retaining the same width, height and length as the existing dormer, projecting out only to form the small platform which is still set back from the eave below – as set out in PAAN No.5.

The proposal has been refused on the basis that it would form an unexpected and incongruous feature on a prominent elevation of the building that would fail to reflect local architecture and would be detrimental to the established character of the area.

Below is an example of a roof balcony on the rear elevation of a house on Denholm Street, around 300m away. Although the balcony is not located on the front elevation, it can be seen prominently from Forsyth Street.



I would argue that this was a clear example of a balcony at roof level, that is easily visible and is situated in the immediate locality.

This therefore creates a precedent for the feature in the established character of the area.







K-

Furthermore, the image to the left is an example of a Velux style roof balcony on the rear of a house also on South Street, around 160m North-West. Although again located on the rear elevation, the balcony is clearly visible from Newton Street.

This is further backed by the fact that roof balconies are not unexpected or uncharacteristic within the larger surrounding area with multiple examples present:



Roof Balcony on Mews Lane

Roof Balcony on Newark Street

The above examples show balconies on traditional-style slate roof buildings in the larger surrounding area. They are both easily visible from the public realm located on the main elevation.







Furthermore, a planning application for the conversion of a dormer to a roof balcony at 75B/2 Union Street was granted in May 2019. The proposal is overtly modern in style and easily visible from multiple locations within the public realm as shown below.









With these points in mind, I would say that the proposal does not reflect an uncharacteristic impression of the area and is in line with pre-existing examples if similar features within the local architecture as set out in the Adopted and Proposed LDP's.

I would also push that the conversion of the front dormer to a balcony of the same materials and dimensions would create a very minimal visual difference to the style of the existing house, and therefore a similarly small impact on the character of the area as a whole.

3. APPOINTED OFFICER'S REPORT OF HANDILNG DATED 13 SEPTEMBER 2022



REPORT OF HANDLING

Report By: Stuart W Jamieson **Report No:** 22/0146/IC

Date:

Local Application Development

01475 712436 Contact Officer:

Subject: Proposed formation of roof balcony at 115 South Street, Greenock.

13th September 2022

SITE DESCRIPTION

The application site comprises a detached 1.5 storey dwelling located on the south side of the junction between South Street and Fox Street, Greenock. Built during the inter-war years, the dwelling is finished with a grey slate roof with decorative red ridge tiles; a front facing dormer with angled bays, grey slate cheeks and roof and white uPVC window frames set within white timber fascia and surrounds; a buff block principal elevation wall; white render walls to both side elevations and the rear elevation; two white render chimneys topped with red chimney pots; white uPVC windows and doors; black timber fascia; and black rainwater goods.

The dwellinghouse is set on a north-east facing slope, being raised relative to South Street by approximately 4 metres. Boundary treatments include a stepped stone boundary wall approximately 1.2 metres in height facing onto South Street; a 2 metre high stone boundary wall facing onto Fox Street; and a boundary hedge along the south-east side elevation. The front garden contains an ornamental tree to the north of the dwellinghouse and is mostly covered with grass.

The site is bound by a mixture of detached one-and-a-half and two storey residential dwellings built during the inter-war period and contain similar materials and finishes, with variations in building design and detailing. The neighbouring properties contain a mixture of front, side and rear facing dormers.

PROPOSAL

Planning permission is sought form a roof balcony within the front roof elevation, directly in front of the existing front dormer. The balcony is proposed to cover a square footprint, measuring approximately 1.6 metres along each side, with black coated steel railings around the outer edges of the balcony. The existing front dormer is to be converted into a set of white uPVC French doors to facilitate access onto the balcony. The French doors are proposed to be set in white painted timber facings.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas" applies.

PROPOSED 2021 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 – Creating Successful Places

Invercive Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 20 – Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Draft Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas" applies.

CONSULTATIONS

None required.

PUBLICITY

The nature of the proposal did not require advertisement.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in determination of this application are the adopted Inverclyde Local Development Plan (LDP); the proposed Inverclyde Local Development Plan (LDP); Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas"; and Draft Planning Application Advice Note (PAAN) 5 on "Outdoor Seating Areas".

Both LDPs locate the application site within an established residential area where Policy 1 of the adopted LDP and Policies 1 and 20 of the proposed LDP apply. Policy 1 of both LDPs require the proposal to have regard to the six qualities of successful places and the relevant Planning Application Advice Notes Supplementary Guidance, of which the adopted and draft PAAN 5s on "Outdoor Seating Areas" are of relevance. The relevant qualities to this application are being 'Distinctive' and 'Safe and Pleasant'. In the adopted LDP, the relevant factor of being considered 'Distinctive' is whether the proposal reflects local architecture and urban form. In the proposed LDP, the relevant factors of being considered 'Distinctive' are whether the proposal respects landscape setting and character, and urban form; and reflects local vernacular/architecture and materials. The relevant factor to be considered 'Safe and Pleasant' is whether the proposal to be assessed with regard to the impact on the amenity, character and appearance of the area, making reference to the relevant supplementary guidance.

In considering the impacts of the proposal on the character and appearance of the building and on neighbouring amenity (Policy 20 of the proposed LDP), the impacts primarily relate to the appearance of the construction, possible activity and noise, and any implications for privacy. In considering these, I turn to the guidance given in both PAAN 5s on "Outdoor Seating Areas".

Firstly, in considering the appearance of the construction, both PAAN 5s state that the design and position shall be appropriate to the architectural design of the house. The balcony is to be located on the principal elevation of the building and will be prominently sited on the building's roof. In considering the visual impact of the proposal, the balcony is to be set within the existing footprint of the dwellinghouse directly in front of the existing dormer and will be accessed from the existing front dormer. I note that the dormer window is to be altered to form a set of French doors that will be positioned within the existing dormer roof and cheeks. The sides of the balcony are proposed to sit in line with the dormer. I note that there are a number of properties in the area that contain similar sized balconies, including the neighbouring property at 113 South Street, however these are all set at first floor level and no properties in the locality contain balconies at roof level. I consider the position of the proposal results in a dominant and unexpected feature which is uncharacteristic of the area and would negatively impact on the architectural design of the house, contrary to both PAAN 5s. As such the proposal is not considered to reflect local architecture and thus fails to meet the quality of being 'Distinctive' in Policy 1 of both LDPs.

In considering possible activity and noise, both PAAN 5s state that balconies should be restricted in size to allow for limited seating and the enjoyment of wider views. Covering an area of approximately 2.5 square metres, the balcony is considered to be restricted in size and is not considered of a size that would create conflict with neighbouring uses in terms of noise and activity. It therefore complies with both PAAN 5s in this regard.

With regard to implications on privacy, both PAAN 5s require screening to be provided where positioned within 9 metres of the garden boundary and where there is a view of the neighbouring private/rear garden area. The balcony is to be positioned approximately 8.1 metres from the south-east boundary however the balcony's position on the principal elevation prevents it from providing a view of the neighbouring private/rear garden areas. I note that there is a side facing dormer window on the adjoining property at 113 South Street, which sits at a distance of approximately 11 metres from the balcony at an angle of approximately 88 degrees. I note the Council's window intervisibility guidance identifies that for windows set at greater than an 80 degree angle from the straight line distance between the windows, a minimum distance of 18 metres is required to prevent an intensification of intervisibility between neighbours. As such the balcony proposed is in a position that would allow any persons standing on the balcony a clear view into the neighbouring window. Following further discussions with the applicant, they have provided drawings indicating that privacy screening can be provided along the south-east boundary of the balcony. This matter can be secured by condition upon the granting of any planning permission in order to alleviate an intensification of intervisibility between neighbouring properties. It stands that the proposal meets the guidance in both PAAN 5s in this regard.

Based on the above assessment, I consider that the proposal can be implemented without creating conflict with adjacent uses in terms of noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing, therefore it meets the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs. Notwithstanding this, the proposal raises concerns over the impact on the character and appearance of the area and as such, fails to accord with Policy 20 of the proposed LDP.

In conclusion, I consider that the conversion of the existing dormer window to form a roof balcony would form an unexpected and incongruous feature on a prominent elevation of the building that would fail to reflect local architecture and would be detrimental to the established character of the area, contrary to Policy 1 of both LDPs and Policy 20 of the proposed LDP. Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that planning applications are determined in accordance with the Local Development Plan unless material considerations indicate otherwise. As the proposal fails to accord with the relevant Plan Policies I am therefore unable to support this proposal.

RECOMMENDATION

That the application be refused for the following reasons:

- 1. By reason of design and position, the development forms an unexpected and strident feature on the dwellinghouse that does not reflect local architecture as required by Policy 1 of the adopted Invercive Local Development Plan.
- 2. By reason of design and position, the development forms a dominant feature on the principal elevation of the dwellinghouse which would harm the established character of the area, contrary to the aims of Policy 20 of the proposed Invercive Local Development Plan.

Signed:



Stuart W Jamieson Interim Director Environment & Regeneration



4. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 POLICY EXTRACT

3.0 CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many fantastic and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	Adaptable
Resource Efficient	Easy to Move Around
Safe and Pleasant	Welcoming

3.4 Figure 3 illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.



POLICY 1 – CREATING SUCCESSFUL PLACES

Invercive Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.



FIGURE 3: Factors Contributing to Successful Places

DISTINCTIVE

- * Reflect local architecture and urban form
- * Contribute positively to historic buildings and places
- * Make the most of important views
- * Retain locally distinct built or natural features
- * Use native species in landscaping, and create habitats for native wildlife

ADAPTABLE

- * Where appropriate, ensure buildings and spaces can be adapted for a range of uses
- * Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

- * Make use of existing buildings and previously developed land
- * Take advantage of natural shelter and sunlight
- * Incorporate low and zero carbon energy-generating technology
- * Utilise sustainable design and construction techniques
- * Make use of available sources of heat
- * Use local or sustainably sourced construction materials
- * Build at higher density in town and local centres and around public transport nodes
- * Provide space for the separation and collection of waste

EASY TO MOVE AROUND

- * Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments
- * Recognise the needs of pedestrians and cyclists
- * Create landmarks to make areas legible and easy to navigate

SAFE AND PLEASANT

- * Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
- * Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
- * Enable natural surveillance of spaces and buildings
- * Incorporate appropriate lighting
- * Minimise the impact of traffic and parking on the street scene
- * Incorporate green infrastructure and provide links to the green network

WELCOMING

- * Create a sense of arrival
- * Integrate new development into existing communities
- * Create attractive and active streets
- * Make buildings legible and easy to access

SUCCESSFUL -

5. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 MAP EXTRACT
LOCAL DEVELOPMENT PLAN 2019



KEY		
SUSTAINABLE	DEVELOPMENT STRATEGY	
	Priority Place	POLICY 3
CONNECTING	PEOPLE AND PLACES	
	Trunk Road	POLICY 11
	Railway	POLICY 11
SPATIAL DEVE	LOPMENT STRATEGY	
	Green Belt	POLICIES 14 & 19
	Countryside	POLICIES 14 & 19
OUR TOWN AN	ND LOCAL CENTRES	
	Town Centre / Local Centre	POLICY 22
	Greenock Town Centre Central Area	POLICY 22
	Network of Centres Opportunity	POLICY 22
OUR JOBS AN	D BUSINESSES	
	Business & Industrial Area	POLICY 25
	Business & Industrial Development Opportunity	POLICY 26
OUR HISTORIC	BUILDINGS AND PLACES	
	Conservation Area	POLICY 28
☆	Scheduled Monument	POLICY 31
OUR NATURAL	AND OPEN SPACES	
$\times \times$	Special Protection Area / Ramsar Site	POLICY 33
	Site of Special Scientific Interest	POLICY 33
	Local Nature Conservation Site	POLICY 33
	Tree Preservation Order	POLICY 34
	Open Space	POLICY 35
933 -	Clyde Muirshiel Regional Park	POLICY 37
•••••	Core Path	POLICY 38
	River Clyde / Firth of Clyde	



6. INVERCLYDE LOCAL DEVELOPMENT PLAN 2019 SUPPLEMENTARY GUIDANCE ON PLANNING APPLICATION ADVICE NOTES POLICY EXTRACT

PLANNING APPLICATION ADVICE NOTES

Planning Application Advice Note No. 5

OUTDOOR SEATING AREAS

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 or decking being erected or extended, but they must take account of privacy and the impact it may have on neighbours' enjoyment of their gardens.

Outdoor seating areas are becoming increasingly popular, but must take account of privacy and the impact these 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 & Roof Terraces

• These should be restricted in size to allow for limited seating and the enjoyment of wider views. Unless obscured from view from neighbouring housing. These 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 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

there is no increase in the intervisibility between, and the overlooking of, neighbours. Where screening is required and it is in excess of 2.5 metres high 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 or roof terrace will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

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



Garden Decking & Raised Platforms

• The position should respect the rights of neighbours to enjoy their gardens without being the subject of intrusive overlooking. If raised more than 0.5 metres above the original ground levels, 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 positioned within 9 metres of the garden boundary and where it will result in an increased view of the neighbouring private/rear

garden area, the erection of screening, either at the decking/platform edge or the garden boundary shall generally be required. Where screening is required and it is in excess of 2.5 metres high above ground level 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 decking/platform will not be supported. The Council will use the Building Research Establishment publication "Site Layout Planning for daylight and sunlight: A guide to good practice" in making this assessment.

• The design and position of the decking/ platform shall be appropriate to the architectural design of the house.



7. DECISION NOTICE DATED 16 SEPTEMBER 2022 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: 22/0146/IC

Online Ref: 100572487-001

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

Mr Martin Power 115 South Street GREENOCK PA16 8QN Rebecchi Architectural Marco Rebecchi Suite 1 32 Kempock Street GOUROCK PA19 1NA

With reference to your application dated 2nd June 2022 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed formation of roof balcony at

115 South Street, Greenock.

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:-

- By reason of design and position, the development forms an unexpected and strident feature on the dwellinghouse that does not reflect local architecture as required by Policy 1 of the adopted Invercive Local Development Plan.
- 2. By reason of design and position, the development forms a dominant feature on the principal elevation of the dwellinghouse which would harm the established character of the area, contrary to the aims of Policy 20 of the proposed Invercive Local Development Plan.

