

Local Review Body

1 June 2016

Planning Application for Review

Gourock Waste Metals and Car Breakers

Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard:

Builder's Store, Chalmers Street, Gourock (15/0235/IC)

Contents

- Planning Application and Plan
- Appointed Officer's Site Photographs
- Report of Handling dated 22 January 2016
- Consultation responses
- Representation
- Decision Notice dated 22 January 2016
- Letter dated 9 March 2016 from Canata & Seggie Chartered Architects enclosing notice of Review form and statement to the Local Review Body
- Notice of Review form dated 26 February 2016 and supporting documentation
- Further representation
- Suggested conditions should planning permission be granted on review

PLANNING APPLICATION AND PLAN

Inverclyde council

Municipal Buildings Clyde Square Greenock PA15 1LY

Tel: 01475 712 406

Fax: 01475 712 468

Email: planning.dlm@inverclyde.gov.uk

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

Thank you for completing this application form:

ONLINE REFERENCE 000130094-001

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

Type of Application

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

We strongly recommend that you refer to the help text before you complete this section.

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

Description of Proposal

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

Proposed Change of Use from Vacant Land to Car Parking & Storage in Association with Existing Waste Metals & Car Breakers Yard

Is this a temporary permission? * ☐ Yes ☒ 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

Have the works already been started or completed? *

☒ No ☐ Yes - Started ☐ Yes - Completed

Applicant or Agent Details

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

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Canata & Seggie
Ref. Number:	
First Name: *	Victor
Last Name: *	Canata
Telephone Number: *	01475784517
Extension Number:	
Mobile Number:	01475784517
Fax Number:	
Email Address: *	info@canseg.co.uk

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

Building Name:	
Building Number:	7
Address 1 (Street): *	Union Street
Address 2:	
Town/City: *	Greenock
Country: *	Scotland
Postcode: *	PA16 8JH

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

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Other
Other Title: *	
First Name:	
Last Name:	
Company/Organisation: *	Gourock Waste Metals & Car Breakers
Telephone Number:	01475 636190
Extension Number:	
Mobile Number:	07852296110
Fax Number:	
Email Address:	hansbigh@yahoo.co.uk

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

Building Name:	
Building Number:	3
Address 1 (Street): *	Cardwell Road
Address 2:	
Town/City: *	Gourock
Country: *	Scotland
Postcode: *	PA191UB

Site Address Details

Planning Authority:

Inverclyde Council

Full postal address of the site (including postcode where available):

Address 1:

Address 5:

Address 2:

Town/City/Settlement:

Address 3:

Post Code:

Address 4:

Please identify/describe the location of the site or sites.

Northing

677233

Easting

224651

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

☐ Yes ☒ No

Site Area

Please state the site area:

475.50

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)

Vacant Gound

Access and Parking

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

☐ Yes ☒ No

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

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

☐ Yes ☒ No

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

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

0

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

4

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

Water Supply and Drainage Arrangements

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

☐ Yes ☒ No

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

☐ Yes ☒ No

Note: -

Please include details of SUDS arrangements on your plans

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

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

☐ Yes

☐ No, using a private water supply

☒ No connection required

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

Assessment of Flood Risk

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

☐ Yes ☒ No ☐ Don't Know

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

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

☐ Yes ☒ No ☐ Don't Know

Trees

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

☐ Yes ☒ No

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

Waste Storage and Collection

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

☐ Yes ☒ No

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

Not applicable

Residential Units Including Conversion

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

☐ Yes ☒ No

All Types of Non Housing Development - Proposed New Floorspace

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

☐ Yes ☒ No

Schedule 3 Development

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

☐ Yes ☒ No ☐ Don't Know

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

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

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

☐ Yes ☒ No

Certificates and Notices

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

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

Are you/the applicant the sole owner of ALL the land ? *

☒ Yes ☐ No

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

☐ Yes ☒ No

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: Victor Canata

On behalf of: Gourock Waste Metals & Car Breakers

Date: 28/08/2015

☒ Please tick here to certify this Certificate. *

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

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

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

Town and County Planning (Scotland) Act 1997

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

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☐ Yes ☐ No ☒ Not applicable to this application

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

☒ Site Layout Plan or Block plan.

☐ Elevations.

☐ Floor plans.

☐ Cross sections.

☐ Roof plan.

☐ Master Plan/Framework Plan.

☐ Landscape plan.

☐ Photographs and/or photomontages.

☐ Other.

