

Report To: The Planning Board

Date: 6th August 2025

Report By: Interim Director - Regeneration

Report No: 25/0075/IC

**Local Application
Development**

**Contact
Officer:** Carrie Main

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Subject: Erection of flatted building including associated access and car parking (in principle) at
Ground Adjacent to Glenpark Court, 29 Fox Street, Greenock



SUMMARY

- The proposal is acceptable when assessed against National Planning Framework 4.
- The proposal accords with the adopted and proposed Inverclyde Local Development Plans.
- There have been 22 representations objecting to the application.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

[25/0075/IC | Erection of flatted building including associated access and car parking \(in principle\). | Ground Adjacent To Glenpark Court 29 Fox Street Greenock](#)

SITE DESCRIPTION

The application site is a rectangular shape, covering an area of 515 square metres. It is vacant ground covered in vegetation (bushes, trees) and paths. It was formerly associated with and utilised as garden ground/open space of properties on Ardgowan Street. It is located on the south side of Fox Street, opposite the Cricket Club, adjacent to the Glenpark Court flatted development and behind the traditional villas on Ardgowan Street. The site is located within the Greenock West End Conservation Area. It is bound and surrounded by 2-metre-high brick boundary wall with a 1.8m high timber fence and hedging at the southern end of the site, delineating it from the rear gardens of properties which front onto Ardgowan Street. The site cannot currently be viewed from the road given the boundary treatments however the vegetation extends above the boundary walls. The garages with the parking court of Glenpark Court (flatted development adjacent to the site) adjoin the side (eastern) boundary of the site. Topography is relatively flat. Two dilapidated outbuildings exist centrally within the site. A gated pedestrian access is located centrally at the northern boundary, providing access onto the Fox Street. The surrounding area is an established residential area with a variety of residential properties in the form of flats and detached villas.

PROPOSAL

Planning permission in principle is sought for the erection of new build residential flats including associated access and car parking.

The indicative proposed site plan locates a square shaped, three storey building, which covers a footprint of 175 square metres positioned on the northern half of the site, fronting Fox Street, with vehicular access taken from Fox Street which leads past the eastern side of the building to a parking court at the rear/southern end of the site.

The floor plans specify that 5 flatted properties are to be accommodated within the building, 2 properties on the ground floor (1 no.2 bed and 1 no.1 bed), 2 within the first-floor level (1 no.2 bed and 1 no.1 bed) with 1 property on the second floor and top level (1 no.2 bed penthouse flat). Each property is to feature a terrace/balcony to the front elevation, facing Fox Street.

The building is to contain a double apex pitched roof with vast fenestration to the front elevation whereby glazed doors access terraces/balconies with glazed balustrades. The terraces/balconies form a 'stepped' back configuration from Fox Street. The plans/visualisations indicate a modern design with external walls finished in render.

The main and communal access door to the flats is on the rear elevation. The parking court contains 8 car parking spaces, 5no. bicycle parking, a bin storage area. Soft landscaping is incorporated at the front curtilage, at the rear elevation, and to the side/rear boundary of the site.

As this is an application for planning permission principle only, no significant matters of detail are assessed at this stage and plans are indicative only. This application is to assess the principle of residential flatted development specifically with associated access and parking.

NATIONAL PLANNING FRAMEWORK 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

Policy 1- Tackling the climate and nature crisis

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 2- Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Policy 7- Historic assets and places

- a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Policy 14- Design, quality and place

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 15- Local living and 20-minute neighbourhoods

a) Development proposals will contribute to local living including, where relevant, 20 minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- sustainable modes of transport including local public transport and safe, high quality walking, wheeling and cycling networks;
- employment;
- shopping;
- health and social care facilities;
- childcare, schools and lifelong learning opportunities;
- playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;
- publicly accessible toilets;
- affordable and accessible housing options, ability to age in place and housing diversity.

Policy 16- Quality Homes

a) Development proposals for new homes on land allocated for housing in LDPs will be supported.

b) Development proposals that include 50 or more homes, and smaller developments if required by local policy or guidance, should be accompanied by a Statement of Community Benefit. The statement will explain the contribution of the proposed development to:

- i. meeting local housing requirements, including affordable homes;
- ii. providing or enhancing local infrastructure, facilities and services; and
- iii. improving the residential amenity of the surrounding area.