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

Dated this 16th day of September 2022



Stuart W. Jamieson Interim Director Environment and Regeneration

Page 1 of 2

- 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 Democratic Services, 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:
PL-001	Rev A	26.07.2022

Page 2 of 2

8. NOTICE OF REVIEW FORM DATED 18 OCTOBER 2022 WITH SUPPORTING STATEMENT FROM REBECCHI ARCHITECTURAL

	Inve	ercl	yde
Municipal Buildings Clyde devcont.planning@inverc	e Square Greenock PA15 1LY Tel: 01475 7 lyde.gov.uk	17171 Fax: 01475 71	2 468 Email:
Applications cannot be va	lidated until all the necessary documentatio	n has been submitted	and the required fee has been paid.
Thank you for completing	this application form:		
ONLINE REFERENCE	100572487-002		
	e unique reference for your online form only ease quote this reference if you need to con		rity will allocate an Application Number when ority about this application.
	Agent Details n agent? * (An agent is an architect, consult in connection with this application)	ant or someone else a	acting
Agent Details			
Please enter Agent details	s		
Company/Organisation:	Rebecchi Architectural		
Ref. Number:		You must enter a B	uilding Name or Number, or both: *
First Name: *	Marco	Building Name:	Suite 1
Last Name: *	Rebecchi	Building Number:	32
Telephone Number: *	01475 634844	Address 1 (Street): *	Kempock Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Gourock
Fax Number:		Country: *	United Kingdom
		Postcode: *	PA19 1NA
Email Address: *	planning@rebecchia.com		
Is the applicant an individ	ual or an organisation/corporate entity? *		
🛛 Individual 🗌 Orga	nisation/Corporate entity		

	tails		
Please enter Applicant of	details		
Title:	Mr	You must enter a Bu	uilding Name or Number, or both: *
Other Title:		Building Name:	
First Name: *	Martin	Building Number:	115
Last Name: *	Power	Address 1 (Street): *	South Street
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Greenock
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	PA16 8QN
Fax Number:			
Email Address: *			
Site Address	Details		
Planning Authority:	Inverclyde Council		
	Inverclyde Council e site (including postcode where	available):	
		available):	
Full postal address of th	e site (including postcode where	available):	
Full postal address of th Address 1:	e site (including postcode where	available):	
Full postal address of th Address 1: Address 2:	e site (including postcode where	available):	
Full postal address of th Address 1: Address 2: Address 3:	e site (including postcode where	available):	
Full postal address of th Address 1: Address 2: Address 3: Address 4:	e site (including postcode where	available):	
Full postal address of th Address 1: Address 2: Address 3: Address 4: Address 5:	e site (including postcode where 115 SOUTH STREET	available):	
Full postal address of th Address 1: Address 2: Address 3: Address 4: Address 5: Town/City/Settlement: Post Code:	e site (including postcode where 115 SOUTH STREET	available):	
Full postal address of th Address 1: Address 2: Address 3: Address 4: Address 5: Town/City/Settlement: Post Code:	e site (including postcode where 115 SOUTH STREET GREENOCK PA16 8QN	available):	
Full postal address of th Address 1: Address 2: Address 3: Address 4: Address 5: Town/City/Settlement: Post Code:	e site (including postcode where 115 SOUTH STREET GREENOCK PA16 8QN	available):	

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)
Proposed Formation of Roof Balcony
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).
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 a 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.
See Attached Appeal Document
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *
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 to rely on in support of your review. You can attach these documents electronically later in the			d intend
22-052 - Appeal Statement			
Application Details			
Please provide the application reference no. given to you by your planning authority for your previous application.	22/0146/IC		
What date was the application submitted to the planning authority? *	02/06/2022		
What date was the decision issued by the planning authority? *	16/09/2022		
Review Procedure			
The Local Review Body will decide on the procedure to be used to determine your review ar process require that further information or representations be made to enable them to deterr required by one or a combination of procedures, such as: written submissions; the holding o inspecting the land which is the subject of the review case.	nine the review. Further	information n	
Can this review continue to a conclusion, in your opinion, based on a review of the relevant i parties only, without any further procedures? For example, written submission, hearing sess Yes No		ourself and	other
In the event that the Local Review Body appointed to consider your application decides to in	spect the site, in your op	inion:	
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 in to submit all this information may result in your appeal being deemed invalid.	nformation in support of y	/our appeal.	Failure
Have you provided the name and address of the applicant?. *	X Yes 🗌 N	10	
Have you provided the date and reference number of the application which is the subject of review? *	this 🛛 Yes 🗌 N	10	
If you are the agent, acting on behalf of the applicant, have you provided details of your nam and address and indicated whether any notice or correspondence required in connection wit review should be sent to you or the applicant? *		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? *	X Yes 🗆 N	10	
Note: You must state, in full, why you are seeking a review on your application. Your statemerequire to be taken into account in determining your review. You may not have a further opperat a later date. It is therefore essential that you submit with your notice of review, all necessary on and wish the Local Review Body to consider as part of your review.	ortunity to add to your sta	atement of re	eview
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 *	X Yes 🗆 N	10	
Note: Where the review relates to a further application e.g. renewal of planning permission of planning condition or where it relates to an application for approval of matters specified in contract application reference number, approved plans and decision notice (if any) from the earlier contract of the service of the s	onditions, it is advisable to		

Declare – Notice of Review

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

Declaration Name:

Mr Marco Rebecchi

Declaration Date: 18/10/2022







22-052 Proposed Formation of Roof Balcony at 115 South Street, Greenock



Supporting Statement







The proposal comprises of the formation of a roof balcony located directly in front of the existing dormer. The proposal sets out to comply with the Adopted and Proposed Inverclyde Local Development Plan (LDP), specifically Policy 1 – Creating Successful Places and Policy 20 – Residential areas.

Front Roof Balcony:

The balcony has been designed to be modest in size, with the main form retaining the same width, height and length as the existing dormer, projecting out only to form the small platform which is still set back from the eave below – as set out in PAAN No.5.

The proposal has been refused on the basis that it would form an unexpected and incongruous feature on a prominent elevation of the building that would fail to reflect local architecture and would be detrimental to the established character of the area.

Below is an example of a roof balcony on the rear elevation of a house on Denholm Street, around 300m away. Although the balcony is not located on the front elevation, it can be seen prominently from Forsyth Street.



I would argue that this was a clear example of a balcony at roof level, that is easily visible and is situated in the immediate locality.

This therefore creates a precedent for the feature in the established character of the area.







K-

Furthermore, the image to the left is an example of a Velux style roof balcony on the rear of a house also on South Street, around 160m North-West. Although again located on the rear elevation, the balcony is clearly visible from Newton Street.

This is further backed by the fact that roof balconies are not unexpected or uncharacteristic within the larger surrounding area with multiple examples present:



Roof Balcony on Mews Lane

Roof Balcony on Newark Street

The above examples show balconies on traditional-style slate roof buildings in the larger surrounding area. They are both easily visible from the public realm located on the main elevation.







Furthermore, a planning application for the conversion of a dormer to a roof balcony at 75B/2 Union Street was granted in May 2019. The proposal is overtly modern in style and easily visible from multiple locations within the public realm as shown below.









With these points in mind, I would say that the proposal does not reflect an uncharacteristic impression of the area and is in line with pre-existing examples if similar features within the local architecture as set out in the Adopted and Proposed LDP's.

I would also push that the conversion of the front dormer to a balcony of the same materials and dimensions would create a very minimal visual difference to the style of the existing house, and therefore a similarly small impact on the character of the area as a whole.



Revision Rev A: Drawing amended to show a privacy screen on eastern side of balcony - 26-07-22





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9. SUGGESTED CONDITIONS SHOULD PLANNING PERMISSION BE GRANTED ON REVIEW

22/0146/IC - Review - Suggested conditions

Should planning permission be granted on review the following conditions are suggested:

Conditions:

- 1. The development to which this permission relates must be begun within 3 years from the date of this permission.
- 2. That prior to commencement of development, full details of the design, materials and finishes for the 1.8 metre high privacy screen shown in drawing number PL-001, Revision A, dated 26-07-22 shall be submitted to and approved in writing by the Planning Authority. The approved privacy screen shall be erected along the south-east boundary of the balcony prior to the balcony hereby permitted being brought into use and shall be retained in conjunction with the balcony hereby permitted at all times thereafter, to the satisfaction of the Planning Authority.

Reasons:

- 1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).
- 2. In the interests of privacy and to prevent an intensification of intervisibility between neighbouring properties.

Inverclyde

LOCAL DEVELOPMENT PLAN

Cont.



HOW TO RESPOND TO THE PROPOSED PLAN

The Proposed Local Development Plan represents the settled view of Inverclyde Council as to what the content of the Adopted Local Development Plan should be. However, publication of the Proposed Plan allows for those with an interest in the Plan to make representations setting out modifications they would like to be made to it. Representations of support for the Proposed Plan can also be submitted.

An official representation form is available as an electronic document (Word and PDF). The form is available online and paper copies can be provided on request. An e-form is also available online.

Representations should make clear what modification is being sought and the reasons for the suggested modification. Where possible please use a chapter, paragraph, schedule or site reference. Respondents are encouraged to limit their representation on any one issue to no more than 2,000 words plus limited supporting productions. Separate response forms should be used for each different issue a response is being made in respect of.

Representations can be submitted by:

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- e-mail to <u>Idp@inverclyde.gov.uk</u> with the subject heading 'Proposed Local Development Plan 2021'
- completing the e-form available at https://www.inverclyde.gov.uk/newldp
 - writing to Planning Policy, Regeneration & Planning, Municipal Buildings, Clyde Square, Greenock, PA15 1LY

The period for submitting representations runs until 9 July 2021.

Please contact the Planning Policy team with any queries you have in respect of the Proposed Local Development Plan:

Ash Hamilton	01475 712463	ashley.hamilton@inverclyde.gov.uk
Margaret Pickett	01475 712493	margaret.pickett@inverclyde.gov.uk
Alan Williamson	01475 712491	alan.williamson@inverclyde.gov.uk

FOREWORD

Welcome to the Inverciyde Local Development Plan.

The aim of the Plan is to deliver an Inverclyde that is an attractive and inclusive place to live, work, study, visit, and invest. It does this through encouraging investment and new development, which is sustainably designed and located and contributes to the creation of successful places.

The Council and its community planning partners in the Inverclyde Alliance have established, through the Inverclyde Outcomes Improvement Plan, four priorities for making Inverclyde a successful place. These are: population; the local economy; inequalities; and environment, culture and heritage.

To address population and the local economy, the Outcomes Improvement Plan recognises employment and housing opportunities as crucial. The Local Development Plan responds by identifying land for over 5,700 new houses and over 30 hectares of land for new industrial and business development. Population stability, and growth in the longer term, will also be driven by enhancing the image of Inverclyde and the Plan includes proposals for our larger regeneration sites, which we refer to as Priority Places; policies to support our town and local centres; and sets a requirement for all new development to contribute towards creating successful places.

In response to the environment, culture and heritage priority, the Plan continues to protect our historic buildings and places, and our network of natural and open spaces and habitats. These include the Inner Clyde and Renfrewshire Heights Special Protection Areas, 7 Sites of Special Scientific Interest, 57 Local Nature Conservation Sites, 8 Conservation Areas, 247 Listed Buildings, 31 Scheduled Monuments and 3 Gardens and Designed Landscapes. In addition to designated sites, there is a range of non-designated historic assets and areas of historic and natural value, including non-listed buildings of historic/architectural interest and the green and blue network. Collectively, these natural and historic assets demonstrate the natural and cultural richness and diversity of Inverclyde.

Through addressing the above priorities, the Local Development Plan will also contribute to addressing inequalities.

The Plan also seeks to ensure that Inverclyde is a more sustainable place and contributes towards the national net-zero greenhouse gas emissions target. It supports low carbon infrastructure and directs development to sustainable locations which reduce the need for car travel. It also seeks to build climate resilience into our environment to enable communities and wildlife to adapt to the impacts of climate change.

COVID-19

The Plan has been prepared at a time when Inverclyde is still being impacted by the COVID-19 pandemic. The pandemic has had an impact on the social, health and economic life of the area, both through the impact of the virus itself and the interventions to deal with it, such as lockdowns, a shift to home working and a greater focus on local living.

Whilst this Plan will play a supporting role in Inverclyde's recovery from the pandemic, it has been prepared at a time when the long-term implications are unclear, and when flexibility to react to changes may be required. Clydeplan, the Strategic Development Planning Authority for the Glasgow City Region, has considered the implications of COVID-19 for the Glasgow City Region and spatial planning. These include:

- A greater focus on town centre regeneration, and innovative approaches to it, as the pandemic has accelerated existing trends such as reduced footfall and increasing vacancies and internet sales.
- Changing market demand for commercial property as more people work from home. This may have knock on effects for the vitality of current business locations and the provision of commercial land in the future.
- Increased demand for quality private garden space, home working space and rural living. This may have implications for the location, layout and design of residential development.
- Increased demand for services, leisure opportunities, open spaces and active travel routes within local areas.
- Changing transport and digital infrastructure demands due to changes in work and recreational patterns. This may impact current and future provision.
- A recognition that engaging with nature provides significant mental health and wellbeing benefits and that our green/open spaces, buildings and the urban environment generally should aim to deliver more in the way of opportunities for nature to thrive.

The Plan sets out a strategy and policy framework that seeks to support these potential implications, whilst still providing certainty for businesses and communities.

Thank you for your interest in the future development of Inverclyde and we look forward to working with you to make Inverclyde a successful place.

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INTRODUCTION

1.1 The Inverclyde Local Development Plan sets out the Council's strategy, policies and proposals for the use of land and buildings within Inverclyde and, together with the Clydeplan Strategic Development Plan, is the document the Council uses to shape development proposals and determine planning applications.

1.2 The overall aim of this Plan is to contribute towards Inverclyde being an attractive and inclusive place to live, work, study, visit and invest, now and in the future, particularly through encouraging investment and new development, which is sustainably designed and located, and contributes to the creation of successful places. This is underpinned by a Sustainable Development Strategy and a Spatial Development Strategy, the components of which are set out in **Figure 1**.

FIGURE 1: Inverciyde Local Development Plan Aims and Strategies

SUSTAINABLE DEVELOPMENT STRATEGY

CREATING SUCCESSFUL PLACES

to support development that contributes to creating successful places and making places better

TACKLING CLIMATE CHANGE

to reduce greenhouse gases through support for the sustainable production and distribution of energy and management of waste, and to build resilience to the impacts of climate change

CONNECTING PEOPLE AND PLACES

to support sustainable and active travel by directing new development to sustainable locations, managing the impact of development on the transport network and supporting digital connectivity

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VIILLAGES AND COUNTRYSIDE

to support urban regeneration and the protection of the rural area by directing most new development to existing towns and villages, prioritising the redevelopment of brownfield land and limiting development in the Green Belt and Countryside.

OUR HOMES AND COMMUNITIES

to support new residential development that meets Inverclyde's housing needs and demand, and protects our existing residential areas.

OUR TOWN AND LOCAL CENTRES

to support our town and local centres by directing town centre investment to the right locations.

OUR JOBS AND BUSINESSES

to support the Inverclyde economy by identifying land for business and industrial development, safeguarding existing business and industrial areas, and supporting tourism development.

OUR HISTORIC BUILDINGS AND PLACES

to support the preservation of, and development sympathetic to, our historic environment, including Conservation Areas, Listed Buildings, Scheduled Monuments, archaeological sites, and Gardens and Designed Landscapes.

OUR NATURAL AND OPEN SPACES

to support the protection and enhancement of our important habitat networks, species, wider biodiversity, landscape, trees and woodland, open spaces and playing fields, the path network, Clyde Muirshiel Regional Park, and the water environment.



AIM



Structure of the Local Development Plan

- **1.3** The Local Development Plan comprises two main parts:
 - Written Statement this document sets out, in narrative form, the strategy and policies of the Plan and the reasoning behind the policies. Following the introduction, it is split into the two main strategy areas Sustainable Development Strategy and Spatial Development Strategy with each of these sub-divided into topic specific sections. Proposals for specific sites are listed in a series of schedules found throughout the Plan, with supporting information provided in tables and figures.
 - **Proposals Maps** this is an Ordnance Survey based map that illustrates the areas which the policies and proposals of the Plan apply to.

Accompanying and supporting documents

1.4 Supplementary Guidance – this will be prepared for the following topics and will provide further information or detail in respect of the Plan's policies:

- Affordable Housing in the Inverclyde Villages
- Design Guidance for Residential Development
- Developer Contributions
- Enabling Development
- Energy
- Trees
- Delivering Green Infrastructure Through New Development
- Planning Application Advice Notes
- Priority Places

1.5 As this Plan was prepared prior to the development planning provisions of the Town and Country Planning (Scotland) Act 2019 coming into effect, Supplementary Guidance forms part of the Development Plan. Non-statutory Planning Guidance may also be published by the Council, as required. Planning Guidance will not form part of the Development Plan, but will be a material consideration in the determination of planning applications.

1.6 Strategic Environmental Assessment Environmental Report – this assesses the environmental effects of the Plan's policies and proposals and, where necessary, identifies measures to mitigate any significant adverse effects and enhance positive effects, which will then inform site-specific development requirements at the planning application stage.

1.7 Habitats Regulations Appraisal Record – this assesses whether a Plan may have an impact on a European site, which is a collective term for nature conservation sites recognised at a European level. Inverclyde has two such areas - the Renfrewshire Heights Special Protection Area and the Inner Clyde Special Protection Area.

1.8 Equalities Impact and Fairer Scotland Duty Assessment – this assesses the impact of the Plan in terms of the Council's equality and Fairer Scotland duties.

1.9 Action Programme – this sets out the actions required to successfully deliver the Plan's strategy and proposals, identifying actions, the organisations responsible for delivering them, and the timescale for delivery. It is updated every two years.

1.10 Housing Land Technical Report 2021 – this sets out the housing land requirement that is to be provided for by the Plan with regard to the Housing Need and Demand Assessment and Clydeplan Strategic Development Plan.



INVERCLYDE OUTCOMES IMPROVEMENT PLAN

2.1 The Inverclyde Outcomes Improvement Plan sets out the four priorities of Inverclyde's community planning partners - The Inverclyde Alliance. These are:

Priority 1: Population

Inverclyde's population will be stable and sustainable with an appropriate balance of socio - economic groups that is conducive to local economic prosperity and longer term population growth.

Priority 2: The Local Economy

Inverclyde has a thriving and diverse local economy, economic activity is increased and skills development enables both those in work and those furthest from the labour market to realise their full potential.

Priority 3: Inequalities

There will be low levels of poverty and deprivation and the gap in income and health between the richest and poorest members of our communities will be reduced.

Priority 4: Environment, Culture and Heritage

Inverclyde's environment, culture and heritage will be protected and enhanced to create a better place for all Inverclyde residents and an attractive place in which to live, work and visit.