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

☐ Yes ☒ N/A

A Design Statement or Design and Access Statement. *

☐ Yes ☒ N/A

A Flood Risk Assessment. *

☐ Yes ☒ N/A

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

☐ Yes ☒ N/A

Drainage/SUDS layout. *

☐ Yes ☒ N/A

A Transport Assessment or Travel Plan. *

☐ Yes ☒ N/A

Contaminated Land Assessment. *

☐ Yes ☒ N/A

Habitat Survey. *

☐ Yes ☒ N/A

A Processing Agreement *

☐ Yes ☒ N/A

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

Declare - For Application to Planning Authority

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

Declaration Name: Victor Canata

Declaration Date: 28/08/2015

Submission Date: 08/09/2015

Payment Details

Cheque: R L Stetz, 300093

Created: 08/09/2015 11:39

**APPOINTED OFFICER'S SITE PHOTOGRAPHS
(TAKEN ON 2 MAY WITH iPHONE5)**



NO ENTRY
This area is restricted to authorized personnel only.
Unauthorized entry is prohibited.





REPORT OF HANDLING DATED 22 JANUARY 2016

REPORT OF HANDLING

Report By: Guy Phillips

Report No: 15/0235/IC

**Local Application
Development**

**Contact
Officer:** 01475 712422

Date: 22nd January 2016

Subject: Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard at
Builder's Store, Chalmers Street, Gourock

SITE DESCRIPTION

The irregularly shaped, approximately 475.5 square metres site lies on the south-east side of Chalmers Street, Gourock. Chalmers Street curves north-east from Chapel Street, bridges the Gourock to Glasgow railway line and terminates at the sheltered housing complex at Riverside Gardens. A walled, former burial ground/area of formal landscaping adjoins to the south-west (side) of the site. To the site's north-east the railway line runs in a cutting. The bridge over the railway is immediately to the north-east of the site frontage. The railway cutting is also opposite the site frontage. To the south-east (rear) is the applicant's waste metal and car breaking premises which are accessed off Cardwell Road.

PROPOSAL

The applicant proposes to bring the disused site into use as car parking and storage in association with the adjoining waste metals and car breaking premises.

LOCAL DEVELOPMENT PLAN POLICIES

Policy RES1 - Safeguarding the Character and Amenity of Residential Areas

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

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

Policy RES6 - Non-Residential Development within Residential Areas

Proposals for uses other than residential development in residential areas, including schools, recreational and other community facilities will be acceptable subject to satisfying where appropriate, the following criteria:

- (a) compatibility with the character and amenity of the area
- (b) impact on designated and locally valued open space;
- (c) impact of the volume, frequency and type of traffic likely to be generated;
- (d) infrastructure availability;
- (e) social and economic benefits; and
- (f) the cumulative impact of such a use or facilities on an area.

CONSULTATIONS

Network Rail – no objections.

Head of Environmental and Commercial Services – the visibility splay of 2.0 x 25.0 x 1.05 m cannot be achieved due to the high wall on railway bridge and the dip in the road consequently this service recommends that this application is refused on the ground of road safety.

Head of Safer and Inclusive Communities - no objections subject to the attachment of conditions to control the spread of Japanese Knotweed, potential ground contamination waste storage, external lighting and advisory notes on CDM Regulations.

PUBLICITY

The application was advertised as a Schedule 3 development.

SITE NOTICES

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

PUBLIC PARTICIPATION

One written representation has been received, raising objections to the proposal.

The objector is concerned that:

- the site shall be used as an extension to the applicant's neighbouring scrap yard.
- a lease agreement with the applicant for the use of land on the north side of Chalmers Street was terminated following complaints from neighbours regarding the site's condition.
- road safety would be prejudiced as Chalmers Street is too narrow to support manoeuvring heavy goods vehicles, the adjoining railway bridge is weak, and the splay at the junction of Chalmers Street with the A770 is sub-standard for heavy goods vehicles.

ASSESSMENT

The material considerations in the determination of this planning application are the planning history of the site, the Local Development Plan, the consultation responses and the written representation.

While there is no record of any planning permissions for the Council owned site, it was last in use as a builder's store and was formerly occupied by a timber shed of approximately double garage size. The timber shed was removed approximately 18 months ago.

Policy RES1 seeks to safeguard residential amenity and character. As a non-residential use in a residential area, the best measure as to whether or not the proposal meets this aim is to assess it against the relevant criteria in policy RES6, which are: (a) compatibility with the character and amenity of the area; (b) impact on designated and locally valued open space; (c) impact of the volume, frequency and type of traffic likely to be generated and (f) the cumulative impact of such a use or facilities on an area.