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

d) Development proposals for public or private, permanent or temporary, Gypsy/Travellers sites and family yards and Travelling Showpeople yards, including on land not specifically allocated for this use in the LDP, should be supported where a need is identified and the proposal is otherwise consistent with the plan spatial strategy and other relevant policies, including human rights and equality.

e) Development proposals for new homes will be supported where they make provision for affordable homes to meet an identified need. Proposals for market homes will only be supported where the contribution to the provision of affordable homes on a site will be at least 25% of the total number of homes, unless the LDP sets out locations or circumstances where:

- i. a higher contribution is justified by evidence of need, or
- ii. a lower contribution is justified, for example, by evidence of impact on viability, where proposals are small in scale, or to incentivise particular types of homes that are needed to diversify the supply, such as self-build or wheelchair accessible homes.

The contribution is to be provided in accordance with local policy or guidance.

f) Development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out; and
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods;
- iii. and either:
 - delivery of sites is happening earlier than identified in the deliverable housing land pipeline. This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or
 - the proposal is consistent with policy on rural homes; or
 - the proposal is for smaller scale opportunities within an existing settlement boundary; or
 - the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

ADOPTED 2019 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.

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 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.

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 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. 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.

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.

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.

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

PROPOSED 2021 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 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 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.

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:

- o be at significant risk of flooding (i.e. within the 1 in 200 year design envelope);
- o increase the level of flood risk elsewhere; and
- o 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.

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:

- 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, which identifies who will be responsible for maintenance and how this will be funded in the long term.

Policy 11 - Promoting Sustainable and Active Travel

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

- o provide safe and convenient opportunities for walking and cycling access within the site and, where practicable, including links to the wider walking, cycling network and public transport network; and
- o 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

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.

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.

Policy 18 - Land for Housing

To enable delivery of the Clydeplan Strategic Development Plan housing supply target for Inverclyde, 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 in 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.

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.

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.

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.

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.

Policy 35 - Trees, Woodland and Forestry

The Council supports the retention of trees, including 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; 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

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

CONSULTATIONS

Head Of Roads and Transportation –

1. Parking should be provided in accordance with the National Guidelines:

1 bedroom	1 parking space
2-3 bedrooms	2 parking spaces
4 bedrooms	3 parking spaces

Visitor parking should be 0.25 spaces per dwelling and bicycle spaces should be 1 per dwelling.

2. The proposed development has 2no. 1-bedroom properties which requires 1 parking space each and 3no. 2-bedroom properties which requires 2 parking spaces each. The total parking requirement is 8no parking spaces and 2no visitor parking spaces. There should be 5no cycle parking spaces.

The current layout is not acceptable as it does not meet the parking requirements.

3. The parking spaces shall be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m.
4. The access should be a minimum of 4.8m wide for at least 10.0m and the gradient should not exceed 10%.and be formed via a footway crossover
5. The access footpath to the building shall be a minimum of 2.0m wide.
6. The applicant shall demonstrate a visibility splay of 2.4m x 20.0m x 2.0m can be achieved from the site access on to Fox Street. It shall be conditioned that this is retained in perpetuity.
7. A Section 56 Agreement will be required for any changes to the public road network.
8. The proposed development will have an impact on the existing street lighting, accordingly a lighting and electrical design for adoptable areas will be required for each site.

A system of lighting shall be kept operational at all times within the existing public adopted areas

9. Submitted Flood Risk Assessment is acceptable and shows the site is not at risk from fluvial, pluvial and coastal flooding. The FRA has been self-certified and independently checked.
10. The drainage strategy within the FRA indicates surface water runoff from the development being restricted to 5l/s. Attenuation of surface water is proposed via filter trench with a max storage capacity 28m³. Discharged is proposed as a formal connection to the combined sewer system on Fox St.

At the appropriate stage in the application, a fully developed surface water management plan(s) shall be submitted in accordance with Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers (March 2024). The applicant shall also complete and submit the checklist within Annex B of said guidance document which will assist the application.