SUSTAINABLE DEVELOPMENT STRATEGY

4 INVERCLYDE LOCAL DEVELOPMENT PLAN

CREATING SUCCESSFUL PLACES

Introduction

3.1 Inverclyde has many distinctive and unique places. Examples include the Free French Memorial and Lyle Hill, which offer panoramic views over the Firth of Clyde; Quarriers Village, built in the 19th century as an orphans' village and filled with individually designed homes of that period; the A-listed Edwardian Wemyss Bay railway station; and the grid-pattern Greenock West End conservation area, which is contained to the north by the popular Greenock Esplanade. These, and other places, have stood the test of time and remain places where people want to live and visit.

3.2 The Council is keen to have more successful places in Inverclyde, and all new development will be expected to contribute to creating successful places. This is particularly important in relation to the Plan's Priority Projects and Priority Places, which reflect major Council investments and the larger scale regeneration opportunities in Inverclyde.

Creating Successful Places

3.3 The Council is keen that all development contributes to making Inverclyde a better place to live, work, study, visit and invest. To differing degrees, all scales and types of development have the potential to make an impact on the surrounding environment and community. It is important to the Council that this impact is a positive one. To this end, the Council will have regard to the six qualities of a successful place when considering all development proposals.

Distinctive	Adaptable
Resource Efficient	Easy to Move Around
Safe and Pleasant	Welcoming

3.4 Figure 2 illustrates the factors that contribute to the six qualities of a successful place. Not all will be relevant to every development proposal and planning application, but where they are, the Council will expect development proposals to have taken account of them, and it will have regard to them in the assessment of planning applications.

3.5 The Strategic Environmental Assessment Environmental Report, which accompanies the Plan, sets out mitigation and enhancement measures, which would make the environmental impact of development of the sites identified in the Plan more sustainable, thus contributing to the creation of successful places.

POLICY 1 - CREATING SUCCESSFUL PLACES

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.



DISTINCTIVE

- Respect landscape setting and character, and urban form
- Reflect local vernacular/architecture and materials
- Contribute positively to historic buildings and places
- Protect and make the most of important views
- Retain locally distinct built or natural features
- Use native species in landscaping where appropriate, and create habitats for native wildlife.

ADAPTABLE

- Where appropriate, ensure buildings and spaces can be adapted for a range of uses
- Avoid creating buildings or spaces that will become neglected or obsolete

RESOURCE EFFICIENT

- Make use of existing buildings and previously developed land
- Take advantage of natural shelter and sunlight
- Incorporate nature-based solutions e.g. SuDS
- Incorporate low and zero carbon energy-generating technology
- Utilise sustainable design and construction techniques
- Make use of available sources of heat
- Use local or sustainably sourced construction materials
- Build at higher density in town and local centres and around public transport nodes
- Provide space for the separation and collection of waste

EASY TO MOVE AROUND

- Be well connected, with good path links to the wider path network, public transport nodes and neighbouring developments and the wider environment/green infrastructure beyond the site boundary
- Recognise the needs of pedestrians and cyclists
- Create gateways, landmarks and utilise local vistas and views to make areas legible and easy to navigate

SAFE AND PLEASANT

- Avoid conflict between adjacent uses by having regard to adverse impacts that may be created by noise; smell; vibration; dust; air quality; flooding; invasion of privacy; or overshadowing
- Avoid creating spaces that are unsafe or likely to encourage or facilitate anti-social behaviour or crime
- Enable natural surveillance of spaces and buildings
- Incorporate appropriate lighting
- Minimise the impact of traffic and parking on the street scene
- Incorporate green infrastructure and provide links to the green network

WELCOMING

Create a sense of arrival

SUCCESSFUL

PLACES

- Integrate new development into existing communities
- Create attractive and active streets
- Make buildings legible and easy to access

6 INVERCLYDE LOCAL DEVELOPMENT PLAN

Priority Projects

3.6 Over the lifetime of this Plan, the Council expects to be a leading or major partner in priority projects that have land use implications. Collectively, these projects mark a major investment in the economy, infrastructure, housing and communities of Inverclyde. This Plan offers in-principle support to the delivery of these projects, which are detailed below.

Glasgow City-Region City Deal

3.7 Inverclyde is one of 8 local authorities participating in the Glasgow City-Region City Deal project. The City Deal aims to fund major infrastructure projects; create thousands of new jobs and assist thousands of unemployed people back to work; improve public transport and connectivity; drive business innovation and growth; and generate billions of pounds of private sector investment. In Inverclyde, this investment will focus on:

- **Greenock Ocean Terminal** this project will expand the quayside and deliver a new visitor centre in order to increase capacity for cruise ship visits and freight handling. It is anticipated that it will enable 100 cruise ships to visit Inverclyde each year, bringing 150,000 visitors to central Scotland.
- Inverkip Infrastructure this project addresses the restricted network and junction capacity on the A78 trunk road at four locations in and around Inverkip. The project will release investment and enable the development of a major 20 hectare brownfield site around the former Inverkip Power Station, creating potential for in excess of 600 houses and up to 6,000 square metres of community and commercial space.
- **Inchgreen, Greenock** this project will redevelop a brownfield site and develop underutilised quay assets to offer a dedicated on-shore marine hub, complimentary to the marine activities at the Inchgreen dry dock.

Affordable Housing Supply Programme

3.8 The Council's housing association partners are delivering an ambitious programme of new quality affordable homes as part of the Scottish Government's More Homes Scotland programme.

Early Learning and Childcare

3.9 The Council is continuing to implement proposals to deliver the 1140 hour entitlement to early learning and childcare. The expansion has required substantial levels of investment in workforce and infrastructure to ensure that the required capacity is in place. This has involved the development of new and expanded early years' facilities in locations across Inverclyde.

Inverclyde Cemetery Capacity

3.10 The Council is currently investigating potential locations for the provision of additional cemetery capacity within Inverclyde, with the identification and development of capacity required during the lifetime of this Plan. Investigations are currently focused on options for expanding cemetery capacity at the existing Knocknairshill and Kilmacolm cemeteries.

Inverclyde Green Connections – Linking People and Place

3.11 The Council, in partnership with a number of other organisations and groups is developing an Inverclyde Green Connections programme, which aims to improve connections between neighbourhoods and deliver green network and placemaking improvements within the Greenock and Port Glasgow areas. The programme seeks to build on several projects set out in existing area renewal and green network strategies and the Active Travel Strategy.

POLICY 2 - PRIORITY PROJECTS

The Council will support, in principle, development proposals associated with the Priority Projects listed in Schedule 1

SCHEDULE 1: Inverclyde Local Development Plan Priority Projects	SCHEDULE 2 – Inverciyae Local I	Development Plan Priority Places
Glasgow City-Region City Deal • Greenock Ocean Terminal	Priority Place	Preferred Strategy
Inverkip InfrastructureInchgreen, Greenock	The Harbours, Greenock	Mixed use development including housing education, tourism and heritage, shops, food and drink, public house, financial an
Affordable Housing Supply Programme		professional services, and marine-related business and industrial uses. Development proposals to comply with refreshed
Early Learning and Childcare		masterplan for the site.
Inverclyde Cemetery Capacity	James Watt Dock/Garvel Island, Greenock	Mixed use development including housing busing busing business, assembly and leisure, hotel and
Inverclyde Green Connections		hostels, residential institutions, non-residen institutions, marine-related business and industrial uses, and ancillary retail and foc
Priority Places		and drink. Development proposals to cor with refreshed masterplan for the site, wh is to enhance support/protection for
3.12 This Plan identifies several larger scale development opportunities with he potential to have a transformational impact on their surrounding area, and		marine-related businesses.
n some cases Inverclyde as a whole. Owing to their size and complexity, these ites are long term development opportunities and have been designated as Priority Places due to the importance that the Council places on delivering	Former Inverkip Power Station	Mixed use development including housin community facilities, leisure, hotel, food a drink, public house, neighbourhood retail financial and professional services, and
development on the sites and its desire to see the creation of quality places. Schedule 3 lists the Priority Places and their preferred uses, and Policy 3 supports heir comprehensive development, in line with the identified uses. Policy 3 is supported by Supplementary Guidance, which sets out the development		business uses, and green infrastructure. Development proposals are to address th full site.
rameworks for these sites.	Peat Road/Hole Farm, Greenock	Housing with community facilities, neighbourhood retail, and green network enhancements. Whole site masterplan
POLICY 3 - PRIORITY PLACES		required.
The Council will support redevelopment proposals for the Priority Places where these are in line with the preferred strategy set out in Schedule 2 and the development frameworks set out in the Priority Places Supplementary Guidance.	Spango Valley, Greenock	Mixed use development including busines industrial, storage or distribution (collective to form no less than 35% of developable an housing (to form no more than 50% of developable area), residential institutions, non-residential institutions, neighbourhood retail, neighbourhood food and drink,
		appropriate leisure and recreation, green infrastructure, park and ride, and appropriate renewable energy uses.
		(continued on next po

	Development proposals are to address the full site, with the exception of former Greenock High School site which is identified for prison use.
Drumfrochar Road, Greenock	Housing and industrial development.
Port Glasgow Eastern Gateway	Mixed use development including housing, business and industrial uses, active travel improvements, public realm and green network enhancements.
Port Glasgow Industrial Estate	Consolidation of industrial area, housing development and green network enhancement in line with comprehensive masterplan.
Town centre uses (Schedule 6) are required to comply with the Network of Centres strategy (Policy 22).	

TACKLING CLIMATE CHANGE

4.1 Since Inverclyde Council signed up to Scotland's Climate Change Declaration in 2007, in the period to 2020 it has made a 25.25% reduction in the amount of greenhouse gases emitted by its buildings and operations. Local residents, businesses and organisations have also made efforts to reduce carbon emissions through, for instance, installing insulation and solar panels and by being more energy efficient.

4.2 In April 2019, the Scottish Government declared a 'climate emergency'. In response to this, and building on progress made so far, the Scottish Government has set an ambitious target to achieve 'net zero' greenhouse gas emissions including:

- 75% reduction in greenhouse gas emissions by 2030 from a 1990 baseline
- net-zero emissions by 2045 from a 1990 baseline
- at least 50% of building stock to be heated using zero emissions system by 2030
- renewable energy generation to account for the equivalent of 50% of its energy demand by 2030
- 4.3 These targets require the Council to continue, through its own actions

and its planning policy agenda, to pursue the further reduction of greenhouse gases. The Plan seeks to help achieve this through delivering sustainable development in sustainable locations, supporting the generation of heat and electricity from sustainable sources, sustainable waste management and promoting sustainable travel.

4.4 Flooding is predicted to be the most likely impact of climate change on Inverclyde. Although the area has a history of flooding, climate change is predicted to increase the frequency and intensity, owing to sea level rises and more severe weather events.

Supplying Energy

4.5 In 2018, 62.5% of greenhouse gas emissions in Inverclyde were estimated to be associated with the generation of heat and electricity. Encouraging generation from low-carbon and renewable sources can have a significant impact on meeting carbon reduction targets. Consequently, the Council supports, in principle, heat and electricity infrastructure that will help reduce greenhouse gases, subject to consideration of the impact of the proposed development.

4.6 Wind turbines are a means of generating electricity from a renewable resource. The Council's Supplementary Guidance on Energy sets out a spatial framework and other criteria to guide and assess proposals for wind turbines and wind farms, as well as guidance for other renewable energy technologies.



POLICY 4 - SUPPLYING ENERGY

Proposals for infrastructure for the generation, storage or distribution of heat and electricity will be supported in principle where they contribute to a reduction in greenhouse gas production. Proposals will be assessed with regard to impact, including cumulative impact on:

- a) the resources protected by the Plan's historic buildings and places and natural and open spaces chapters;
- b) the amenity and operations of existing and adjacent uses;
- c) tourism and recreational resources;
- d) air quality;
- e) aviation and defence interests;
- f) telecommunication and broadcasting interests; and
- g) traffic and pedestrian safety

Where relevant, proposals are to be accompanied with restoration plans acceptable to the Council.

Relevant proposals are required to accord with the Council's Supplementary Guidance on Energy.

Heat Networks

4.7 Heat networks offer the opportunity for a more efficient and sustainable means of generating and delivering heat by removing the generation of heat from within individual properties to a communal facility. Heat networks, which are also referred to as district heating, are part of the step-change required towards a more sustainable future and less reliance on gas, and other carbon fuels, as a heat source.

POLICY 5 - HEAT NETWORKS

Major Developments will be required to meet heat demand through a district heating network or other low-carbon alternative, unless the application is accompanied by an energy statement clearly demonstrating that this is not feasible. All proposed developments located adjacent to significant heat sources or proposed/existing heat networks should be designed in such a way as to be capable of connecting to a heat network from that source and any land required for heat network infrastructure should be protected.

Low and Zero Carbon Generating Technology

4.8 The Plan is obliged by the Climate Change (Scotland) Act 2009 to include a policy requiring all new buildings to avoid greenhouse gas emissions through the installation of low and zero carbon generating technologies.

POLICY 6 - LOW AND ZERO CARBON GENERATING TECHNOLOGY

Support will be given to all new buildings designed to ensure that at least 20% of the carbon dioxide emissions reduction standard set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. This percentage will increase to at least 25% by the end of 2025. Other solutions will be considered where:

- a) it can be demonstrated that there are significant technical constraints to using on-site low and zero-carbon generating technologies; and
- b) there is likely to be an adverse impact on the historic or natural environment.

* This requirement will not apply to those exceptions set out in Standard 6.1 of the 2017 Domestic and Non-Domestic Technical Handbooks associated with the Building (Scotland) Regulations 2004, or to equivalent exceptions set out in later versions of the handbook.

Waste Reduction and Management

4.9 Inverclyde is well served in terms of waste services, particularly recycling. Kerbside recycling services are available to most households, and there are 36 neighbourhood recycling points and 2 larger recycling centres at Pottery Street, Greenock and Kirn Drive, Gourock.

4.10 The Scottish Government's Zero Waste Plan sets out a hierarchy for managing waste, in the order of waste reduction, reuse, recycling and recovery, along with a number of targets, including that for all waste by 2025 70% will be recycled and a maximum of 5% will be landfilled. In 2019/20, Inverclyde recycled 54% of household waste.

4.11 No major planning applications for waste management infrastructure are anticipated over the lifetime of this Plan. Proposals for smaller and local facilities, which contribute to waste reduction and management, will be supported in principle, subject to consideration of their impacts and acceptable

site restoration, where applicable. Sustainable management of waste is also promoted by making the separation, storage and collection of waste as easy as possible and encouraging opportunities for integrating efficient energy and waste innovations within business environments.

POLICY 7 - WASTE REDUCTION AND MANAGEMENT

Proposals for waste management facilities will be supported where they:

- a) support the national Zero Waste Plan and promote the waste hierarchy;
- b) enable the management of waste closer to where it arises;
- c) avoid significant adverse impact on the amenity and operations of existing and adjacent uses and the road network; and
- d) avoid significant adverse impact on the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Where necessary, proposals should demonstrate how any site affected by the proposal will be fully restored through an appropriate aftercare programme and a financial guarantee to ensure its implementation.

Where applicable, the design and layout of new development must enable the separation, storage and collection of waste in a manner that promotes the waste hierarchy. Opportunities for integrating efficient energy and waste innovations within business environments will be encouraged.

Climate Change Adaptation

4.12 Climate change is a key issue for all levels of government. There is clear evidence of global temperature rises with the impacts of this for Scotland predicted to be increases in temperatures, including extreme heat, rising sea levels and extreme weather events. Inverclyde as a coastal authority with a steep sloping hinterland is particularly vulnerable to the impact of these changes. Flooding could have a severe negative impact on buildings, infrastructure and the landscape, while extreme weather events could affect energy, water, transport and communication networks, natural habitats and wildlife, and have implications for the delivery of Council services and social

and economic well-being.

4.13 While mitigation measures such as the use of renewable energy and energy efficiency can, and have stabilised and reduced levels of greenhouse gas emissions in Scotland, climate change adaptation is required to prepare for the negative effects of climate change and be in a position to take advantage of any opportunities.

4.14 Inverclyde Council's Climate Change Plan (2018) sets the objectives examining the likely impacts of climate change on the Council's operations and the Inverclyde area, and the consideration of climate change adaptation projects and initiatives in addition to flooding related projects already planned. In support of this, and as an escalation of commitment to adapting to climate change, the Council is a member of Climate Ready Clyde, a cross-sector initiative which brings partners together to work strategically to minimise risks from climate change and take advantage of the opportunities climate change creates in the Glasgow City Region. Climate Ready Clyde has developed an Adaptation Strategy and Action Plan for Glasgow City Region.