Considering compatibility with the character and amenity of the area and impact on designated locally valued open space, while the site adjoins the rear of the applicant's existing waste metals and car breakers yard at Cardwell Road I do not consider that to provide any justification for extending the facility. Land uses along the short and curved Chalmers Street are mixed, comprising the sensitive burial ground to the south west of the site, a small industrial premise diagonally opposite, a social club to the east of the railway and the sheltered housing complex at Riverside Gardens. I consider the quality of residential amenity in Chalmers Street to be good. It is also noteworthy that the street is overlooked by numerous flats within the multi-storey block at Eastern View on the west side of Chapel Street. The storage of vehicles for car breaking and waste metal recycling is an unsightly activity and, I consider, would be harmful to the residential character and amenity of Chalmers Street and the amenity afforded by the adjoining open space and burial ground. Accordingly, the proposal fails to accord with criteria (a) and (b) of policy RES6.

The Head of Environmental & Commercial Services' objection to the proposal confirms that limitations on sightlines are such that traffic emerging from the proposed extension to the waste metal and car breakers yard would be detrimental to road safety on Chalmers Street. Accordingly, it can be determined that the proposal conflicts with criterion (c) of policy RES6. The objector's concerns regarding road safety are in connection with the width of Chalmers Street, the strength of the railway bridge and the splay at the junction of Chapel Street and Chalmers Street. It is, however, noted that the Head of Environmental & Commercial Services raises no concerns on these matters.

Regarding the cumulative impact of the use on the area, the waste metals and car breaking facility that adjoins the site has the benefit of being partially screened from Cardwell Road by boundary trees and bushes. It does, however, have an impact upon visual amenity as it is overlooked by tenement flats on the south side of Cardwell Road and by the flats at Eastern View. To extend the facility would lead to an increased impact upon the outlook from these residential properties. I thus conclude that the cumulative impact of the proposal is unacceptable and that, accordingly, it fails to comply with criteria (f) of policy RES6.

The adverse impacts upon road safety and visual amenity, which I have identified, therefore combine to persuade me that the proposal is at conflict with criteria (a) and (c) of policy RES6 and thus fails to comply with the aim of policy RES1 of safeguarding residential amenity and character.

With respect to the material consideration not assessed above, the consultation response by the Head of Safer & Inclusive Communities raises no impediment to planning permission being granted. I do however note that conditions which he recommends are attached regarding external lighting and waste storage are matters which are more appropriately controlled by other legislation. Network Rail raises no objections to the proposal.

Considering the objector's concerns not addressed by my assessment against the Local Development Plan the alleged historical actions of the applicant in the operation of his business on nearby land is not a material consideration in the determination of the planning application.

Overall, I do not consider that the proposal merits support.

RECOMMENDATION

That the application be refused for the following reasons:

1. The height of the parapet wall on the Chalmers Street railway bridge, adjoining the site entrance, combines with road geometry to determine that the visibility splay required by the Council's adopted roads development guide of 2.0 x 25.0 x 1.05 m cannot be achieved and that the proposal is therefore prejudicial to road safety and contrary to criterion (c) of policy RES6.
2. The proposed land use is not compatible with residential amenity as required by policy RES6 criterion (a) and is therefore contrary to policy RES1 which seeks to safeguard and, where practicable, enhance residential amenity and character.

Signed:

Case Officer: Guy Phillips

Stuart Jamieson
Head of Regeneration and Planning

CONSULTATION RESPONSES

Memorandum Safer Communities Planning Application Consultation Response	
To: Planning Services For the Attention of GUY PHILLIPS	
From: Safer and Inclusive Communities	Date of Issue to Planning: 29.9.15

Lead Officer: JIM BLAIR	
Tel: 01475 71 4305	Email: jim.blair@inverclyde.gov.uk

Safer Communities Reference (optional):	
Planning Application Reference:	15/0235/IC
Planning Application Address:	Builder's Store Chalmers Street Gourock PA19 1RW
Planning Application Proposal:	Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard

Team	Officer	Date
Food & Health	Michael Lapsley	
Environment & Safety <i>Contaminated Land</i>	Sharon Lindsay Roslyn McIntosh	29.09.15 29.09.2015
Public Health & Housing	Jim Blair	15.9.15
Noise	Sharon Lindsay	29.09.15

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



**Healthy
Working
Lives**



Recommended Conditions:

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

Delete or amend as appropriate

Food & Health

No Comments

Environment & Safety

No Comments

Contaminated Land

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt; this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.

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

2. That the development shall not commence until an environmental risk assessment, including any necessary contingency for dealing with contamination encountered during ground works. The assessment shall be site-specific and completed in accordance with current acceptable codes of practice.