11. At the appropriate stage in the application, discharge locations must be identified, and the applicant must confirm approval in principle from the owner. If proposing to discharge into the public sewer network, then confirmation that Scottish Water will accept the flows must be included with the application.

Head of Public Protection - conditions are recommended to be placed on any grant of permission relating to contaminated land. Advisory notes requested relate to site drainage, vermin, drains, sewers, construction regulations, external lighting and further consultation requirements.

PUBLICITY

The application was advertised in the Greenock Telegraph on 30th May 2025 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 30th May 2025 for development affecting a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification whereby 22 representations were received objecting to the application. The comments received are summarised below:

Residential amenity and parking

- The proposed flats would overlook neighbouring gardens and impact privacy.
- The parking requirement for Glenpark Court has increased (younger residents) making parking in the area more difficult. More flats would increase parking requirement which cannot be accommodated.
- Balconies will overlook neighbouring properties.
- Parking on street is already a major issue - this development would exacerbate this problem.
- Concern that it may block light to neighbouring flats.
- As building will be tight on the boundary with Glenpark parking court, scaffolding will need to be placed in the parking area for a considerable time which will disrupt current parking provision. Legally not willing to give consent for this.
- Disruption and nuisance caused to neighbouring residents during construction.
- Design should be considered carefully to not allow overlooking.
- Car parking and bin storage adjacent to rear gardens will cause noise disruption, smell and vermin.
- Light pollution.
- This is 3rd set of flats within 200 yards of each other - overdevelopment.
- This is backland development and inappropriate.
- The proximity of the flats will cause overlooking issues.
- The land is in use as a private garden, part of the Church of Scotland General Trustees Manse at 50 Ardgowan Street. It serves a valid purpose as private open space.
- The height and design of the building will mean that the loss of privacy. The back of properties and rear gardens will be overlooked from both the first floor and second floor at the eastern side of the building as there are windows in the lounges which face Ardgowan Street.
- The residents of Union Street will be impacted by loss of light.

Impact on the conservation area

- The design is glaringly modern and detracts from the character and amenity of the conservation area.
- This is a conservation area and an inappropriate and insensitive site to develop.
- Overdevelopment to accommodate 5 flats within this former garden ground in the conservation area.
- The timber cladding proposed will fade to grey.
- The soft landscaping at the front will not be maintained.
- This site has an open aspect and will be seen by everyone in the square.
- Development is not in keeping with the style, detailing and scale of other properties in the local area.
- Comparisons should not be drawn with Glenpark Court flats which were built before the conservation area was defined.

Environmental

- Impact on the local environment.
- Trees would have to be removed.
- No Environmental Statement or a Habitat Survey was submitted. Concern for local wildlife and nesting birds.
- The presence of trees acknowledged in the Topographical Survey, however species and age not specified.
- The land has several mature trees that support bats, birds, insects and mammals. The development does not include any green space and would have a significant negative impact on local biodiversity.

Procedural

- No neighbour notification letter was received from the Council.

Other

- Nothing has changed from previously proposed flatted development on this site.
- Will traffic orders or parking regulations be required to permit access to off street parking?
- New development at Madeira Street is enough.
- Don't repeat the mistakes of the 60s.

These comments will be addressed in the assessment below.

ASSESSMENT

The material considerations in the determination of this application are: National Planning Framework 4 (NPF4); the adopted Inverclyde Local Development Plan; the proposed Inverclyde Local Development Plan; the adopted and draft Planning Application Advice Note (PAAN) 3 on "Private and Public Open Space Provision in New Residential Development"; Historic Environment Scotland's Policy for Scotland and "Managing Change in the Historic Environment" guidance note series, the Greenock West End Conservation Area Appraisal, the visual impact, the impact within the Conservation Area, the impact on residential amenity, the consultation responses and the objections received.

Policy Context

The site is within an existing established residential urban area within Greenock and therefore is a sustainable location that is generally consistent with the terms of Policies 1, 2, 15 and 16 of NPF4.