4.15 Whilst there is a major task involved in adapting existing infrastructure, buildings and spaces for climate change, it is important that new development is already adapted, or adaptable for climate change. Addressing adaptation at the outset of a development project is easier and more economical than retrofitting solutions. To initiate this process, the Council will begin to seek climate risk and vulnerability assessments to be submitted with relevant proposals (initially for Major Development proposals). Information on what proposals this will be applicable to and the required content of the assessment will be set out in planning guidance.

POLICY 8 - CLIMATE CHANGE ADAPTATION

Where required by planning guidance, Major Developments are to be accompanied by a Climate Risk and Vulnerability Assessment.

Managing Flood Risk

4.16 Flooding can affect local communities by damaging properties, disrupting transport networks and putting public safety at risk. Inverclyde's waterfront location makes the area susceptible to coastal flooding, whilst the topography means that surface water flowing down the hillsides can combine with local burns to cause flooding events. During high tides or in stormy conditions, river and surface water flooding can also combine with coastal flooding to increase the impacts of flooding events.

4.17 With climate change predicted to raise sea levels and increase the frequency of heavy rain and extreme weather events, it is likely that the risk of river, coastal and surface water flooding will increase.

4.18 The Local Flood Risk Management Plan for the Clyde and Loch Lomond Local Plan District for 2016-2022 sets out the schemes required in Inverclyde to reduce and manage flood risk. It includes schemes on Coves Burn in Gourock, Bouverie Burn in Port Glasgow, Cartsburn in Greenock, Gotter Water in Quarrier's Village and Glen Mosston Burn in Kilmacolm, and other measures including the development of a surface water management plan and raising awareness of flood risk. These schemes will be completed by 2022 apart from Coves Burn that did not meet the cost benefit analysis. An integrated catchment study of areas in Inverclyde has been completed as part of the Plan. This highlights areas of flood risk and areas that will be prioritised in future Local Flood Risk Management Plans.

4.19 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Flood Risk Assessments will be required and what issues they require to cover.

POLICY 9 - MANAGING FLOOD RISK

Development proposals will be assessed against the Flood Risk Framework set out in Scottish Planning Policy. Proposals must demonstrate that they will not:

- a) be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- b) increase the level of flood risk elsewhere; and
- c) reduce the water conveyance and storage capacity of a functional flood plain.

The Council will support, in principle, the flood risk management schemes set out in the Clyde and Loch Lomond Local Flood Risk Management Plan 2016, subject to assessment of the impacts on the amenity and operations of existing and adjacent uses, the resources protected by the Plans historic buildings and places and natural and open spaces chapters, and the transport network. Where practical and effective, nature-based solutions to flood management will be preferred.

Surface and Waste Water Drainage

4.20 Surface water is a significant cause of flooding in Inverclyde, and can also impact on water quality by carrying pollutants into local burns and rivers. For sustainability and to prevent sewer flooding, Scottish Water will not normally accept any surface water connections into its combined sewer system. Many new developments now require to include Sustainable Drainage Systems (SuDS). These systems can also provide an opportunity for enhancing local biodiversity by creating ponds and wetlands, which slow water flow and filter out pollutants. It is also important that waste water (effluent) from new development is appropriately drained and treated in order to protect public health, amenity and environmental resources. In the majority of cases new development will be required to connect to the public sewer.
4.21 The Council's 'Flood Risk Assessment and Drainage Impact Assessment – Planning Guidance for Developers', sets out when Drainage Impact Assessments will be required and the issues they require to cover.

POLICY 10 - SURFACE AND WASTE WATER DRAINAGE

New build development proposals which require surface water to be drained should demonstrate that this will be achieved during construction and once completed through a Sustainable Drainage System (SuDS), unless the proposal is for a single dwelling or the discharge is directly to coastal waters.

The provision of SuDS should be compliant with the principles set out in the SuDS Manual C753 and Sewers for Scotland 4th edition, or any successor documents.

Where waste water drainage is required, it must be demonstrated that the development can connect to the existing public sewerage system. Where a public connection is not feasible at present, a temporary waste water drainage system can be supported if:

- a) a public connection will be available in future, either through committed sewerage infrastructure or pro-rata developer contributions; and
- b) the design of, and maintenance arrangements for, the temporary system meet the requirements of SEPA, Scottish Water and Inverclyde Council, as appropriate.

Private sustainable sewerage systems within the countryside can be supported if it is demonstrated that they pose no amenity, health or environmental risks, either individually or cumulatively.

Developments including SuDS are required to have an acceptable maintenance plan in place, which identifies who will be responsible for maintenance and how this will be funded in the long term.



CONNECTING PEOPLE AND PLACES

Introduction

5.1 Inverclyde has excellent transport connections with the A8 and A78 trunk roads running through the area, and it has two train lines with thirteen stations, all of which connect Inverclyde with the rest of the Glasgow City Region and beyond. A number of bus companies also operate across Inverclyde, while four ferry services provide connections to various locations in Argyll and Bute. Inverclyde is also connected by a comprehensive core path network and National Cycle Network routes NCN75 and NCN753, which provide active travel connections to Renfrewshire, Glasgow and Ayrshire.

5.2 Transport is critical to the prosperity and sustainability of our communities. Economic activity and growth relies on a transport network that enables people and goods to move efficiently around Inverclyde, Scotland and to international markets. Also important is the need to tackle climate change by cutting transport emissions, which requires an approach that reduces the need to travel by unsustainable modes such as the car and prioritises sustainable travel choices.

5.3 Planning can improve connectivity and promote sustainable travel by locating new development near active travel and public transport networks, thereby giving people the choice of walking, cycling or using public transport. It is also important to identify where additional transport infrastructure and services are needed to support new development and ensure that developers contribute toward its provision. Supporting new transport technologies, including the provision of charging points for electric vehicles, will also help reduce carbon emissions.

5.4 Good digital connectivity allows businesses to reach their markets, and people to keep in touch and work flexibly, wherever they are.

Promoting Sustainable and Active Travel

5.5 The Council aims to ensure that new housing, business and industry, retail, and other commercial and community development promotes the vision, priorities and outcomes set out within the National Transport Strategy (NTS2), including the sustainable travel hierarchy: walking, cycling, public transport and cars. It will seek to achieve this through a spatial strategy that directs the majority of development to sustainable locations and requires proposals, proportionate to their scale and proposed use, to make new development accessible by walking and cycling, both internally and, where practicable,

through links to the external path and footway network. For larger sites, where sufficient passenger numbers might be generated, the road network will be required to be accessible by public transport, although it is recognised that the provision of services will be a commercial decision for operators, with funding support occasionally available. The installation of electric vehicle charging infrastructure is a requirement in new developments, as set out in the Energy Supplementary Guidance.

5.6 At the Main Issues Report stage, suggestions of improvements to transport infrastructure were received including the need for additional car parking in Kilmacolm village centre. Future developments of the transport network are to be investigated and included if required in the Local Transport Strategy. The Active Travel Strategy (2018) established preferred improvements to Inverclyde's active travel routes. These strategies will identify improvements to the transport network in order to make it more efficient and promote sustainable travel. Included projects will be supported in principle, subject to consideration and mitigation of the impact of the schemes on the development opportunities and places protected by this Plan.



POLICY 11 - PROMOTING SUSTAINABLE AND ACTIVE TRAVEL

Development proposals, proportionate to their scale and proposed use, are required to:

- a) provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, links to the wider walking, cycling network and public transport network; and
- b) include electric vehicle charging infrastructure, having regard to the Energy Supplementary Guidance.

Proposals for development, which the Council considers will generate significant travel demand, are required to be accompanied by a travel plan demonstrating how travel to and from the site by means other than private car will be achieved and encouraged. Such development should also demonstrate that it can be accessed by public transport.

The Council will support the implementation of transport and active travel schemes as set out in national, regional and Council-approved strategies, subject to adequate mitigation of the impact of the scheme on: development opportunities; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places and natural and open spaces chapters.

Managing the Impact of Development on the Transport Network

5.7 Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. In order to identify any potential capacity issues on the strategic road network (i.e. A8 & A78), the Council consulted Transport Scotland on the development opportunities identified in the Plan. Transport Scotland indicated that it is not considered there will be a significant cumulative impact on the trunk road network as a result of new development, but that the potential impact of individual proposals on the trunk road network may still require to be considered, and where appropriate, mitigated.

5.8 To ensure that the road network continues to operate efficiently, the Council has standards in place for road development and parking, which new development is expected to comply with. This may require additional improvements to the transport network outwith the actual development site.

Where this is the case, developers will be required to meet these costs.

POLICY 12 - MANAGING IMPACT OF DEVELOPMENT ON THE TRANSPORT NETWORK

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards. Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.



Air quality

5.9 The Council carries out regular air quality monitoring at 17 sites across Inverclyde. As at 2021, Inverclyde does not have any Air Quality Management Areas. The Council is currently working with Strathclyde Partnership for Transport (SPT) to reduce emissions from road traffic and support the development of projects that improve traffic management and accessibility.

5.10 Some developments can directly affect air quality or change travel patterns in such a way that air quality is affected. In these instances the Council will expect an Air Quality Assessment to be undertaken and mitigation measures to be implemented.

POLICY 13 - AIR QUALITY

Development that could have a detrimental impact on air quality, or would introduce a sensitive receptor to an area with poor air quality, will be required to be accompanied by an Air Quality Assessment, which identifies the likely impacts and sets out how these will be mitigated to an acceptable level.

Communications Infrastructure

5.11 Inverclyde has good digital connectivity, with 4G mobile and superfast broadband coverage available across the majority of the area. This is of benefit to the economy and social networks and contributes towards it being an attractive place to live and invest.

POLICY 14 - COMMUNICATIONS INFRASTRUCTURE

The Council will support new digital communication infrastructure where it is sited to avoid adverse impact on: the streetscape; the amenity and operations of existing and adjacent uses; and the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

SPATIAL DEVELOPMENT STRATEGY

OUR TOWNS, VILLAGES AND COUNTRYSIDE

Introduction

6.1 Inverclyde's mix of densely populated urban areas, coastal and rural villages, and isolated countryside over a relatively small area of 62 square miles is unique to the west of Scotland.

6.2 Greenock is the largest town with an estimated population of approximately 43,000 (2016). It is Inverclyde's main administrative centre, with the Council and the Health and Social Care Partnership based in the town centre, along with West College Scotland's Greenock campus and is also the main retail and commercial centre. It has an active waterfront, with marine uses operating out of Inchgreen, James Watt Dock, the East India and Victoria Harbours, and a busy freight and cruise ship port at Greenock Ocean Terminal. Electronic and service companies operate from business locations around the town. Complementing the residential and business areas of Greenock are some of Inverclyde's most popular greenspaces such as Battery Park, Lyle Hill and Greenock Cemetery.

6.3 Port Glasgow is the second largest town with an estimated population of approximately 15,000 (2016). The central area has seen significant investment in recent years through the redevelopment of the former Scott Lithgow shipyard and the re-routing of the A8 trunk road, which together have enabled the development of modern format retail units as part of an extended town centre and the development of over 400 new houses in the former Kingston yard area. Ferguson Marine continues a proud history of shipbuilding in Port Glasgow, with Port Glasgow Industrial Estate and the Kelburn Business Park being the town's other main employment locations.

6.4 Gourock has an estimated population of approximately 10,000 (2016). The town centre has been remodelled to ease traffic and parking congestion on the traditional-style Kempock Street, which is home to a number of independent traders and draws in visitors from across Invercelyde and beyond. The town centre has also benefitted from investment in the train station and outdoor swimming pool. Gourock has two ferry terminals providing links to different locations in Argyll. Outwith the town centre, it is predominantly residential, with the Faulds Park area being the main employment location.

6.5 Inverkip has a traditional village centre based along Main Street with a new commercial and community centre built at its eastern extent. The village has an estimated population of approximately 3000 (2016) having expanded significantly since the 1980s as a result of the Swallow Brae and Hill Farm housing

developments. Kip Marina, which sits across the A78 from the main village, is a busy leisure marina, offering access to the Firth of Clyde sailing waters.

6.6 Wemyss Bay, with a population of around 2500 (2016), has one of Scotland's finest railway buildings, which serves as both the terminus for the Glasgow-Wemyss Bay railway line and the terminal for ferry services to the Isle of Bute. The village has a mix of traditional predominantly red sandstone buildings and more modern housing in the Castle Wemyss area. To the north of Wemyss Bay lies the site of the former Inverkip Power Station, now demolished.

6.7 Kilmacolm, which has a population of approximately 4000 (2016), is nestled in the countryside but within commuting distance of Inverclyde's towns and the Glasgow conurbation. Its Victorian centre is home to a variety of independent businesses and to Kilmacolm community centre and library, which provides modern facilities in carefully converted historic buildings. Kilmacolm is characterised by green wedges, such as Milton Wood, which bring the countryside into the heart of the village. St Columba's, an independent, non-denominational day school, is located within Kilmacolm.

6.8 Quarrier's Village was developed as an orphans' village in the 19th century and is still the headquarters of the Quarriers charity, although much of it is now in general residential use. The original 'Quarrier's Homes' are now part of a conservation area, while there has been some modern development, including around the former Bridge of Weir hospital, which sits to the east of the main village. Quarrier's Village has an estimated population of 700 (2016).

6.9 Inverclyde's countryside ranges from urban fringe land providing easy access to the countryside, through highly productive agricultural land to isolated and rarely disturbed moorland. It is dotted by reservoirs and lochs, and crisscrossed by burns and rivers. There is an extensive path network, and much of the Inverclyde countryside is part of the Clyde Muirshiel Regional Park, making it an excellent recreational resource. Although mainly covering upland areas, the Park extends to the coast at Lunderston Bay, which is a popular beach area.

6.10 The Council's preferred location for new development is within the existing towns and villages, particularly where this re-uses previously developed land.

Green Belt and Countryside

6.11 The pattern of development within Inverclyde has been very much shaped by its geography, with a densely developed coastal strip giving way to a sparsely developed rural hinterland. This has been reinforced through the years by a planning strategy that has sought to contain development within the built up area and minimise development in the Green Belt and Countryside. The benefits of this strategy have been a focus on the regeneration and renewal of the urban areas, the placing of development into sustainable locations close to existing services and infrastructure, and the protection of our rural environment. This has been achieved through policies which direct development to existing towns and villages, and restrict development in the Green Belt and Countryside to appropriate types and locations. This approach is supported by national policy and Clydeplan and remains appropriate. Proposals for the development of small scale residential development (1-3 houses) will also be assessed against Policy 20.

POLICY 15 - GREEN BELT AND THE COUNTRYSIDE

Development in the Green Belt and Countryside will only be permitted if it is appropriately designed, located, and landscaped, and is associated with:

- a) agriculture, horticulture, woodland or forestry;
- b) a tourism or recreational use that requires a countryside location;
- c) infrastructure with a specific locational need;
- d) the appropriate re-use of a redundant stone or brick building, the retention of which is desirable for its historic interest or architectural character, subject to that interest or character being retained; or
- e) intensification (including extensions and outbuildings) within the curtilage of an existing use, which is of an appropriate scale and form.

Proposals associated with the uses set out in criteria a)-c) must provide justification as to why the development is required at the proposed location. Proposals in the green belt must not undermine the objectives of the green belt as set out in Scottish Planning Policy and the Clydeplan Strategic Development Plan. Non-conforming uses will only be considered favourably in exceptional or mitigating circumstances. Soils

6.12 Inverclyde has a rich variety of soil types, ranging from prime/good quality agricultural land around Quarriers Village and Inverkip to carbon rich peatland on Duchal Moor. Soil is recognised as an important natural resource, with agricultural land important for food production and the rural economy. It also supports and influences a range of habitats, stores carbon, and helps prevent and reduce flooding by storing water.

POLICY 16 - SOILS

Development on prime agricultural land will only be supported if:

- a) it is on land allocated for development in this Local Development Plan or meets a need identified in the Strategic Development Plan;
- b) there is a specific locational need for the development;
- c) it is for small scale development directly linked to a rural business; or
- d) it is for renewable energy generation or mineral extraction, and the proposals include provision for the site to be returned to its former status.

Development should avoid the unnecessary disturbance of peat and carbon-rich soils. Best practice must be adopted in the movement, storage, management and reinstatement of peat and carbon-rich soils.

Where peat and carbon rich soils are present on an application site, a depth survey must be undertaken which demonstrates that areas of deep peat have been avoided as far as is possible. A peat management plan must also be produced, detailing mitigation measures which demonstrate that the unnecessary disturbance, degradation or erosion of peat will be avoided. It will also need to be demonstrated that adverse impacts on the soil resource during the construction and operational phases of a development will be minimised and the development will not result in a net increase in CO2 emissions over its lifetime.