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

3. That the presence of any contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation works shall not be implemented unless a detailed remediation strategy 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.

4. The use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority detailing verification of remediation works and all fill or landscaping material imported onto the site. This report shall contain information of imported fill materials source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.

Reason: To protect receptors from the harmful effects of imported contamination.

[Note: For item 3, a Phase 2 intrusive investigation and risk assessment is not expected here. A Phase 1 RA with suitable contingent remediation strategy in the event contamination is encountered during ground works is likely to be sufficient]

Public Health & Housing

5. The applicant shall submit to the Planning Authority a detailed specification of the containers to be used to store waste materials and recyclable materials produced on the premises as well as specific details of the areas where such containers are to be located. The use of the development shall not commence until the above details are approved in writing by the Planning Authority and the equipment and any structural changes are in place.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents or birds.

6. All external lighting on the application site should comply with the Scottish Government Guidance Note "Controlling Light Pollution and Reducing Lighting Energy Consumption".

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

Noise

No Comments

Recommended Advisory Notes

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

- i. The applicant should be fully aware of the **Construction (Design & Management) Regulations 2015 (CDM 2015)** and it's implications on client duties etc.

Guy Phillips

From: David Ashman on behalf of Devcont Planning
Sent: 05 October 2015 16:57
To: Laura Graham
Subject: FW: 15/0235/IC - Proposed change of use from vacant land to car parking and storage at Builder's Store Chalmers Street Gourrock PA19 1RW

Consultation response

From: Henderson Martin [<mailto:Martin.Henderson@networkrail.co.uk>] **On Behalf Of** Town Planning Scotland
Sent: 05 October 2015 11:25
To: Devcont Planning
Subject: REF: 15/0235/IC - Proposed change of use from vacant land to car parking and storage at Builder's Store Chalmers Street Gourrock PA19 1RW

For the attention of Guy Phillips

Guy,

Thank you for consulting Network Rail regarding the above development. After examining the proposal Network Rail considers that it will have no impact on railway infrastructure and therefore have no comments/objections to this application.

Regards

Martin Henderson



Property

Martin Henderson
Town Planning Technician
1st Floor George House
36 North Hanover Street
Glasgow, G1 2AD
T +44 (0) 141 555 4543 (Internal) 085 44543
E martin.henderson@networkrail.co.uk

www.networkrail.co.uk/property

Please send all Notifications and Consultations to TownPlanningScotland@networkrail.co.uk or by post to Network Rail, Town Planning, 1st Floor George House, 36 North Hanover Street, Glasgow, G1 2AD

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Network Rail Infrastructure Limited registered in England and Wales No. 2904587, registered office
Network Rail, 2nd Floor, One Eversholt Street, London, NW1 2DN

Your Ref: 15/235/IC
Our Ref: SJ/14/04/15/235/IC
Contact: S JAAP
Tel: (01475) 714788

Planning Application No: 15/235/IC Dated: 10/09/15 Received: 14/9/15
 Applicant: Gourcock Waste Metals and Car Breakers
 Proposed Development: Proposed change of use from vacant lands to car park and storage in association with existing waste metal and car breakers yard
 Location: Builders Store Chalmers Street Gourcock
 Type of Consent: Detailed Permission/~~In Principle Approval of Matters/~~Change of Use
 No. of drawings submitted:

[illegible]

NOTES FOR INTIMATION TO APPLICANT	
CONSTRUCTION CONSENT (S21)*	Not Required/ Required for all road works
ROAD BOND (S17)*	Not Required/ Required if building works are to be undertaken before roads are completed
ROAD OPENING PERMIT (S56)*	Not Required /Required for all works in the public road

Signed
HEAD OF ENVIRONMENTAL &

Date 9/10/15

REPRESENTATION

EXTRACT OF EMAIL

Audrey-Alaria Lever

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 22 September 2015 10:17
To: Audrey-Alaria Lever
Subject: FW: Chalmer street - 15/0235/IC

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

----- Original message -----

From: Elio Amadei
Date: 21/09/2015 21:42 (GMT+00:00)
To: Stuart Jamieson
Subject: Chalmer street - 15/0235/IC

Good Evening Stuart,

I hope this email finds you well? I am writing to voice my concerns and objection regarding the Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard, Chalmers Street Gourock PA19 1RW.