The Spatial Development Strategy of both the adopted and proposed Local Development Plans also directs residential development to existing built-up areas in the first instance, which this proposal complies with.

Policy 7 of NPF4 and Policy 28 of both the adopted and proposed Local Development Plans advise on development proposals affecting conservation areas, stating that such proposals require to preserve or enhance the character and appearance of the area. It is further advised that in assessing such proposals information relating to the historic or architectural value of the conservation area requires to be considered.

Historic Environment Scotland's "Managing Change in the Historic Environment" guidance note on "Setting" advises that setting can be important to the way in which historic places are understood, appreciated and experienced, and provides guidance on factors to be considered in assessing the impact of a change on the setting of a historic asset or place. Whilst it is acknowledged that there has been pressure for infill residential development, Historic Environment Scotland's Policy for Scotland explains the Government's position. The Scottish Government requires the historic environment to be cared for, protected and enhanced. Development which does not respect the scale, design and detailing of existing buildings will not generally be supported.

The Greenock West End Conservation Area Appraisal identifies the application site as being within the 'Central Character Area', which is varied in architectural style and property type, features smaller plot sizes and generally follows a regular grid pattern. There is a mix of single storey cottages, small to medium sized detached and semi-detached houses, terraced houses and a small representation of tenements. The street pattern changes from buildings addressing the street and built close to the street line, to detached houses set back from the road. The Appraisal specifically notes Ardgowan Street as being more mixed in terms of property type and design. It goes on to advise that in assessing planning applications, the Council shall consider them in relation to the relevant Local Development Plan. It is noted that new development should follow existing plot ratios. Sensitive development maintaining the scale and density of the character area can be accommodated reasonably well. A high proportion of the villas have retained their grounds and maintain the character of the area.

Policy 1 of both Plans requires all development to have regard to the six qualities of successful places. The relevant factors in respect of this development contributing to the qualities of successful places are being "Distinctive" in reflecting local architecture and urban form (expanded to "respect landscape setting and character, and urban form" and "reflect local vernacular/architecture and materials" in the proposed Local Development Plan) and contributing positively to historic places; and being "Safe and Pleasant" in avoiding conflict with adjacent uses in respect of overshadowing, privacy and noise.

Policy 18 supports new housing development on sites identified in Schedule 3 and on other appropriate sites within residential areas. The site is not identified in Schedule 3.

Policy 20 of the proposed Plan additionally requires development within residential areas to be assessed regarding impact on the amenity, character and appearance of the area.

The principle of development and impact on the conservation area

Turning to the specific site as well as the position and possible design of the development there are other policies and advice that are relevant to this proposal. Both the adopted and draft PAAN3 advise on plot sizes for residential development and on private garden ground respectively. PAAN 3 refers to the plot and garden sizes reflecting those in the locality as well as according with established density and pattern of development. The distance to garden boundaries should also reflect the immediate locality, together with the established street front building line. Height, roof design, use of materials and colours should reflect the immediate locality and ensure no adverse implications to the functionality of surrounding uses, character of the area and residential amenity.



View of the site looking south from Fox Street

In first considering the historical pattern of development, it is appropriate to consider this in the context of the adjacent plots. Historically, the application site would have been associated with 50 Ardgowan Street, which dates from the mid-19th century. Infill residential plots, specifically, 48 Ardgowan Street were developed in the 1960s and further in the 70s and 80s with the development of three storey flatted development of St Andrews Court on the site of the former St Andrews Church. Furthermore, the development of the four-storey flatted development, Glenpark Court, which was developed from two detached buildings set back from the road and accessed by a common driveway.

The assessment of the proposal requires to be in the context of both the Conservation Area location and the wider pattern of development. Whilst historically located within the curtilage of an existing house, 50 Ardgowan Street fronts and takes access from Ardgowan Street, and this site is proposed to be accessed and front Fox Street. The existing boundaries around the site explicitly delineate the site from 50 Ardgowan Street, and it is considered that the plot ratio of 50 Ardgowan Street even with the loss of this site, remains characterised as being set within a large plot. It is therefore not considered that a “backland” development would occur. The development of this site also generally safeguards the urban form and characteristics of the conservation area.