Brownfield Land

6.13 Invercive has a significant supply of brownfield land within the urban area, including 155.27ha of vacant and derelict land, with 61% identified as vacant and 39% derelict. The vacant and derelict land supply, and the supply of brownfield land more broadly, is mainly comprised of former industrial sites and social housing sites that have been demolished as part of an ongoing renewal program, with a number of the larger sites being vacant or derelict for over 20 years.

6.14 In line with Scottish Planning Policy, the Clydeplan Strategic Development Plan and the Inverclyde Outcome Improvement Plan, the Local Development Plan prioritises brownfield redevelopment as it contributes to the regeneration of our local areas, improves environmental quality, is an efficient use of land, provides an opportunity to remediate contaminated sites, and is often located in close proximity to key infrastructure networks.

6.15 The Council is particularly keen to support brownfield redevelopment as recent research has shown that vacant and derelict land in particular has a significant negative effect on local communities, economic development and environmental quality. For example, proximity to vacant and derelict land can adversely affect people's physical and mental health and community wellbeing, with increased effects in areas of higher deprivation. It has also been shown that proximity to vacant and derelict land negatively impacts developer perceptions and confidence, which has knock on effects for economic development.

6.16 The Council actively encourages and will support appropriate temporary greening uses on brownfield land. A range of uses will be considered, including but not limited to biodiversity projects, growing spaces, community gardens and recreation resources. The Council will also support advanced structure planting to create a landscape framework for future development.

6.17 Inverclyde has a proud tradition of industrial activity, stretching from its heavy industrial past of shipbuilding to the more recent manufacturing of electronic equipment and components. Many of these industries developed at a time when environmental standards were not as stringent as they are now, and this has resulted in a number of sites across Inverclyde that are potentially contaminated. When a new use is proposed for a site it is essential that any contamination is treated to ensure that the new use can operate safely. Guidance on site investigations and remediation measures is contained in the Scottish Government's Planning Advice Note 33 'Development of contaminated land'.

POLICY 17 - BROWNFIELD DEVELOPMENT

The Council offers in principle support for proposals to bring brownfield sites in the urban area into beneficial use.

Proposals for the temporary greening of brownfield sites will be supported where it is demonstrated that they will deliver a positive impact to the local environment and overall amenity of the area. For sites identified for development in this Plan, temporary greening projects should not prejudice the future development of the site.

Proposals for advanced structure planting to create a landscape framework for future development on sites identified in the Plan will be supported.

Development proposed on land that the Council considers to be potentially contaminated will only be supported where a survey has identified the nature and extent of any contamination present on site and set out a programme of remediation or mitigation measures that are acceptable to the Council and ensure that the site can be made suitable for the proposed use.



OUR HOMES AND COMMUNITIES

Introduction

7.1 Repopulation is a priority of the Invercival Outcomes Improvement Plan. Whilst the reasons for population changes are varied and complex, the availability of good quality housing in places where people want to live is a significant factor. Invercival offers a wide range of housing including Victorian villas, marina-side living, waterfront flats and historic building conversions. New build homes for owner occupation provide additional choice for existing and new residents, and housing associations continue to make significant investment in building new houses and investing in existing stock. Whilst there has been demolition of unpopular housing, areas of low-demand housing remain, which the Council and housing associations are continuing to address. The Council is committed to ensuring that the housing available within Invercivale meets the needs of existing and new residents, and through this Plan will make sufficient land available to meet housing need and demand, and protect and improve the attractiveness of existing residential areas.

Land for Housing

The 2017 Clydeplan Strategic Development Plan establishes the housing 7.2 supply target and housing land requirement for the Invercivate area for the periods 2012 to 2024 and 2024 to 2029. The housing supply target is a policy view of the number of homes a planning authority has agreed will be delivered in housing market areas taking into account a range of factors. The housing land requirement, is based on the housing supply target, but enhanced by a generosity allowance (15%) to ensure that sufficient land is identified to enable the housing supply target to be delivered. A housing supply target and housing land requirement is set for different tenures (affordable and private housing) and market areas (Inverclyde and Renfrewshire, which includes part of Inverclyde), as well as the Council area as a whole. The Invercive housing market area for private housing sits wholly within the Invercival local authority area and contains the main urban area of Greenock, Port Glasgow and Gourock, as well as Inverkip and Wemyss Bay. The Renfrewshire housing sub market area for private housing contains Kilmacolm and Quarrier's Village, the Renfrewshire local authority area, and part of East Renfrewshire.

7.3 As the expected adoption date of this Plan is 2022 and Scottish Planning Policy states that local development plans should allocate land to meet the housing land requirement up to 10 years from the date of adoption, this plan also has to set the housing land requirement to 2032. For the 2029 to 2032 period, the plan sets a zero housing land requirement. This is owing to the generosity

and ambition of the housing land requirement to 2029 meaning that it is not considered necessary for this Plan to identify additional land for the 2029-2032 period. This position will be reviewed in future plans.

7.4 As there have already been housing completions between 2012, which is the base year of the housing land requirement, and 2019, which is the date of the most recent finalised housing land audit, Table 1 sets out the balance of the housing land requirement that remains to be met after these completions are taken into account. This is established for the Council area as a whole for affordable and private housing and for the different housing market areas for private sector housing (**Table 1**).

TABLE 1: Housing Land Requirement in Inverclyde

		Inverclyde Local Authority Area		Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)	
		Afford able	Private	All Tenure	Private	Private	Private
A	Housing Land Requirement 2012-24	1,270	2,360	3,630	2,220	8,160	140
В	Completions 2012-2019	441	604	1,045	601	3,872	3
С	Balance of Housing Land Requirement 2019-2024 (A-B)	829	1,756	2,585	1,629	4,288	137
D	Housing Land Requirement 2024-2029	460	980	1,440	920	2,030	60
E	Housing Land Requirement 2029-2032	0	0	0	0	0	0
F	Housing Land Requirement 2024-2029/32 (D+E)	460	980	1,440	920	2,030	60

7.5 As well as providing land to meet the housing land requirement, the Council is required to maintain a five-year effective housing land supply at all times. This is calculated by a pro rata division of the Clydeplan Housing Land Requirement. Table 2 sets out the 5 year requirement for the 2021-2026 period.

		Inverclyde Local Authority Area		Inverclyde Housing Market Area	Renfrewshire Housing Sub Market Area	Renfrewshire Housing Sub Market Area (Inverclyde part)	
		Afford able	Private	All Tenure	Private	Private	Private
G	Housing Land Requirement 2012-29	1,730	3,340	5,070	3,140	10,190	200
Н	Annual Housing Land Requirement (G/17)	102	196	298	185	599	12
J	5 year requirement (H*5)	509	982	1,491	924	2,997	59

7.6 Schedule 3 sets out the land identified for housing in this Plan. This is based on sites included in the 2019 Housing Land Audit and new allocations made by this Plan. The 2019 Housing Land Audit is the most recent finalised audit and forms the base year for the housing land calculations informing the preparation of this Plan. It has been updated to take account of actual completions in 2019/20, the projected completions set out in the 2021-2026 Strategic Housing Investment Plan, and comments submitted by Homes for Scotland at the Main issues Report stage. The Housing Land Technical Report 2021 provides detail of the land allocated for housing.

7.7 The Council is required to maintain a 5-year effective land supply at all times, and will monitor its land supply through an annual housing land audit to ensure it is doing so. If additional housing land is required, Policy 18 sets out the criteria against which proposals will be assessed.

7.8 The Council supports, in principle, the development of housing on the sites identified in Schedule 3, subject to assessment against relevant Supplementary Guidance and other policies of the Plan. Housing development on other appropriate sites within the residential areas and town and local centres will also be supported, subject to the same assessment. All housing development will be assessed against Supplementary Guidance on Design Guidance for New Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure through New Development.

7.9 Owing to the land identified and being delivered for affordable housing in Invercelyde, it has been concluded there is no longer a need for the Local Development Plan to have a policy seeking a contribution of affordable housing from private housing development sites across the whole of Invercelyde, as owing to More Homes Scotland funding and the quantity of land available to housing associations, affordable housing requirements can be met without contribution from private sector sites. However, it is recognised that within the Invercelyde villages (Kilmacolm, Quarrier's Village, Inverkip and Wemyss Bay) there is limited supply of affordable housing available and no land identified for affordable housing, there will be a requirement for 25% of houses on greenfield housing sites in the Invercelyde villages to be affordable.

POLICY 18 - LAND FOR HOUSING

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Invercive, new housing development will be supported on the sites identified in Schedule 3, and on other appropriate sites within residential areas and town and local centres. All proposals for residential development will be assessed against relevant Supplementary Guidance including Design Guidance for Residential Development, Planning Application Advice Notes, and Delivering Green Infrastructure Through New Development.

The Council will undertake an annual audit of housing land in order to ensure that it maintains a 5 year effective housing land supply. If additional land is required for housing development, the Council will consider proposals with regard to the policies applicable to the site and the following criteria:

- a) a strong preference for appropriate brownfield sites within the identified settlement boundaries;
- b) there being no adverse impact on the delivery of the Priority Places and Projects identified by the Plan;
- c) that the proposal is for sustainable development; and
- d) evidence that the proposed site(s) will deliver housing in time to address the identified shortfall within the relevant Housing Market Area.

There will be a requirement for 25% of houses on greenfield housing sites in the Inverclyde villages to be for affordable housing. Supplementary Guidance will be prepared in respect of this requirement.

Individual and Small Scale Housing Development in the Green Belt and Countryside

7.10 The Council has a planning strategy that seeks to direct residential development to existing built up areas, and minimise the encroachment of development into the Green Belt and isolated development in the Countryside. This is a sustainable approach in terms of reducing the need to travel and making use of existing infrastructure, whilst also supporting urban regeneration and protecting the rural environment. However, the Council does recognise the need for some new houses in the Countryside for operational or economic reasons, and that the reuse of existing houses and buildings can offer an opportunity for residential development that does not have an impact on the

countryside environment. Policy 19 is applicable for proposals for up to 3 houses in the Green Belt or Countryside.

POLICY 19 – INDIVIDUAL AND SMALL SCALE HOUSING DEVELOPMENT IN THE GREEN BELT AND COUNTRYSIDE

Proposals for individual and small scale housing development (up to 3 houses) in the Green Belt and Countryside will only be supported in the following circumstances:

- a) where the dwelling(s) is justified by the operational needs of a farm or other viable business which is inherently rural in nature and has been in operation for at least 5 years;
- b) where the dwelling(s) is an ancillary and integral part of a development that would bring significant economic benefits to Inverclyde;
- c) demolition and replacement of a habitable dwelling which cannot otherwise be brought up to current building standards, and where the proposed dwelling is similar in scale to the existing dwelling;
- d) sub-division of an existing dwelling to create one or more additional dwellings, but only where any extensions are clearly ancillary to the existing building; or
- e) conversion of redundant stone or brick built non-residential buildings, where the proposal is supported by proof that the existing building is no longer needed for its original purpose, and a structural survey indicates that the building is structurally sound and capable of conversion without substantial alteration, extension or rebuilding, with any new build element clearly ancillary to the existing building.

In all instances, dwellings are required to be designed and located to respect and complement their Green Belt/Countryside location and their landscape setting. Any new development should positively contribute to the established character of the local landscape in terms of siting, scale, design, form and materials.

Residential Areas

7.11 Inverclyde contains many successful residential areas, and it is important for the Council's repopulation agenda that these remain attractive places to live. The Council will therefore support resident's proposals to improve their

properties where these proposals do not have an unacceptable impact on their neighbours' enjoyment of their own properties, the appearance of the surrounding area or traffic and pedestrian safety. New houses will also be supported in existing residential areas where the impact on existing houses is acceptable, and the design and layout of the new houses are in keeping with their surroundings. Likewise, appropriate non-residential development can also enhance residential areas as a place to live, but needs to be considerately located, designed and operated to avoid unacceptable impact on nearby houses. Proposals for the development or use of premises for home-working, live-work units, micro-businesses and community hubs will also be supported, subject to there being no unacceptable impacts.

POLICY 20 - RESIDENTIAL AREAS

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Wheelchair Accessible Housing

7.12 The Council's Local Housing Strategy 2017-2022 includes a target for 3% of new build social housing to be wheelchair accessible. Delivery of this target is being achieved through sites identified in the Strategic Housing Investment Plan. The Scottish Government's More Homes Division issued guidance in March 2019 relating to the setting of wheelchair accessible housing targets for housing of all tenures in Local Housing Strategies. The Council's next Local Housing Strategy is due in 2022. In advance of that, the 2020 update of the Local Housing Strategy refers to extending the target for wheelchair accessible homes across all tenures, and also refers to the Specialist Provision Review that is being undertaken by the Council. Early work on that exercise, using the 'Still Minding the Step' methodology identified an estimated unmet need of 266 households with unmet wheelchair accessible housing need, rising to 456 households by 2026. To address this, the Specialist Housing Review recommends a 5% target for wheelchair accessible housing in new build developments across all tenures. It is considered that the application of this target would only be practical on sites of 20 or more houses.

7.13 The Scottish Government guidance from March 2019 states that in relation to this target, home suitable for wheelchairs users to live in should as a minimum comply with the design criteria indicated as a 'basic' requirement

for wheelchair users, as outlined in Housing for Varying Needs (HfVN) (column 'B' in 'Summary of Design Criteria') and that local authorities are strongly encouraged to include the design criteria indicated as 'desirable' (column 'D' in 'Summary of Design Criteria') wherever possible.

7.14 The Council recognises the practical difficulties that a wheelchair accessible housing target may cause private sector housebuilders with regard to the design of developments and marketing of wheelchair accessible housing. It will work with developers to confirm and identify demand for wheelchair accessible housing on development sites. Developers are encouraged to make early contact with the Council in this regard.

POLICY 21 - WHEELCHAIR ACCESSIBLE HOUSING

The Council will seek the provision of 5% wheelchair accessible housing on new build development sites of 20 or more units. Developers will be required to demonstrate that they have considered the demand for and provision of wheelchair accessible housing if they are seeking an exemption from this requirement.

Community Facilities

7.15 Since 2004, the Council has invested \pounds 270m in rationalising and improving its schools estate, with, at 2016, the condition of all school buildings being rated Good or Satisfactory. Investment in the schools estate, including early years' provision, continues. The new Greenock Health Centre on Wellington Street opens in 2021, contributing to the regeneration of the Broomhill area.

7.16 The Council and Inverclyde Leisure fund and manage a range of community facilities around Inverclyde, and continually monitor the use and condition of these properties. As communities change so do the requirements for community facilities, and it may be that over the lifetime of this Plan some existing community facilities will fall out of use, whilst new ones will become required. The Council recognises the value of community facilities and will support the provision of new facilities in appropriate locations. Currently proposed facilities are listed in Schedule 5. The Council will also consider the ongoing requirement for community use of any community facility for which a change of use is proposed. Inverclyde's cultural and performance venues, some of which are run as commercial ventures, also serve a community function. Venues such as the Beacon Arts Centre, the Albany, Waterfront Cinema, the Watt Institution, and the Scottish Fire and Rescue Service Museum and Heritage

Centre, all in Greenock, and Port Glasgow Town Hall all contribute to the cultural and community life of Inverclyde.

7.17 New housing development can increase usage of community infrastructure such as schools, sometimes resulting in new or extended infrastructure being required. In such circumstances, the Council considers it reasonable to seek a financial contribution from the developers of new housing towards the cost of the new infrastructure required as a result of the development. The Council will prepare Supplementary Guidance setting out the types of community infrastructure developer contributions will be sought for, in what circumstances they will be sought, and the level of contribution that will be sought. With regard to educational requirements, the Planning Service liaises with Education colleagues on the implications of new housing development on schools through the annual housing land audit and during the Plan preparation process. Current analysis indicates that proposed development could lead to pressure on pupil capacities in the following: St Columba's High School and Wemyss Bay, St Andrew's, Aileymill and St Ninian's primary schools.

POLICY 22 - COMMUNITY FACILITIES

Proposals for the new community facilities identified in Schedule 4 will be supported. Community facilities in other locations will be supported where the location is appropriate in terms of avoiding adverse impact on the amenity and operation of existing and surrounding uses, and where it can be reached conveniently by walking, cycling or public transport by its proposed users.

Proposals that would result in the loss of a community facility (including cultural/performance venues) will need to demonstrate that the facility is no longer required for the existing or an alternative community use.

The Council will produce Supplementary Guidance setting out the circumstances under which it will seek financial contributions from the developers of new housing towards new or extended community infrastructure required as a result of that housing development.