My concerns regarding this change first of all is the purpose for which Gourock Waste Metals will be using the site. With past experience of dealing with Mr Stetz I feel this will be an extension to the scrap yard site located on Cardwell Road Gourock. Please see attachment from Google maps "

<https://www.google.co.uk/maps/@55.9561135,-4.8107209,3a,75y,325.12h,73.17t/data=!3m6!1e1!3m4!1sRYwDOXUMegZOD14snAWQOg!2e0!7i13312!8i6656>

I was receiving numerous complaints from residents of Eastern View regarding

My second concern regarding the proposed change of use is for the nature of how Gourock Waste metals conduct business on a daily basis on Cardwell Road. Three of the employees stop traffic flowing both directions in busy peak times to allow HGV skip lorries to manoeuvre in to their current site to drop off and collect empty and full loads. This should not be allowed on Chalmer Street for two reasons - the road is far too narrow and also the weak bridge that is highlighted by the roads department at the entrance area to the proposed site. Please see link below.

<https://www.google.co.uk/maps/@55.9561496,-4.8105494,3a,75y,96.5h,66.08t/data=!3m6!1e1!3m4!1sNSbJOqtLxYtU8xWcsXiaZq!2e0!7i13312!8i6656>

I trust you will remember just over a year ago I first made contact with yourself regarding a project I had planned with Mr Gordon Williams for a prestige car show room to be created on our property at 4 Chalmer Street. With the business idea Mr Williams had in mind, our plans for the showroom could only have had a positive aesthetic effect, considering the highly visible location of the site with regards to the A770. Whilst going through the planning procedure, we were halted at the final stages when the roads planning department became involved, at which point all of the plans were halted following the site visit. The proposals were rejected on the grounds of splay. If this was the case for our application, then surely the same would apply for Mr Stetz's proposal? In fact, I should think that considering the large size of the commercial vehicles going in and out of Gourock Waste Metals, this would be an even bigger issue with regards to splay than the size of the domestic vehicles that Mr Williams was intending to sell. In addition to this, there is a weak bridge crossing the railway which is very close to the entrance of Mr Stetz's site - please see attached image.

<https://www.google.co.uk/maps/@55.9561496,-4.8105494,3a,75y,96.5h,66.08t/data=!3m6!1e1!3m4!1sNSbJOqtLxYtU8xWcsXiaZq!2e0!7i13312!8i6656>

I understand that the road traffic department has not been involved with the proposed plans of Mr Stetz but my main question to go along with my highlighted concerns is surely this case must be treated in the same guidelines as my own??

I really look forward to hearing from you

Kind regards

Elio Amadei

t:

m.

e.

DECISION NOTICE DATED 22 JANUARY 2016

DECISION NOTICE

Inverclyde
council

Refusal of Planning Permission

Issued under Delegated Powers

Regeneration and Planning
Municipal Buildings
Clyde Square
Greenock PA15 1LY

Planning Ref: 15/0235/IC

Online Ref:000130094-001

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

Gourock Waste Metals And Car Breakers
3 Cardwell Road
GOUROCK
PA19 1UB

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

With reference to your application dated 8th September 2015 for planning permission under the above mentioned Act and Regulation for the following development:-

Proposed change of use from vacant land to car parking and storage in association with existing waste metals and car breakers yard at

Builder's Store, Chalmers Street, Gourock

Category of Application Local Application Development

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

The reasons for the Council's decision are:-

1. The height of the parapet wall on the Chalmers Street railway bridge, adjoining the site entrance, combines with road geometry to determine that the visibility splay required by the Council's adopted roads development guide of 2.0 x 25.0 x 1.05 m cannot be achieved and that the proposal is therefore prejudicial to road safety and contrary to criterion (c) of policy RES6.
2. The proposed land use is not compatible with residential amenity as required by policy RES6 criterion (a) and is therefore contrary to policy RES1 which seeks to safeguard and, where practicable, enhance residential amenity and character.

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

Dated this 22nd day of January 2016

Head of Regeneration and Planning



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

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

Drawing No:	Version:	Dated:
001		28.08.2015

**LETTER DATED 9 MARCH 2016 FROM CANATA & SEGGIE
CHARTERED ARCHITECTS ENCLOSING NOTICE OF REVIEW
FORM AND STATEMENT TO THE LOCAL REVIEW BODY**



2482/VC

INVERCLYDE COUNCIL LOCAL REVIEW BODY
PLANNING SERVICES
DEVELOPMENT CONTROL AND CONSERVATION
MUNICIPAL BUILDINGS
GREENOCK
PA15 1LS

9th March 2016

Dear Sirs,

**CHANGE OF USE FROM VACANT LAND TO CAR PARKING AND STORAGE IN ASSOCIATION
WITH EXISTING WASTE METALS AND CAR BREAKERS YARD AT 3 CARDWELL ROAD,
GOUROCK, PA19 1UB**

Notice of Review in connection with Planning Refusal Ref. 15/0235/IC

We confirm that we act on behalf the applicant for the above planning application which was refused by Inverclyde Council on 22nd January 2016.