In further considering the urban form of the wider block, predominantly properties are located to front and be accessed by Ardgowan Street and Union Street. However, a large traditional, semi-detached property (36 and 36A) fronts Margaret Street, which mirrors the application site, within this block. It is acknowledged that within this vicinity, the urban form is varied in terms of location of plots and design. This reaffirms that the plot could be developed without a detrimental impact to the built form and pattern of development.

There are also a variety of plot sizes in the surrounding area and the proposed plot would not be out of context with this general character. The indicated footprint of the building occupies approximately 34% of the proposed site area. For context, Glenpark Court built form occupies 27% of its site; 50 Ardgowan Street 36%. Whilst it is acknowledged that the unbuilt portion of the site will be predominately occupied by a parking court, it is considered that generally the building to plot ratio is compatible with the surrounding urban form. The existing boundaries of the site will be retained to sympathetically integrate into the existing urban form and ensure traditional villas retain their large plots to maintain the character of the area.

This development enables a practical adaption of this vacant site, which conforms to the historical pattern of development and the variety of property types/tenure whereby small tenement flats with rear parking courts are not uncommon within the immediate locality. In accordance with Policy 9 and

16 of NPF4, the development would provide smaller scale homes, improve choice, which would address gaps in provision and the need for accommodation for changing and diverse needs. In this respect, the development is considered to add variety in terms of the type/scale of home on offer.

Overall, the proposal does not present overdevelopment of the site, and it is considered there is a sufficient building to plot ratio and amenity ground to reflect that of the immediate locality and to conform to the surrounding and traditional built form.

Design and scale

In terms of overall position, scale, design and use of materials and colours it is more appropriate to assess these matters in any subsequent approval of matters/detailed application. The variety of designs in the surrounding locality is however acknowledged, yet it is prudent to ensure new development preserves and enhances the historic integrity, character and amenity of the site and wider conservation area.

Whilst indicative, the position of the building is considered acceptable and consistent with the position of surrounding built form and positions. Surrounding properties also vary considerably in scale. The proposed three-storey building would strike a balance in this location, between the two storey properties on Ardgowan Street and four storeys within Glenpark Court and would not consider be visually dominating or out of context in the surrounding streetscape.

Whilst details of materials and colours have not been provided within the application, I note pitched roofs and a muted/neutral colour palette to generally conform to the surrounding architecture. Vast fenestration and balconies to the front elevation is undoubtedly present in more modern design aspects, however not considered to be unacceptable. this will be subject to full and detailed assessment which will be considered within any further application. Detailed design will be addressed fully by condition of any grant of planning permission in principle.

Residential amenity

In considering residential amenity with regards to potential loss light, the orientation, scale and separation distance of the site from neighbouring properties is considered to avoid any adverse implications. Nonetheless it would be for a full application to evidence that the properties position, scale and design is satisfactory in ensuring no adverse implications in respect of overshadowing.

With regards to overlooking and privacy implications, in assessing the indicative floor plan layouts, windows are presented on side elevations, which have potential to overlook neighbouring properties and rear gardens. Except for the proposed lounge windows, within the eastern side elevations (facing Ardgowan Street), side windows are mostly bathroom/WCs, which would feature obscured glazing, with this requirement being addressed by condition. With regards to the lounge windows, these present a departure from the guidance within PAAN3 as there is not a separation distance of 9 metres to the nearest boundary and there is potential for direct view and intensification of overlooking of the rear gardens of the Ardgowan Street properties. This concern was also raised by representation. As design is indicative only at this stage, it is for a full application to address this matter, and options should be considered to omit this window or fit with obscured glazing. For this reason, side screening should also be considered on balcony edges. The separation distances between proposed balconies across the street to rear gardens on Union Street is some 25 metres distant and therefore not considered to present any adverse intensification of overlooking or unacceptable loss of privacy beyond the existing arrangement. The balconies/terraces are considered appropriate in size to avoid any adverse disturbance of neighbouring properties. The noise and activity generated by new homes would be typical of that emanating from a domestic setting.