SCHE	DULE 3: Housing developme	ent opportuni	y sites				
Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
	INVERCLYDE HOUSING MARKET	AREA			GREENOCK		
R1	Slaemuir (various sites)	64	Development started – not shown on Proposals Map	R14	James Watt Dock (East)	137	Development started – not shown on Proposals Map
R2	Arran Avenue, Park Farm	115	shown off hoposals map	R15	James Watt Dock/ Garvel Island	900	James Watt Dock/Garvel Island Priority Place
R3	Former Broadfield Hospital	54	Development started – not	R16	Sinclair Street	12	
D.4		1.40	shown on Proposals Map.	R17	Carwood Street	31	
R4	Woodhall	140	Port Glasgow Eastern Gateway Priority Place	R18	East Crawford Street	40	
R5	Southfield Avenue (former St. Stephen's Sch.)	224	Development started – not shown on Proposals Map	R19	Ratho/MacDougall Street	100	
R6	Dubbs Road	24	Development started – not	R20	Cardross Crescent (former King's Glen School)	57	Development started – not shown on Proposals Map
	(former Boglestone Clinic)		shown on Proposals Map	R21	Glenbrae Road	15	New allocation 2021
R7	Port Glasgow Industrial Estate	500	Capacity increased from 200	R22	Whinhill	100	New allocation 2021
R8	Dougliehill Terrace	4		R23	Gareloch Road	100	
R9	Selkirk Road	18		R24	Wellington Park	120	
R10	Clune Park	80	Port Glasgow Eastern Gateway Priority Place	R25	Drumfrochar Road	50	Drumfrochar Road Priority Place
R11	3 Highholm Street	12		R26	Mearns Street	10	New allocation 2021
R12	Broadstone Ave (former Broadstone Hospital)	12	Development started – not shown on Proposals Map	R27	Mount Pleasant Street (former Highlander's	44	Development started – not shown on Proposals Map.
R13	Lilybank Road (former Lilybank School)	16	Development started – not shown on Proposals Map		Academy)		
	PORT GLASGOW TOTAL	1,263		R28	Duncan Street (former Greenock Health Centre)	35	
				R29	Victoria/East India Harbour	240	The Harbours Priority Place

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes	Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
R30	25 West Blackhall Street	4	Development started – not shown on Proposals Map.	R46	Norfolk Road	10	New allocation 2021
R31	16 West Stewart Street	24	snown on noposais map.	R47	Auchmead Road (former Ravenscraig Sch.)	36	Development started– not shown on Proposals Map
R32	Houston Street	20		R48	Spango Valley	420	Spango Valley Priority Place
R33	Ardgowan Square	8	Development started – not shown on Proposals Map		GREENOCK TOTAL	3,253	
R34	Union Street	130			GOUROCK		
K34	UNION STEEL	130	Capacity increased from 60	R49	Weymouth Crescent	10	
R35	Eldon Street	22	New allocation 2021	R50	Kirn Drive	110	
R36	Madeira Street (former Greenock Academy)	30		R51	Kempock House, Kirn Drive	5	Development started– not shown on Proposals Map
R37	Eldon Street	60	Development started – not	R52	McPherson Drive	22	New allocation 2021
		15	shown on Proposals Map.	R53	Shore Street	8	
R38	Lyle Road (former Holy Cross Sch.)	15		R54	Ashburn Gate	13	
R39	Peat Road/Hole Farm	102	Peat Road Priority Place	R55	1 Ashton Road	11	
R40	Tay Street/Tweed Street	69	Development started – not shown on Proposals Map.	R56	Cowal View	16	Development started– not shown on Proposals Map
R41	Davey Street	26		R57	Levan Farm (Phase 3)	150	
R42	Ravenscraig Hospital	198	Development started – not shown on Proposals Map		GOUROCK TOTAL	345	
R43	Auchnorach Dord	28			INVERKIP & WEMYSS BAY		
K43	Auchneagh Road	20	Development started – not shown on Proposals Map.	R58	The Glebe, Inverkip	32	Development started- not
R44	Westmorland Road	40					shown on Proposals Map
R45	Cumberland Walk	20	New allocation 2021	R59	Former Inverkip Power Station	670	Inverkip Power Station Priority Place
					INVERKIP & WEMYSS BAY TOTAL	702	,

Site Ref	Site/Address	Remaining / Indicative Capacity	Notes
	KILMACOLM & QUARRIERS VILLAGE		
R60	Leperstone Avenue, Kilmacolm	7	Development started– not shown on Proposals Map
R61	West of Quarry Drive, Kilmacolm	78	New allocation 2021
R62	Smithy Brae, Kilmacolm	42	New allocation 2021 (part)
R63	Lochwinnoch Road, Kilmacolm	12	Development started– not shown on Proposals Map
R64	Whitelea Road, Kilmacolm	4	
R65	Former Balrossie School, Kilmacolm	64	
R66	Kaimes Grove (inc. Woodside Care Home), Quarriers Village	6	New allocation 2021 (part)
R67	Craigbet Road, Quarriers Village	9	New allocation 2021
	KILMACOLM & QUARRIERS VILLAGE TOTAL	229	
	INVERCLYDE TOTAL	5,792	

Source: 2019 Housing Land Audit, revised to reflect actual completions, Homes for Scotland comments and the 2021-26 Strategic Housing Investment Plan. Also includes new sites and revised capacities suggested through Main Issues Report process.

Indicative capacity: This reflects the remaining capacity on sites that have been started. Other capacities are based on planning permissions, development proposals or Council estimates. Actual capacity will be based on design-led proposals for the site based on creating a successful place. Indicative capacities should not be considered a 'target' capacity, and proposals matching the indicative capacity will not be considered acceptable if the design is not considered acceptable.

SCHEDULE 4: Community Facilities Opportunities

Reference	Proposed Facility	Location
Fl	Community centre	McLeod Street, Greenock
F2	Community learning disability hub	Brachelston Street, Greenock
F3	New cemetery capacity	To be confirmed
F4	New West College Scotland Campus	To be confirmed
F5	Kilmacolm village centre car park	To be confirmed

OUR TOWN AND LOCAL CENTRES

Introduction

8.1 Invercive is well served by a network of town and local centres offering a range of shops and services in easily accessible locations. These centres also serve important civic, cultural, commercial and leisure functions, and are important employment locations. Some centres have been severely impacted by the COVID-19 pandemic, with many business and facilities closed for lengthy periods in 2020 and 2021. It is obviously hoped and anticipated that these centres will return to normal over the course of this Plan period, and the paragraphs below reflect the normal operating status of these centres.

Greenock is the largest town centre drawing visitors from across the 8.2 authority area and beyond. It is identified as a Strategic Centre in the Clydeplan Strategic Development Plan. It offers Inverclyde's largest concentration and selection of food and non-food shopping, and a wide range of non-retail services and businesses such as a cinema, the Waterfront Leisure Centre, the Watt Institution, the Beacon Arts Centre, the Greenock West College Scotland campus and a number of restaurants, pubs and nightclubs that provide evening activity. It is also an important employment hub, with a number of large offices located there. In this and previous Plans, Greenock is recognised as having a Central Area, which is the main focus for shopping activity, and an Outer Area, which is more service orientated. Greenock previously had a retail core identified within which there was a restriction on non-Class 1 uses (i.e. shops). In order to increase flexibility for investment, this Plan has removed that restriction. The Council has identified a number of underutilised sites and buildings in Greenock town centre including the predominantly vacant eastern wing of the Oak Mall shopping centre, the King Street car park, and the former Babylon night club and the multi-storey car park site, both on West Stewart Street. These sites are considered to have an adverse impact on the environment and perception of the town centre being a successful place. The Council is therefore keen to see these sites brought into productive use. The Council is also working with Sustrans to revitalise West Blackhall Street, Greenock town centre's main commercial street, and to improve walking and cycling connections to and through the town centre. A masterplan for Greenock town centre was prepared following a charrette in 2016. The Council will continue to investigate options for implementation of the masterplan proposals.

8.3 Port Glasgow town centre's role has changed in recent years from mainly convenience shopping for the town's residents to offering large format food and non-food shopping that draws shoppers from across Inverclyde. The Council has recently invested in improving the public realm within the town

centre's traditional core, and is undertaking renovations of the King George VI building, the town centre's oldest building. There are proposals for the installation of sculpture celebrating Port Glasgow's shipbuilding heritage in Coronation Park, adjoining the town centre. A masterplan for Port Glasgow town centre was prepared following a charrette in 2014. The Council will continue to investigate options for implementation of the masterplan proposals.

8.4 Gourock serves as a convenient centre for the residents of the town and to travellers and commuters making use of the ferry connections to Argyll and Bute. Its waterfront location including a seasonal outdoor swimming pool, traditional format and concentration of independent shops and cafes mean that it also attracts day visitors from across Inverclyde and beyond. It has benefitted from recent investment in its railway station, road network and parking facilities, and from environmental improvements along the waterfront and at the pierhead.

8.5 Local centres range from the traditional village centre of Kilmacolm, which has an attractive mix of independent traders, to the modern purposebuilt local centre in Inverkip. All local centres have an important role in providing convenient services and a community focus.



Network of Centres Strategy

8.6 Together, our town and local centres form a network with each centre serving a specific purpose and community. The Plan seeks to manage development within and outwith these centres so that they continue to complement each other for the benefit of the whole area, whilst offering healthy competition for the benefit of customers. It does this by directing appropriate uses to the network of centres in preference to other locations and by controlling development that would have an unacceptable impact on centres within the network. This is consistent with the 'sequential approach' set out in paragraph 68 of Scottish Planning Policy. The Plan recognises and seeks to safeguard Greenock as the main town centre within Inverclyde. Residential development is encouraged within the network of centres as it contributes to footfall, activity and security.

POLICY 23 - NETWORK OF CENTRES STRATEGY

The preferred locations for the uses set out in Schedule 5 are within the network of town and local centres identified in Schedule 6. Proposals which accord with the role and function of the network of centres as set out in Schedule 6 and the opportunities identified in Schedule 7 will be supported. Proposals for Schedule 6 uses outwith the network of centres or not conforming with the role and function of a particular centre will only be supported if it can be demonstrated that:

- a) there is not a suitable sequentially preferable opportunity;
- b) there will not be an unacceptable impact on the vibrancy, vitality or viability of other centres within the network of centres; and
- c) there are clear community or economic benefits that can be best achieved at the proposed location.

Proposals for Business (Class 4), residential and hotel uses will also be supported in town and local centres.

SCHEDULE 5 – Uses Directed to the Network of Centres

Shops (Class 1) Financial, professional and other services (Class 2) Food and drink (Class 3) Non-residential institutions (Class 10) Assembly and leisure (Class 11) Amusement arcade/centre (Sui aeneris) Betting office (Sui generis) Beautician/Nail bar (Sui generis) Hot food takeaway (Sui generis) Pay day loan shop (Sui generis) Public house (Sui aeneris) Tattoo parlour (Sui generis) Taxi/private hire office (Sui generis) Theatre (Sui generis) Other uses most closely associated with, or most appropriately located within town or local centres.

(Descriptions in brackets as per Town and Country Planning (Use Classes)(Scotland) Order 1997 (as amended))

SCHEDULE 6 – Network of Centres Strategy

Centre	Status	Role and function
Greenock	Strategic Centre	Greenock Central Area is the preferred location for new retail development over 1,000 square metres. New retail development in the Greenock Outer Area should not exceed 1,000 square metres. Greenock town centre is the preferred location for other Schedule 5 uses with an Inverclyde-wide catchment.
Port Glasgow Gourock	Town Centre	Second preferred locations for new retail development over 1,000 square metres. Preferred location for other Schedule 5 uses with whole town catchments
The Cross, Kilmacolm Dubbs Road, Pt Glasgow Sinclair Street, Greenock Lyndedoch Street, Greenock Barrs Cottage, Greenock Cardwell Road, Gourock Kip Park, Inverkip Ardgowan Road, Wemyss Bay, Inverkip Power Station* Spango Valley, Greenock* * proposed local centre as part of comprehensive masterplan	Local centre	New retail development should not exceed 1,000 square metres Preferred location for other Schedule 5 uses serving a local catchment.
Local facilities		Proposals for new Schedule 5 uses outwith the town and local centres shall not exceed 250 square metres in total.

SCHEDULE 7 – Network of Centres Opportunities

Reference	Centre	Site/Location
C1	Greenock Town Centre	15 Nelson Street
C2	Greenock Town Centre	16 West Stewart Street
С3	Greenock Town Centre	25 West Stewart Street
C4	Greenock Town Centre	Oak Mall eastern wing
C5	Inverkip Local Centre	Main Street
С6	Inverkip Power Station	New local centre
C7	Spango Valley, Greenock	New local centre
C8	Gourock	Shore Street





Network of Centres Sui Generis uses

8.7 Inverclyde's town and local centres are home to a wide variety of uses. Their central locations and high level of passing trade make them an obvious place for commercial businesses to locate. The Use Class Order (1997) divides different types of land and property uses into different classes, and sets out when planning permission is needed to allow changes of use between the different classes. Some of the Use Classes relate to uses that would normally be found in town and local centres, such as Shops and Food & Drink. Other uses are known as sui generis (meaning 'of its own kind') and do not sit within a particular Use Class. These are often uses which the planning system seeks to keep a tighter control on for reasons of amenity or well-being.

POLICY 24 – NETWORK OF CENTRES SUI GENERIS USES

Proposals for the Sui Generis uses listed in Schedule 6 and any other Sui Generis uses proposed within the network of centres will be assessed with regard to:

- a) whether there would be an unacceptable impact on the amenity and operation of existing and surrounding uses;
- b) whether the proposal will result in a concentration of a particular use or uses that would be to the detriment of the centre's vibrancy, vitality or viability, and the wellbeing of the community;
- c) the contribution the proposal would make to the vibrancy, vitality and viability of the centre by way of increasing footfall or making use of a vacant unit; and
- d) the availability and suitability of other locations within the centre.

OUR JOBS AND BUSINESSES

Introduction

9.1 Inverclyde has seen a significant economic shift in the last 30 years, most notably from a manufacturing to a service based economy. The presence of national and multi-national employers present in Inverclyde evidences the current diversity with service-based companies such as RBS, EE, and Amazon operating alongside maritime-related employers such as Ferguson Marine and Caledonian MacBrayne. Small and medium enterprises in sectors including life sciences, food and drink manufacture, and auto-related services are also a key source of employment. Retail and financial and professional services are big employers in our town centres. The public and third sectors are also important employers. City Deal investment in a dedicated cruise ship berth at Greenock Ocean Terminal also highlights the growing importance of tourism in Inverclyde's economy.

Business and Industrial Areas

9.2 Inverclyde's varied economy is served by a range of industrial areas, including waterside locations that have long served maritime-related industry, post-war industrial estates, and the former Enterprise Zones where the area's service industries have located. More recently there has been investment in new industrial units at Kelburn Business Park in Port Glasgow and high quality offices at Riverside Business Park in Greenock. Scarlow House in Port Glasgow, the Municipal Buildings in Gourock and Custom House in Greenock have all recently been renovated to provide centrally located office space.

9.3 Inverclyde Waterfront is identified as a Strategic Economic Investment Location by the Clydeplan Strategic Development Plan. This includes Inchgreen in Greenock (City Deal site) for renewable and specialist marine services and Cartsdyke for business and financial services. Greenock Ocean Terminal (City Deal site) is identified by Clydeplan as a Strategic Freight Transport Hub. The Council continues to recognise the economic value of its ports, harbours and docks, and seeks to retain the existing or potential value of these areas for maritime-related industry, except where a masterplan associated with this Plan has identified an alternative use.

9.4 The Plan recognises that as Inverclyde's economy has changed so too has demand for the type and location of business and industrial premises. In older industrial estates there are clusters of underused properties and vacant land. The Plan identifies these areas for economic mixed use, where uses that would either contribute to permanent employment creation or clearly support the operation of existing businesses are supported.

POLICY 25 - BUSINESS AND INDUSTRIAL AREAS

Proposals for development within the business and industrial areas identified on the Proposals Map will be assessed against the following strategy:

STRATEGIC ECONOMIC INVESTMENT LOCATIONS

Areas identified under 25(a) on the Proposals Map are promoted and safeguarded for business and financial services.

Inchgreen (25(b) on the Proposals Map is promoted and safeguarded for marine related business and industry.

STRATEGIC FREIGHT TRANSPORT HUB

Greenock Ocean Terminal (25(c) on the Proposals Map) is safeguarded for freight transport and cruise liner activity.