Please find attached our Notice of Review in respect of the above refusal for your consideration. The attached documentation is as follows:

- The completed Notice of Review form.
- The Statement to the Local Review Body.
- Disc copy of statement.

We trust that this is in order and look forward to your confirmation of the receipt of the Notice of Review documentation.

Yours faithfully,

V. A. CANATA. Dip Arch. ARIAS. RIBA.

\\theserve\projects\2450-2499\2482 - gourock waste metals & car breakers, 1 chalmers street, gourock\letters\letter with notice of review.doc



7 Union Street, Greenock PA16 8JH
t. 01475 784517 f. 01475 888344 e. info@canseg.co.uk www.canseg.co.uk

INTERIOR DESIGNERS • PROJECT MANAGERS • CDM CO-ORDINATORS
Canata and Seggie Chartered Architects is the trading name of Canseg Limited. Registered in Scotland No. 251859



a member of the
Royal Incorporation of Architects in Scotland

RECEIVED

15 MAR 2016

Notice of Review

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)

Name

GOUROCK WASTE METALS
& CAR BREAKERS

Address

3 CARDWELL RD
GOUROCK
PA19 1UB

Postcode

Contact Telephone 1

01475 636190

Contact Telephone 2

Fax No

E-mail*

HANSBIGH@YAHOO.CO.UK

Agent (if any)

Name

CANATA SECURE ARENTHITS

Address

7 UNION ST
GREENOCK

Postcode

PA16 8TH

Contact Telephone 1

01475 784517

Contact Telephone 2

Fax No

E-mail*

INFO@CANATEG.CO.UK

Mark this box to confirm all contact should be
through this representative: ☒

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No
☒ ☐

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

15/0235/16

Site address

1 CHALMERS STREET GOUROCK PA19 1UB

Description of proposed
developmentCHANGE OF USE OF VACANT LAND TO CAR
PARKING & STORAGE IN ASSOCIATION WITH EXISTING
WASTE METALS & CAR BREAKERS YARD

Date of application

10th SEPT '15

Date of decision (if any)

22nd JAN 16

Note. 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:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 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:

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. Note: 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.

SEE ATTACHED STATEMENT

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

Yes No
☐ ☒

If yes, you should explain in the box below, why you are raising 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.

List of documents and evidence

Notice of Review

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 REVIEW

Note. 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:

- ☒ 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.

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

Date

9th MAR 16

2482/VAC

Vacant land at Chalmers Street, Gourock.

Mr Hans Stetz of Gourock Waste Metals & Car Breakers

15/0235/IC Proposed change of use of vacant land to car parking and storage in association with existing waste metals and car breakers yard at 3 Cardwell Road, Gourock, PA19 1UB.

Statement to the Local Review Body



View of Site Entrance looking North East

Site location:

The vacant land lies on the South-East side of Chalmers Street Gourock.

Chalmers Street links Riverside Gardens Sheltered Housing to Chapel Street.

A walled former burial ground adjoins to the south west side.

To the North-East the site adjoins a railway cutting. The bridge over the railway cutting has a parapet wall that abuts the site.

The railway cutting is also opposite the site frontage on Chalmers Street.

The rear of the site adjoins the appellant's yard that is accessed from Cardwell Road.

Reasons for refusal- Non Residential Development within Residential Areas.

Local Development Plan Policies:

Policy RES 1 – Seeks to safeguard the Character and Amenity of Residential Areas

Policy RES6 – Guidelines for acceptable Non Residential Development within Residential Areas.

The Appellant's response:

- (a) This piece of ground was formerly a store/workshop and is not directly connected to residential properties.
- (b) The ground in question is bounded by a railway cutting, a former burial ground and existing car breakers yard.
- (c) Chalmers Street is a short quiet curved cul-de-sac that by its nature and geometry does not encourage fast moving through traffic.
- (d) Any additional traffic that will be generated by the proposal will be low key and unlikely to change the character of the street or cause traffic or safety problems.
- (e) The appellant has confirmed that the largest vehicle to be accommodated will be a transit van size.
- (f) The Head of Environmental and Commercial Services points out that the requisite visibility splays cannot be achieved.
- (g) It is proposed that the gates to the yard will be held back 2.5 metres from the road to maximise sightlines. This we believe will be a reasonable compromise.
- (h) The appellant has also offered to introduce traffic calming methods adjacent to the entrance of the proposed yard if these are deemed to be helpful.