Traffic, parking and access

PAAN 3 additionally states that the level of on-site car parking should accord with the National Roads Development Guide, should be comparable with the established pattern in the street and capable of

being implemented without detriment to road safety. This matter also requires to be considered against Policy 11 of the adopted LDP, Policy 12 of the proposed LDP and the quality of being 'Safe and Pleasant' in Policy 1 of both LDPs. Following consultation, the Head of Roads and Transportation advises that the development based on the number of properties and bedroom numbers requires a total parking requirement of 8 off-street parking spaces and 2 visitor parking spaces. The current layout provides 8 off-street parking spaces which meets the requirements for the indicative number of units and bedrooms. However, the visitor parking requirements of 2 spaces has not been met. As the layout/units/bedrooms numbers are indicative only, this will be assessed fully/required within any subsequent approval of matters/detailed application and can be addressed by condition to accord with the terms of Policy 11 of the adopted LDP and Policy 12 of the proposed LDP.

Other requirements regarding minimum dimensions of spaces, aisle spacing for accessibility, gradient and visibility splay from the access can also be addressed by a planning condition if planning permission in principle is granted.

Flooding, drainage and infrastructure

The flooding and drainage information submitted was accepted with further requirements for any detailed application specified to be addressed by condition of any grant of planning permission in principle. There are no significant implications identified in fulfilling the requirements of Policies 8 and 9 of the adopted LDP and Policies 9 and 10 of the proposed LDP in relation to managing flood risk and drainage.

The site is located within the settlement boundary where local services/facilities can be accessed. Connection to services/utilities is a matter to be addressed between relevant parties i.e. the applicant and utility providers.

The site is sustainably located within the settlement boundary, close to a range of local services and close to public transport links. The proposed site should accommodate sufficient in-curtilage parking and achieve bicycle parking requirements to not require complete reliance on private transport. The location also encourages walking and cycling. The provision of electric vehicle charging facilities, can also be addressed by a planning condition to comply with the terms of Policy 10 of the adopted Local Development Plan and Policy 11 of the proposed Local Development Plan. This proposal can be seen to generally comply with Policies 11 and 12 of the proposed LDP related to sustainable transport and impact on the transport network.

Landscaping and Ecology

The site's natural characteristics and dense vegetation cover would be altered significantly by development. Trees are an important feature of the Conservation Area, and it is noted that the existing trees within the application site would be felled as part of the proposal. These are however relatively immature. The loss of trees within the Conservation Area must consider the impact on amenity and setting. In this regard, the trees/vegetation is predominately concealed from view by the brick boundary wall, which surrounds the site and therefore the loss of trees will have a limited and localised effect and acceptable impact on the amenity and character of the Conservation Area, presenting no conflict with Policy 34 of the Local Development Plan.

The landscaping proposals for the development are indicative only for this planning permission in principle application and a landscaping plan shall be requested by condition of any grant of planning permission in principle to detail a scheme of any tree felling and planting schedule including timescales.

Ecological issues are further raised by representation with concern of impact on protected species. There is nothing to suggest that the site provides any habitat for protected species, although the vegetation may provide a habitat for nesting birds. The requirement to avoid site clearance during nesting season or check for nesting birds carried out should site clearance be undertaken during the bird nesting season can be addressed by condition. A preventative condition will also be placed on

any grant consent to stop works, inform the Planning Authority and consult a suitably experienced ecologist should any protective species or active habits be discovered within the site and vicinity. The proposal therefore raises no issues with reference to Policy 33 of the Local Development Plan. Overall, there are no ecology issues which would provide a basis for refusal of planning permission in principle and the proposal is considered to comply with Policies 33 and 34 of both plans. The detailed landscaping proposal will be assessed fully within any further detailed application.

Other consultation responses

Turning to other policies that are relevant to the consideration of this application, Policy 6 of both the adopted and proposed Local Development Plans seeks to ensure that all new buildings are energy efficient and that at least 25% respectively of the carbon dioxide emissions standard reduction set by Scottish Building Standards is met through the installation and operation of low and zero carbon generating technologies. If planning permission in principle is granted the requirement for low and zero carbon generating technologies can be addressed by a planning condition with the details submitted for further approval.