LOCAL BUSINESS AND INDUSTRIAL AREAS

Areas identified under 25(d) on the Proposals Map are safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6).

Other uses may be supported within areas 25(a)-(d) where it is clearly demonstrated that they:

- a) are ancillary to the safeguarded use
- b) will not prevent the future development of the site for the safeguarded use

ECONOMIC MIXED USE AREAS

The areas identified as 25(e) on the Proposals Map will be safeguarded for business, general industrial, and storage/distribution uses (Class 4, 5 and 6); and other uses, which would either contribute to permanent employment creation or clearly support the operation of existing businesses.

PORTS, HARBOURS AND DOCKS

Port, harbour and dock facilities will be safeguarded from development that would adversely impact on their existing or potential maritime related use, except where the area has been identified for alternative uses by this Plan or associated Supplementary Guidance.

Business and Industrial Development Opportunities

9.5 There is a need to attract private sector businesses and investment into Inverclyde, as well as supporting existing businesses to grow and new small and medium-sized businesses to set up. This is key to Inverclyde's future prosperity as it will widen the business base, create new job opportunities, help retain the existing population, attract new people to the area, and support and enhance local services.

9.6 The Plan identifies a generous and varied supply of development land; including large scale sites such as Spango Valley and Inchgreen, medium sized sites at Main Street, and smaller sites such as Bogston Lane (all Greenock). This supply is intended to meet the aspirations of different sectors and business sizes.

POLICY 26 – BUSINESS AND INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Business, industrial, and storage or distribution uses (Class 4, 5 and 6) on the sites listed in Schedule 8 and shown on the Proposals Map, will be supported.



SCHEDULE 8: Business and Industrial Development Opportunities				
Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
	PORT GLASGOW			
E1	Kelburn (Parklea Rd)	1.48	Class 4, 5 & 6	
E2	Duchal Street	0.66	Class 4, 5 & 6	
E3	Newark Street	0.98	Class 4, 5 & 6	
	GREENOCK			
E4	Bogston Lane	0.21	Class 4, 5 & 6	
E5	Port Glasgow Rd (south)	0.59	Class 4, 5 & 6	
E6	Inchgreen	16.86	Class 4, 5 & 6	Strategic Economic Investment Location
E7	Sinclair Street	2.43	Class 4, 5 & 6	and City Deal site
E8	James Watt Dock /Garvel Island	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E9	Main Street	1.43	Class 4	Strategic Economic Investment Location
E10	Cartsdyke Avenue	0.43	Class 4	Strategic Economic Investment Location
E11	Crescent Street	0.37	Class 4, 5 & 6	
E12	Ingleston Street	1.16	Class 4, 5 & 6	
E13	Scott Street	0.27	Class 4, 5 & 6	
E14	Drumfrochar Road	2.32	Class 4, 5 & 6	
E15	Drumfrochar Road	0.69	Class 4, 5 & 6	

Site Ref	Site/Location	Site Area (ha)	Preferred Use	Additional Information
E16	Spango Valley	Indicative	Class 4, 5 & 6	See Priority Places Supplementary Guidance
E17	Larkfield Industrial Estate	1.78	Class 4, 5 & 6	
E18	Former Inverkip Power Station	Indicative	Class 4	See Priority Places Supplementary Guidance

Tourism Development

9.7 Inverclyde's waterfront location, programme of events and rich cultural and natural heritage make it an appealing place to visit. Attractions and facilities include the James Watt Dock and Kip marinas, Clyde Muirsheil Regional Park, Newark Castle, Gourock Waterfront, and the rural villages of Kilmacolm and Quarrier's Village. Many visitors also stop as they pass through Inverclyde on their way to and from ferries to Argyll. In recent years, although interrupted by the COVID-19 pandemic, the cruise liner business at Greenock Ocean Terminal has grown significantly, bringing more tourists and ship crew into the area. With the City Deal funded project for a dedicated cruise liner berth and visitor centre being delivered, a return to growth for this sector is being prepared for.

9.8 The Plan supports tourism by safeguarding existing tourist related facilities and adopting a positive approach to the development of new facilities.

POLICY 27 - TOURISM DEVELOPMENT

Proposals for change of use of tourism related facilities will only be supported where it can be demonstrated that they are no longer viable as a business in their current use.

Development of tourism related facilities will be supported in appropriate locations where:

- a) it avoids adverse impact on the amenity and operation of existing and adjacent uses;
- b) major trip-generating proposals can be travelled to by sustainable modes of transport; and
- c) it is appropriately sited and designed for its location and avoids significant adverse impact on the resources protected by the Plan's historic buildings and places, and natural and open spaces chapters.

Minerals Extraction

9.9 Inverclyde does not currently have any live mineral workings and the Council is unaware of any workable mineral resource being present within its area. Mineral workings, whilst important for the economy, can have an impact on local communities, the environment and built and natural heritage. The Council's position is that any proposals for mineral extraction should be brought forward through the Local Development Plan process. As such, no proposals for mineral workings will be supported during the lifetime of this Plan. Should any proposals come forward during the Plan period, they will be assessed in accordance with the other policies of the Plan and Scottish Planning Policy.

Glasgow Airport

9.10 The Council recognises Glasgow Airport as being important for the economy and connectivity of Inverclyde and the wider Glasgow City Region. The Council supports, in principle, improvements to the surface connectivity to Glasgow Airport, particularly where these would improve sustainable and public transport access from Inverclyde and the wider City Region. The Council recognises the potential benefits of stronger links between Glasgow Airport and Greenock Ocean Terminal's cruise ship and freight functions.

OUR HISTORIC BUILDINGS AND PLACES

10.1 Inverclyde's buildings and places chart the long history of the area. Archaeological finds evidence the occupation of the area from pre-historic through to Roman times; Newark Castle and the initial growth of our towns and villages occurred during medieval times; and the industrialisation and urbanisation of the 18th to 20th centuries shaped Inverclyde as we know it now. Inverclyde's past has gifted the present day with a rich and varied legacy of historic buildings and places which significantly contribute to the culture, character and sense of place, and which support tourism and the economy. These include conservation areas, listed buildings, scheduled monuments and other archaeological sites, and gardens and designed landscapes.

10.2 As well as the policies below, when assessing proposals affecting these historic buildings and places, the Council will have regard to Historic Environment Policy Scotland (2019) and any successor document, as well as the 'Managing Change' series of guidance notes prepared by Historic Environment Scotland.



Conservation Areas

10.3 Inverclyde has eight conservation areas: Greenock (West End and Cathcart Square/William Street), Gourock (West Bay and Kempock Street/Shore Street), Inverkip, Kilmacolm (South East and The Cross) and Quarrier's Homes. There are Article 4 Directions associated with five of these, the exceptions being The Cross, Kilmacolm and the two Gourock conservation areas. Article 4 Directions remove permitted development rights from the conservation areas they cover. It is intended to prepare a standard Article 4 Direction that will apply to each of the eight conservation areas.

10.4 Conservation Area Appraisals are useful documents for understanding the important features of conservation areas, assisting their positive management and informing development management decisions. Conservation Area Appraisals have been completed for the Greenock West End (2016) and Quarrier's Homes (2020). It is intended that appraisals will be prepared for the other conservation areas over the lifetime of this Plan.

POLICY 28 - CONSERVATION AREAS

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

Listed Buildings

10.5 Inverclyde has 247 listed buildings, details of which are available on the Council's website. Twenty-five of these are A-listed as they are of national or international importance, including Gourock Ropeworks in Port Glasgow and the Custom House and Sugar Warehouses in Greenock.

10.6 Many listed buildings are within the ownership of the Council, and in recent years there has been significant investment made at the Municipal Buildings and Watt Institution in Greenock and King George VI building in Port Glasgow, to retain or prepare the listed buildings for active use and secure their future. Other buildings including the former sugar warehouses on James Watt Dock have been made wind and watertight with Council support until such times as a new and sustainable use can be found. However, there are also listed buildings within Inverclyde on the Buildings at Risk Register for Scotland. The Council will work with interested parties to find suitable future uses for these and other listed buildings.



POLICY 29 – LISTED BUILDINGS

Proposals for development affecting a listed building, including its setting, are required to protect its special architectural or historical interest. In assessing proposals, due consideration will be given to how the proposals will enable the building to remain in active use.

Demolition of a listed building will not be permitted unless the building is no longer of special interest; it is clearly incapable of meaningful repair; or there are overriding environmental or economic reasons in support of its demolition. Applicants should also demonstrate that every reasonable effort has been made to secure the future of the building as set out in national guidance.

Enabling Development

10.7 One means of securing the future of listed buildings, or other buildings of architectural merit, is to permit enabling development facilitating the restoration or retention of a listed building through cross-funding provided by new development, usually within the grounds of the listed building. Examples of this in Inverclyde include the former Bridge of Weir Hospital near Quarrier's Village, Auchenbothie near Kilmacolm and Langhouse near Inverkip. The Council has also accepted the principle of enabling development as a means of restoring the former Balrossie School buildings near Kilmacolm.

10.8 Enabling development is often permitted in locations where new buildings would not normally be, such as in the green belt, with the justification being the retention or restoration of a listed building that might otherwise be lost. In these circumstances, it is important that it can be demonstrated that the enabling development is the only means by which the listed building can be saved, that it is appropriately designed and located, and that only the minimum enabling development necessary to save the listed building is permitted. The Council will bring forward Supplementary Guidance to provide additional advice and policy context on this matter.

POLICY 30 - ENABLING DEVELOPMENT

Proposals for enabling development to support the restoration of listed buildings, including those listed in Schedule 9, will be considered favourably where it can be clearly shown to be the only means of preventing the loss of the listed building and securing its long term future. Any enabling development is required to be the minimum necessary to achieve this aim, and the Council will not support enabling development where the scale of new building proposed is considered to outweigh the benefit of retaining the listed building. The resultant development is required to be designed and sited carefully to preserve or enhance the character and setting of the listed building. Further detail will be set out in the Council's Supplementary Guidance on Enabling Development which will form part of the assessment of any proposals.

SCHEDULE 9: Enabling Development Opportunities			
Reference	Site/Location		
ED1	Balrossie, Kilmacolm		

Scheduled Monuments and Archaeological Sites

10.9 Inverclyde has a rich archaeological heritage. This is evidenced by its 31 Scheduled Monuments ranging from High Castlehill, which is the remnants of a prehistoric settlement, through to the 15th century Newark Castle, the 19th century industrial archaeology of the Greenock Cut, and Larkfield Battery a Second World War anti-aircraft battery. There are also numerous sites of more local archaeological interest in Inverclyde.

10.10 Scheduled Monuments are of national importance and, as such, have a high level of protection with a separate consent system administered by Historic Environment Scotland. For non-scheduled archaeological sites, if as a result of development it is not possible to preserve these in situ then developers must undertake appropriate excavation, recording, analysis, publication and archiving before and during the development.

POLICY 31 – SCHEDULED MONUMENTS AND ARCHAEOLOGICAL SITES

Development that would potentially have an adverse effect on a Scheduled Monument or the integrity of its setting will only be permitted in exceptional circumstances.

Development affecting archaeological sites should seek to preserve the archaeological resource in situ. Where this is not possible, the developer will be required to fully record the archaeological resource for archiving, prior to development commencing.

Gardens and Designed Landscapes

10.11 Inverclyde has 3 sites in the Inventory of Gardens and Designed Landscapes, a national designation recognising grounds, often of large houses, which were consciously laid out for artistic effect. These are Ardgowan, Duchal House and Finlaystone House.

POLICY 32 – GARDENS AND DESIGNED LANDSCAPES

Development that would affect a Garden and Designed Landscape is required to protect and appropriately enhance their overall character and any feature of value, including their landscape integrity or settings.

OUR NATURAL AND OPEN SPACES

Introduction

11.1 Inverclyde has a rich and varied network of natural and open spaces. These include habitats of international importance at the Inner Clyde and Renfrewshire Heights, both of which are Special Protection Areas and Sites of Special Scientific Interest, and other sites of national ecological or geological importance, including Dunrod Hill.

11.2 Inverclyde has a distinctive landscape, with land rising steeply from a narrow coastal strip to the Renfrewshire Heights. Much of this upland area is within the Clyde Muirshiel Regional Park, which is an important educational, environmental and recreational resource.

11.3 Our towns and villages contain a network of parks, playing fields and other open spaces, which contribute to the character and wellbeing of the area and are linked by a network of paths, which encourage active travel and recreational walks and cycles.

11.4 Collectively, the environmental, recreational and amenity resources identified by this section of the Plan form Inverclyde's 'green network'. It is important that they are protected for their intrinsic value, but also for the contribution they make to the character of the area, whilst providing environmental, community, economic and health benefits.

Biodiversity and Geodiversity

11.5 Inverclyde has a diverse network of wildlife habitats, which host a variety of different species. The Inner Clyde and Renfrewshire Heights both benefit from Special Protection Area status; the former owing to its population of Redshank and the latter owing to its population of Hen Harriers. Both are designated as European (formerly Natura 2000) sites, with the Inner Clyde also designated as a Ramsar site, meaning it is a wetland of international importance. Proposals likely to have a significant effect on a European site require to be accompanied by information sufficient to allow the planning authority to carry out a Habitats Regulations Appraisal. This may require developers to commission detailed surveys of the relevant bird species. The Inner Clyde and Renfrewshire Heights sites, along with 5 further sites, are designated as Sites of Special Scientific Interest due to the geology, habitats or species of national importance found within them. Inverclyde is also home to a number of legally protected species, including bats, otters and badgers.

11.6 Inverclyde also has a network of Local Nature Conservation Sites, which have been designated for their contribution to biodiversity or geodiversity. All previously designated sites have been carried forward.

11.7 Most development has the opportunity to impact, positively or negatively, on biodiversity, even when it is not affecting a designated site. For example, connectivity between designated habitats is important, and fragmentation should be avoided. Even in small scale development there can be opportunities to encourage greater biodiversity through the incorporation of wildlife-friendly features in the building or landscaping.



POLICY 33 – BIODIVERSITY AND GEODIVERSITY

EUROPEAN SITES

Development proposals that are likely to have a significant effect on a European site which are not directly connected with or necessary to their conservation management must be subject to an appropriate assessment of the implications of the proposal on conservation objectives. Proposals will only be permitted if the assessment demonstrates that there will be no adverse effect on the integrity of the site either during construction or operation of the development, or if:

- a) there are no alternative solutions; and
- b) there are imperative reasons of overriding public interest, including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the network is protected.

In such cases, the Scottish Ministers must be notified.

SITES OF SPECIAL SCIENTIFIC INTEREST

Development affecting Sites of Special Scientific Interest will only be permitted where the objectives of the designation and the overall integrity of the area will not be compromised, or if any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.

PROTECTED SPECIES

When proposing any development which may affect a protected species, the applicant should fulfil the following requirements: to establish whether a protected species is present; to identify how the protected species may be affected by the development; to ensure that the development is planned and designed so as to avoid or minimise any such impact, while having regard to the degree of protection which is afforded by legislation, including any separate licensing requirements; and to demonstrate that it is likely that any necessary licence would be granted.

LOCAL NATURE CONSERVATION SITES

Development is required to avoid having a significant adverse impact on Local Nature Conservation Sites. Any adverse impacts are to be minimised. Where adverse impacts are unavoidable, adequate compensatory measures will be required.

NON-DESIGNATED SITES

All development should seek to minimise adverse impact on wildlife, especially species and habitats identified in the Local Biodiversity Action Plan. Development should take account of connectivity between habitat areas. Where possible, new development should be designed to conserve and enhance biodiversity.



Landscape

11.8 Inverclyde's landscape is characterised by a predominantly urbanised narrow coastal strip, set against rising land, some of which is also developed, before giving way to uplands, where agriculture and woodland uses predominate. The Glasgow and the Clyde Valley Landscape Assessment (1999) identifies the following landscape character areas in Inverclyde: raised beach on the western coast around Inverkip and Wemyss Bay; upland river valley between Greenock and Inverkip, rugged upland farmland around Kilmacolm and Quarrier's Village and rugged moorland hills covering much of the upland area.

11.9 The West Renfrew Hills are designated as a Local Landscape Area. A Statement of Importance for this landscape area has been prepared in partnership with Nature.Scot. This identifies its special landscape qualities as including a strong sense of remoteness and wildness and iconic panoramic views from the Hills over the Firth of Clyde.