If the Appeal is upheld it will have the following benefits:

- It will secure the future of the business which is presently curtailed by lack of parking and storage space, leading to inefficient operational methods of storing and breaking vehicles.
- It will therefore allow the business to present a far more efficient and ordered aspect to the passing public and neighbouring properties.
- It will also alleviate parking and traffic flow problems at the busy Cardwell Road/Larkfield Road junction.

Summary

We believe that this proposal will have little or no impact on Chalmers Street and contrary to the Planning officials view, will be of benefit by:

- (a) Improving the visual amenity of the area
- (b) Assisting with road safety concerns at Cardwell Road.

It should also be considered that this long established small business provides a good and necessary service to the community, employs local people and therefore deserves every assistance and encouragement in these financially pressing times.



View of Site Entrance looking South West



General View of Chalmers Street looking North East

FURTHER REPRESENTATION

Rona McGhee

From: Fran UPML <fran@unionprojects.co.uk>
Sent: 06 April 2016 09:44
To: Aubrey Fawcett; Gordon Fisher; Rona McGhee
Cc: Stuart Jamieson; 'Elio Amadei'; 'Carlo'; michael@unionprojects.co.uk; Guy Phillips; Laura Graham; Gerry Dorrian; Terry Loughran; Innes Nelson; Luciano Rebecchi; David Wilson
Subject: Review of Decision to Refuse Planning Permission - Change of Use from Vacant Land to Car Parking and Storage in Association with Existing Waste Metals and Car Breakers Yard at 3 Cardwell Road, Gourrock (15/0235/IC)
Attachments: Objection to Planning Letter - 06.04.16.pdf; image1.JPG; image2.JPG; image3.JPG; image5.JPG

Hi Rona,

As per your email of 23rd March 2016 to Mr Elio Amadei, please find attached our response and further detailed objection to the proposal in question. I have also attached some current photographic evidence from the site.

We would be happy to meet and discuss any element of our objections with any member of the Council and would appreciate confirmation of the date for the hearing to be held.

Kind regards,



Francis Blyth
Commercial Director

Glasgow: Building B, Unit 1, Kelburn Business Park, Inverclyde, PA14 6BL
Edinburgh: Arch 1, New Waverly Arches, 1 East Market Street, Edinburgh, EH8 8FS

Tel: 01475 741088
Tel: 0131 556 5034
Mob: 07960 518498
Web: www.unionprojects.co.uk

EXTRACT OF LETTER



Our Ref: Union/15/0235/IC/FB/CD

06th April 2016

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

Please reply to:

Fran Blyth

t: 01475 741088

e: fran@unionprojects.co.uk

w: unionprojects.co.uk

Dear Rona,

Subject: Review of Decision to Refuse Planning Permission - Change of Use from Vacant Land to Car Parking and Storage in Association with Existing Waste Metals and Car Breakers Yard at 3 Cardwell Road, Gourock (15/0235/IC)

Thank you for your email of 23rd March 2016 in relation to the above mentioned appeal that is being upheld in relation to the decision to refuse planning permission at the vacant land adjacent to the existing Waste Metals and Car Breaking Yard at 3 Cardwell Road, Gourock.

As an associated stakeholder, we would like to voice our concerns once again in relation to this proposed scheme which we feel is a completely unacceptable use to be considered.

Our main areas of objection are;

1. The proposed land use is not compatible with residential amenity as required by Policy RES6 criterion and is therefore contrary to policy RES1 which seeks to safeguard and, where practicable, enhance residential amenity and character.
2. The height of the Parapet Wall on Chalmers Street Railway Bridge means that the Councils adopted roads development guide of 2.0 x 25.0 x 1.05m cannot be achieved and means that this proposal is prejudicial to road safety and contrary to criterion (c) of policy RES6. We also understand that the proposal from the applicant is to reverse 40t wagons into this site to off-load waste materials. This option would not be allowed as the Railway Bridge has a weight restriction of 24t. This contradiction along with the lack of suitable visibility splay should render the proposed use as completely unsuitable and out-with Local Authority adopted guidelines on road safety.