In terms of the advice from the Health of Public Protection, a planning condition can be used in relation to Japanese Knotweed and contamination if they are encountered during site works. The details of any bin stores can also be addressed by a planning condition for the details of which to be submitted for approval before development commences. This addresses Policy 16 of both LDPs.

Representations

In responding to the representations received, not yet addressed within the assessment above. The on-site parking requirements require to be achieved to ensure no on-street parking is a consequent of the development. Erection of scaffolding and access to land for construction are not material planning considerations. These are civil matters, to be addressed by relevant parties/owners. Construction noise is not a relevant material consideration and does not justify the refusal of any granting of planning permission. The parking area and bin storage is typical of a residential development and presents no adverse implications to amenity to justify refusal of planning permission. The Head of Public Protection had recommended conditions and advisory notes to avoid any such adverse implications. Light pollution is not a matter considered to impede development within an existing settlement within an urban residential area. Details of landscaping and maintenance will be addressed by condition of any grant of planning permission in principle in the interest of safeguarding amenity. Neighbour notification was carried out in line with the legislation requirements, with the specific distance for notification of 20 meters from the application site.

Conclusion

In conclusion, the principle of the proposal at this location is considered to be acceptable and capable of achieving a build to plot ratio, which reflects the immediate locality to protect and enhance the historic character and amenity of the area and to safeguard and enhance residential amenity. The proposal therefore complies with the relevant policies and guidance. PAAN 3, the Council's Planning Policy Statement, the Greenock West End Conservation Appraisal and Historic Scotland's policy and guidance which seek to preserve the historic environment. Whilst mindful of the objections received, there are no material planning considerations which I consider would justify the refusal of planning permission. Planning permission should therefore be granted subject to the conditions below.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The development to which this planning permission in principle relates must be begun within 5 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed site layout. The proposed layout shall be shown on a plan at a scale of 1:500 showing the position of the proposed residential building, any ancillary building, means of access, parking areas and provision and any vehicular turning areas.

Reason: To ensure that the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

3. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed floor plans and elevations of the proposed dwellinghouse and shall show dimensions as well as the type and colour of all external materials.

Reason: To ensure that the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

4. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the type and colour of all hard surfacing materials to be used on both parking areas and hardstanding areas.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

5. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the proposed ground levels throughout the site and proposed finished floor levels of the proposed dwellinghouse and garage in relation to a fixed datum point. The application shall include existing ground levels taken from the same fixed datum point.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

6. Development shall not commence until an application for an approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to all boundary treatments including walls (including any retaining walls) and fences to be erected on site.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

7. Development shall not commence until an application for approval of matters specified in conditions has been submitted to and approved in writing by the Planning Authority relating to the details of Surface Water Management and Sustainable Urban Drainage Systems proposals. For the avoidance of doubt the surface water for the proposed development shall be contained/attenuated within the site before discharging to the public system and shall be restricted to greenfield runoff rates. The following advice should be followed:

- i) A fully developed Surface Water Management Plan(s) shall be submitted in accordance with Flood Risk Assessment and Surface Water Management Assessment: Planning Guidance for Developers (March 2024). The applicant shall also complete and submit the checklist within Annex B of said guidance document which will assist the application.

- ii) Discharge locations must be identified, and the applicant must confirm approval in principle from the owner. If proposing to discharge into the public sewer network, confirmation that Scottish Water will accept the flows must be included with the application.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

8. The following provisions shall be achieved at the site, unless a Transport Statement is approved in writing by the Planning Authority detailing alternative arrangements:

- a) Parking should be provided in accordance with the National Guidelines:

- 1 parking space for a 1 bedroom house;
- 2 parking spaces for a 2 or 3 bedroom house;
- 3 parking spaces for a 4 bedroom house.

- b) Visitor parking should be 0.25 spaces per dwelling and bicycle spaces 1 per dwelling.

- c) The parking spaces shall be a minimum of 2.5m by 5.0m with a minimum aisle spacing of 6.0m.

- d) The access should be a minimum of 4.8m wide for at least 10.0m and the gradient should not exceed 10%.and be formed via a footway crossover

- e) The access footpath to the building shall be a minimum of 2.0m wide.