POLICY 34 - LANDSCAPE

The siting and design of development should take account of local landscape character and setting in order to conserve, enhance and /or restore landscape character and distinctiveness. Development should aim to conserve those features that contribute to local distinctiveness including:

- a) the setting of buildings and settlements within the landscape
- b) the pattern of woodlands, fields, hedgerows and trees; especially where they define/ create a positive settlement/ urban edge
- c) the character and distinct qualities of river corridors
- d) historic landscapes
- e) topographic features, including important/ prominent views, vistas and panoramas

When assessing development proposals likely to have a significant impact on the landscape, the guidance contained in the Glasgow and Clyde Valley Landscape Character Assessment will be taken into account.

Development that affects the West Renfrew Hills Local Landscape Area is required to protect and, where possible, enhance its special landscape qualities as set out in the Statement of Importance. Where there is potential for development to result in a significant adverse landscape and/or visual impact, proposals should be amended to avoid or mitigate these impacts through being informed by a landscape and visual impact assessment.

Trees, Woodland and Forestry

11.10 Trees, woodland and forestry make a significant contribution to Inverclyde's landscape and streetscape. There are approximately 2000 hectares of woodland within Inverclyde, over half of which is commercial and approximately 500 hectares is native woodland. There are 141 hectares of ancient woodland, around 50% of which is native. There are also 33 Tree Preservation Orders in effect (January 2021), covering individual trees, groups of trees and areas of woodland within our towns and villages. Additional to that are trees which are integral to the character of areas designated for their natural and built heritage importance, for example in conservation areas. It

is intended to carry out a full review of the Tree Preservation Orders across Inverclyde during the lifetime of this Plan.

11.11 The Scottish Government's Control of Woodland Removal Policy seeks to protect the existing forest resource in Scotland, and supports woodland removal only where it would achieve significant and clearly defined additional public benefits. A proposal for compensatory planting may form part of the planning determination. The policy supports the Scottish Government's ambition on forestry as expressed in the Climate Change Plan to increase Scotland's woodland cover from around 19% to 21% of the Scottish land area by 2032.

11.12 Forests and woodland are important resources and they make a substantial contribution to the economy at both national and local level, they provide considerable environmental benefits and help to improve people's lives through providing employment and improved health and mental wellbeing They also contribute to sustainable water management, climate change mitigation and adaptation, biodiversity, and make our parks and countryside more attractive places to visit.

11.13 Proposed development sites often contain trees that could be impacted by the development process. Tree and woodland removal can impact on the ecology and landscape of local and wider environs. Tree and woodland removal should be kept to a minimum and where trees or woodland is felled, it should be replanted. To minimise and mitigate these impacts, the Council will produce Supplementary Guidance on trees. This will set out how development affecting existing trees will be assessed, how trees are to be retained and protected during the construction phase of a development, replanting or compensatory requirements, and how existing and new trees are to be managed once a development is complete.

11.14 The Council is consulted by Scottish Forestry on new woodland creation proposals and on the felling and subsequent restocking of existing woodlands and afforested areas. Whilst this process sits outwith the planning system, new and amended forest and woodland proposals can have a significant effect, on our natural and open spaces. The Council will assess forestry proposals against the policies of this Plan and the Clydeplan Forestry and Woodland Strategy for the Glasgow City Region.

POLICY 35 - TREES, WOODLAND AND FORESTRY

The Council supports the retention of trees, including ancient and seminatural woodland, trees covered by Tree Preservation Orders and other trees and hedgerows, which have significant amenity, historical, ecological, landscape or shelter value. Where the removal of such woodland, trees or hedgerows is proposed as part of a planning application, this will not be supported unless:

- a) it can be clearly demonstrated that the development cannot be achieved without removal; or
- b) the public benefits of the proposal outweigh the loss of trees/ hedgerows; and
- c) compensatory planting will be provided, to a standard agreed by the Council.

Development affecting trees will be assessed against Supplementary Guidance to be prepared by the Council.

Proposals for new forestry/woodland planting will be assessed with regard to the policies of this Plan and the Forestry and Woodland Strategy for the Glasgow City Region.

Green Infrastructure

11.15 The term 'green infrastructure' is held by this Plan to refer to green and blue spaces which are designed, planned and managed to deliver benefits to our towns, villages, communities and the natural environment. Green infrastructure includes green elements such as open spaces, paths, landscaping, green roofs and walls, and blue elements such as ponds and natural drainage systems.

11.16 Green infrastructure, both individually and collectively, can help make our local places more attractive, and increase our health and wellbeing by improving air quality and providing opportunities for recreation, active travel and food growing. Green infrastructure also plays a key role in making our urban environment more resilient to the impacts of climate change through the provision of naturalised drainage systems and natural shelter. The creation and linking of new wildlife habitats will also enable wildlife to adapt.

Safeguarding Green Infrastructure

11.17 Open spaces and playing fields contribute to the attractiveness, wellbeing and biodiversity of Inverclyde. Inverclyde has a network of large public parks including Battery Park in Greenock, Darroch Park in Gourock, Coronation Park in Port Glasgow and Birkmyre Park in Kilmacolm. These large formal parks are complemented by a network of more local parks and open spaces, including Lyle Hill and Greenock cemetery, which make a significant contribution to the character and history of the area. Although not 'green', civic spaces like Cathcart Square and the Esplanade in Greenock are an important part of the open space network. While amenity open spaces in our business and residential areas, and play areas in the latter, are smaller in scale they serve an important purpose and make Inverclyde an attractive place to live and work. Existing allotments and community growing spaces are also protected as part of the open space network.

11.18 While outdoor sports pitches and facilities contribute to the open space network, they are also important in their own right as they encourage participation in sport and contribute to health and wellbeing. Sportscotland will be consulted on any development affecting outdoor sports facilities.

11.19 While the Proposals Maps identify open spaces and playing fields which are greater than 0.2 hectares in size, Policy 36 protects all open spaces and sports pitches which are of quality and value to the green network, or have the potential to be. The Council will prepare an Open Space Audit and Strategy to support the implementation of this policy.

11.20 Inverclyde also has an extensive path network, including 179 km of Core Paths criss-crossing the authority area and twenty Rights-of-Way. Route 75 of the National Cycle Network connects rural Inverclyde with the urban waterfront and is part of a route extending to Edinburgh in the east and Portavadie in the west. The path network includes the Greenock Cut, a 10km circular route running alongside the historic aqueduct, which provides panoramic views over the Firth of Clyde, and the Kelly Cut, which connects the Greenock Cut visitor centre to Wemyss Bay. The Council is currently progressing an active travel project which will deliver a dedicated cycle route from Gourock to Port Glasgow, adjacent to the A770/A8 corridor.

POLICY 36 - SAFEGUARDING GREEN INFRASTRUCTURE

Proposals for new or enhanced open spaces, which are appropriate in terms of location, design and accessibility, will be supported.

Development proposals that will result in the loss of open space which is, or has the potential to be, of quality and value, will not be permitted, unless provision of an open space of equal or enhanced quality and value is provided within the development or its vicinity.

Outdoor sports facilities will be safeguarded from development except where:

- a) the proposed development is ancillary to the principal use of the site as an outdoor sports facility, or involves only a minor part of the facility and would not affect its use for sport and training;
- b) the facility to be lost is to be replaced by a new or upgraded facility of comparable or better quality, which is convenient for the users of the original facility and maintains or improves overall playing capacity in the area; or
- c) a relevant strategy demonstrates a clear excess of provision to meet current and anticipated demand, and the development would not result in a reduction in the overall quality of provision.

Development that would result in the loss of a core path, right of way or other important outdoor access route will not be permitted unless acceptable alternative provision can be made.

Delivering Green Infrastructure Through New Development

11.21 To fully integrate green infrastructure into new development and enable connections to be made to the surrounding area, green infrastructure provision must be considered from the outset, as part of the initial design phase. It is key that green infrastructure proposals are informed by an appraisal of the existing natural features and eco system services on and in the vicinity of a development.

11.22 Green infrastructure provision in new development should maximise opportunities for multiple benefits, which is a key feature of this type of infrastructure. For example, appropriate landscaping not only improves an areas attractiveness, but can also cleanse and cool the air, contribute to flood management, reduce noise and promote better health and well-being. The multi-functional benefits of individual elements can be further increased when they are integrated. For example, when landscaping provides shelter for an area of open space.

11.23 The Council is keen to ensure that new development contributes to open space provision that is multi-functional, useable, and publicly accessible and meets the local needs of a range of users. This will be achieved by linking open space requirements to accessibility, quality and quantity standards set out in the Supplementary Guidance on Green Infrastructure. Open space requirements will also be informed by an Open Space Strategy, which is currently being prepared.

11.24 It is important that new development incorporates paths and connections to the existing path network, especially where the opportunity exists to provide path access to the waterfront. The Council has developed an Active Travel Strategy, which identifies a range of actions for how the path network can be improved and expanded. The strategy projects will be supported in principle by this Plan.

11.25 The Council will support proposals for new permanent and temporary allotment and community growing spaces, where these are appropriate in terms of location, design and accessibility.

11.26 The Council will produce Supplementary Guidance on Green Infrastructure, which will provide details on how green infrastructure should be integrated into new development, in terms of design, quality and quantity.

POLICY 37 – DELIVERING GREEN INFRASTRUCTURE THROUGH NEW DEVELOPMENT

Green infrastructure provision should be informed by an appraisal of the existing natural features and eco systems services on and in close proximity to the proposed development site and fully incorporated into the wider design process at an early stage, in line with the approach to be set out in the Supplementary Guidance on Green Infrastructure.

Development proposals are required to provide open space in line with the

standards to be set out in Supplementary Guidance on Green Infrastructure. The Supplementary Guidance will also set out circumstances under which off-site provision or a developer contribution towards green infrastructure will be provided.

Where opportunities exist, development proposals will be required to provide new paths linking to the active travel network. The provision of routes along water will be an essential requirement on development sites with access to a waterfront, unless not appropriate for operational or health and safety reasons.

Development proposals are required to demonstrate how naturalised features will be incorporated into SuDS provision, in order to provide additional benefits such as habitat creation and open space. Where a Suds proposal forms part of open space provision, it should be made safe and accessible.

The Supplementary Guidance on Green Infrastructure will set out how biodiversity enhancement can be incorporated into new developments, and the circumstances in which provision will be expected.

Green infrastructure proposals should be supported by information on how long term management will be achieved, including maintenance requirements, who will be responsible for meeting these requirements, and how they will be funded.

The Green Network

11.27 A Strategic Green Network Blueprint has been prepared for the Glasgow city region area. The blueprint identifies a Strategic Access Network that facilitates the off-road movement of people through green active travel routes and greenspace, and a Strategic Habitat Network that facilitates the movement of wildlife through the landscape. The blueprint also helps to identify gaps in the strategic habitat and access networks within Inverclyde and opportunities to address those gaps.

11.28 The Council supports the creation of the Strategic Green Network and the identification of opportunities aimed at addressing gaps in provision. While the Green Network opportunities identified by the Partnership are still being considered by the Council, supported opportunities will be identified in the Supplementary Guidance on Green Infrastructure.

Clyde Muirshiel Regional Park

11.29 Clyde Muirshiel is Scotland's largest regional park, covering 108 square miles of countryside in Inverclyde, Renfrewshire and North Ayrshire. Within Inverclyde, the Park boundary covers much of the upland moorland, and extends to the coast to include Lunderston Bay. It includes the Greenock Cut Visitor Centre, and provides an excellent recreational and educational resource for Inverclyde residents and visitors.

11.30 The Park Objectives are:

- To conserve and enhance the natural beauty, biodiversity and cultural heritage of Clyde Muirshiel Park.
- To encourage and enable learning, understanding and enjoyment of Clyde Muirshiel Park.
- To promote and foster environmentally sustainable development for the social and economic well-being of the people and communities within the Clyde Muirshiel Park area.

11.31 The Park area is covered by a number of other environmental and heritage designations protected by this Plan. This Plan supports the Park Objectives and the Park Strategy in principle, subject to assessment against other relevant policies of this Plan.

POLICY 38 - CLYDE MUIRSHIEL REGIONAL PARK

Proposals for development within Clyde Muirshiel Regional Park will be considered with regard to the Park Objectives and Strategy and to the Park's statutory purpose of providing recreational access to the countryside.

Water Environment

11.32 In many ways, the geography and character of Inverclyde is defined by water. It sits proudly on the Firth of Clyde, is the source of the River Gryffe, has a countryside dotted with reservoirs, and includes the Greenock Cut, which is a 19th century example of water engineering which has Scheduled Monument status.

11.33 Whilst these waterbodies add to the attractiveness of Inverclyde, the area can also be adversely affected by water, primarily through flooding, caused by high tides on the Clyde and heavy rainfall. Climate change is predicted to increase the frequency and severity of flooding events.

11.34 It is important therefore to manage the water environment in a way which protects and enhances its function as a natural drainage system by, for example, minimising and removing hard engineering which affects the natural flow of water, and by increasing its attractiveness as a habitat and for recreation.

11.35 This Plan also seeks to be consistent with Scotland's National Marine Plan which was approved in 2015, and with the forthcoming Clyde Regional Marine Plan.

POLICY 39 - WATER ENVIRONMENT

Development proposals affecting the water environment will be required to safeguard and improve water quality and the enjoyment of the water environment by:

- a) supporting the strategies and actions of the national and regional marine plans, and supporting the objectives and actions of the River Basin Management Plan for Scotland and the Clyde Area Management Plan, where applicable;
- b) minimising adverse impacts on, or improving, water quality, flow rate, morphology, riparian habitat and groundwater dependent terrestrial ecosystems;
- c) the removal of existing culverts. This will be a requirement on development sites, unless it can be clearly demonstrated as not practical or resulting in the development not being viable;
- avoiding the hard engineering and culverting of waterways and the building over of existing culverts in new developments unless clearly demonstrated to be essential. Where culverts are required, they should be designed to maintain existing flow conditions and aquatic life, with long term maintenance arrangements;
- e) maintaining or improving waterside and water-based habitats; and
- f) providing appropriately sized buffer strips between development and watercourses, in line with SEPA guidance, and providing access to the water and waterside, where appropriate.

SCHEDULE OF DEVELOPMENT LAND OWNED BY PLANNING AUTHORITY (INVERCLYDE COUNCIL)	
DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at Kelburn, Port Glasgow	Policy 3 – Priority Places
Land at Woodhall, Port Glasgow (R4)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Auchinleck Lane, Port Glasgow (R7)	Policy 3 – Priority Places Policy 18 – New housing Development
Land at Clune Park, Robert Street, Port Glasgow (R9)	Policy 3 – Priority Places Policy 18 – New Housing Development
Land at Ratho/MacDougall Street, Greenock (R19)	Policy 18 – New Housing Development
Land at Wellington Park, Greenock (R24)	Policy 18 – New Housing Development
Land at Mearns Street, Greenock (R26)	Policy 18 – New Housing Development
Land at West Stewart Street (R31) (C2)	Policy 18 – New Housing Development Policy 23 – Network of Centres Strategy
Land at Madeira Street, Greenock (R36)	Policy 18 – New Housing Development
Land at Lyle Road, Greenock (R38)	Policy 18 – New Housing Development
Land at Peat Road/Hole Farm Road, Greenock (R39)	Policy 18 – Land for housing
Land at Westmorland Road, Greenock (R44)	Policy 18 – New Housing Development
Land at Cumberland Walk, Greenock (R45)	Policy 18 – New Housing Development
Land at Kirn Drive, Gourock (R50)	Policy 18 – New Housing Development
Land at McPherson Drive, Gourock (R52)	Policy 18 – New Housing Development
Land at Shore Street, Gourock (R53) (C8)	Policy 18 – New Housing Development Policy 22 – Network of Centres Strategy
Land at Leperstone Avenue, Kilmacolm (R60)	Policy 18 – New Housing Development
Land west of Quarry Drive, Kilmacolm (R61)	Policy 18 – New Housing Development
Land at Brachelston Street, Greenock (F2)	Policy 22 – Community Facilities

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DESCRIPTION OF LAND OWNED BY INVERCLYDE COUNCIL	REFERENCES TO POLICIES, PROPOSALS OR VIEWS CONTAINED IN LOCAL DEVELOPMENT PLAN WHICH RELATE TO THE OCCURENCE OF DEVELOPMENT OF THE LAND
Land at West Stewart Street, Greenock (C3)	Policy 22 – Network of Centres Strategy
Land at Crescent Street, Greenock (E11)	Policy 26 - Business and Industrial Development Opportunities
Land at Ingleston Street, Greenock (E12)	Policy 26 - Business and Industrial Development Opportunities
Land at Scott Street, Greenock (E13)	Policy 26 - Business and Industrial Development Opportunities
Land at Drumfrochar Road, Greenock (E15)	Policy 26 - Business and Industrial Development Opportunities

Inverclyde

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

Telephone: 01475 712491