3. Local Authority guidelines state that other uses other than residential will be considered under the following circumstances – **(a) Compatibility with the character and amenity of the site** – We fail to understand how a waste yard suits or is compatible with the surrounding residential area?, **(b) Impact on designated and locally valued open space** – We fail to understand how the LA can agree that this would have anything other than a negative impact on the locally valued open space such as the adjoining cemetery or Darroch Park?, **(c) Impact on volume, frequency and type of traffic likely to be generated** – This proposal would result in 40t wagons reversing in and around a current residential scheme, therefore increasing the amount of unsuitable traffic over an already weakened railway bridge and also impact massively on road safety, **(d) Social and economic benefits** – We fail to see any benefits to this scheme other de-generation to an area
4. In addition to the above mentioned local authority guidelines that this application is in contradiction of, we would like to highlight Guy Phillips main concerns from the Planner Report. Guy focuses on the impact from the residential properties, who were not notified as part of this application. The planning report details and discusses the fact that the site is overlooked by numerous flats within the Multi-Storey development of Eastern View, (which was not part of the Neighbour Notification plan for some reason), and points out the he feels the storage of vehicles for car breaking and waste material would be harmful to the residential character and amenity of Chalmers Street and the amenity afforded by the adjoining open space and burial ground. Guy then confirms that this proposal specifically fails to accord with criteria (a) and (b) of policy RES6. In a further paragraph, Guy states that this proposal would further impact on residents of the tenement flats on the south side of Cardwell Road. In his opinion, to extend the facility, the council would be allowing to impact upon the outlook from these residential properties. In the planning officer's opinion, the cumulative impact of this proposal is unacceptable and fails to comply with criteria (f) of policy RES6.
5. Furthermore, we have included current photographs of the site which illustrate that the applicant has removed a section of their existing yards boundary fence
6. We have not seen any evidence from the proposals on how the applicant will control the spread of Japanese Knotweed or ensure that ground conditions due to ground contamination are controlled.
7. The application confirms that 4Nr Vehicles are proposed to be parked on site. As you will see from the attached photograph, the current number of vehicles already exceeds this amount.



One last point to note from the attached "Planners Checklist – Neighbours Notification" included to the rear of this letter, our property, titled "Workshop Chalmers Street GOUROCK PA19 1RW" was marked as "RETURNED BY ROYAL MAIL". Our offices are open from 6am – 6pm and we would appreciate an explanation of how this letter was not delivered to ourselves at the time.

In summary, we are a local business and stakeholder with long term regeneration plans

This proposal is a de-generation of an affluent, well established, residential area of Gourock which has planning guidelines attached. We feel that the proposal for the extension of the current scrap yard is completely contradictory to the current development guidelines set out by the Scottish Government and Inverclyde Council and on that basis, we would be extremely disappointed if this scheme was accepted at the hearing.

The attached photos taken on 28th March 2016 illustrate what this area of land will become should planning permission be granted, ;

We hope that our views are taken on-board by Inverclyde Council and our aspirations to improve the surrounding areas are in-line with Inverclyde Council's goals.

Yours faithfully,

Francis Blyth
Commercial Director
Union Project Management Limited

(and)

Elio Amadei
Owner
Donald's Cream Ices

Union Project Management Ltd
Building B, Unit 1, Kelburn Business Park, Inverclyde, PA14 6BL
Registered in Scotland: 438305











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

CHANGE OF USE FROM VACANT LAND TO CAR PARKING AND STORAGE IN ASSOCIATION WITH EXISTING WASTE METALS AND CAR BREAKERS YARD BUILDER'S STORE, CHALMERS STREET, GOUROCK (15/0235/IC)

Suggested conditions should planning permission be granted on review

Conditions:-

1. That prior to the start of development, details of a survey for the presence of Japanese Knotweed shall be submitted to and approved in writing by the Planning Authority and that, for the avoidance of doubt, this shall contain a methodology and treatment statement where any is found. Development shall not proceed until treatment is completed as per the methodology and treatment statement. Any variation to the treatment methodologies will require subsequent approval by the Planning Authority prior to development starting on site.
2. That the development shall not commence until an environmental risk assessment, including any necessary contingency for dealing with contamination encountered during ground works has been submitted to and approved, in writing by the Planning Authority. The assessment shall be site-specific and completed in accordance with current acceptable codes of practice.
3. That the presence of any contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential remediation works shall not be implemented unless a detailed remediation strategy has been submitted to and approved, in writing by the Planning Authority.
4. The use of the development shall not commence until the applicant has submitted a completion report for approval, in writing by the Planning Authority, detailing verification of remediation works and all fill or landscaping material imported onto the site. This report shall contain information of imported fill material's source, volume, intended use and verification of chemical quality (including soil-leachate and organic content etc) with plans delineating placement and thickness.

Reasons:-

1. To help arrest the spread of Japanese Knotweed in the interests of environmental protection.
2. To satisfactorily address potential contamination issues in the interests of environmental safety.
3. To ensure that all contamination issues are recorded and dealt with appropriately.
4. To protect receptors from the harmful effects of imported contamination.