- f) The applicant shall demonstrate a visibility splay of 2.4m x 20.0m x 2.0m can be achieved from the site access on to Fox Street. It shall be conditioned that this is retained in perpetuity.

- g) All surface water should be managed within the site to prevent flooding to surrounding properties and the public road network.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

9. Development shall not commence until an application for approval of matters has been submitted to and approved in writing by the Planning Authority relating to the proposed landscaping/planting at the site. Details of the scheme shall include (as appropriate):

- i) Details of any earth mounding, hard landscaping, grass seeding and turfing;
- ii) A scheme of tree and shrub planting, incorporating details of the number, variety and size of trees and shrubs to be planted;
- iii) The phasing/timescale for carrying out these works.
- iv) Details of maintenance and management for the landscaping. For the avoidance of doubt management and maintenance shall commence upon completion of the landscaping.

Thereafter the matters that are approved shall be implemented in their approved form in the first planting season following completion of the flatted building.

Reason: To ensure the Planning Authority has the necessary information to determine the application and to ensure the matters are acceptable at this location.

10. Prior to the commencement of development, confirmation of connection to Scottish Water's Network shall be submitted to and approved in writing by the Planning Authority.

Reason: To ensure Scottish Water's acceptance of the drainage regime for the application site and in the interests of the provision of a satisfactory drainage regime.

11. For the avoidance of doubt the dwellinghouse shall be 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 (rising to at least 25% by the end of 2025). Development shall not commence until details have been submitted to and approved in writing by the Planning Authority relating to the proposed low and zero carbon generating technologies to be installed in the dwellinghouse. Thereafter, the approved low and zero carbon generating technologies shall be implemented in their approved form before the occupation of the dwellinghouse.

Reason: To comply with the requirements of Section 72 of the Climate Change (Scotland) Act 2009.

12. The properties shall have an Electric Vehicle Charging Points in accordance with the requirements set out by the National Roads Development Guide. Development shall not commence until the details have been submitted to and approved in writing by the Planning Authority relating to the proposed Electric Vehicle Charging Points. Thereafter the approved details shall be implemented on site in their approved form before the first occupation of the properties.

Reason: In the interests of sustainable development and to accord with the Inverclyde Council Supplementary Guidance on Energy.

13. Development shall not commence until details of a survey for the presence of Japanese Knotweed has been 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.

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

14. Development shall not commence until an Environmental Investigation and Risk Assessment, including any necessary Remediation Scheme with a timetable 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.

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

15. 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 (however not limited to) a collation of verification/validation certificates, analysis information, remediation lifespan, maintenance/aftercare information and details of all materials imported onto the site as fill or landscaping material. The details of such materials shall include information of the material source, volume, intended use and chemical quality with plans delineating placement and thickness.

Reason: To ensure contamination is not imported to the site and confirm successful completion of remediation measures in the interest of human health and environmental safety.

16. The presence of any previously unrecorded contamination or variation of anticipated ground conditions that become evident during site works shall be brought to the attention of the Planning Authority and a Remediation Scheme shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.

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

17. All vegetation clearing, including tree felling and all ground clearance, shall take place outside the bird nesting season, March to August inclusive. If undertaken within bird nesting season, a check for nesting birds shall be carried out with a methodology and recommendations submitted by a suitably qualified professional for practice which safeguards nesting birds.

Reason: To ensure the protection of breeding birds within the application site.

18. Notwithstanding condition 17 above, should any protected species be found within the application site at any time during the construction stage, then all work shall cease immediately, and written notification shall be sent by the developer to both the Planning Authority and Scottish Natural Heritage (SNH). Development shall only re-commence once written approval for re-commencement has been issued in writing by the Planning Authority and any mitigation measures required as conditions of such approval shall be implemented in full and in accordance with the approved timescales.

Reason: To ensure that the site and its environs are surveyed and the development does not have an adverse impact on protected species or habitat.

Neale McIlvanney
Interim Director - Regeneration

Local Government (Access to Information) Act 1985 – Background Papers. For further information please contact Carrie Main on 01475 712413.