

Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008 relative to applications for Planning Permission or Planning Permission in Principle

Reference No: 10/02153/PP
Planning Hierarchy: Local
Applicant: Argyll Community Housing Association (ACHA)
Proposal: Erection of 30 residential units (comprising 2 semi-detached dwellinghouses and 28 flats over 4 blocks) with associated access road, parking and communal garden areas.
Site Address: Development Site, McCallum Street, Kinloch Road and Longrow, Campbeltown

DECISION ROUTE

Local Government Scotland Act 1973

(A) THE APPLICATION

(i) Development Requiring Express Planning Permission

- Erection of 28 flats over 4 blocks
- Erection of 2 semi-detached town houses
- Formation of new access
- Formation of parking areas
- Formation of garden areas

(ii) Other specified operations

- Connection to public water supply
 - Connection to public waste water network
 - Site contamination remediation works
-

(B) RECOMMENDATION:

It is recommended that planning permission be granted subject to a section 69 agreement under the Local Government (Scotland) Act 1973 and to the conditions and reasons attached.

(C) CONSULTATIONS:

Area Roads Manager

Report dated 23rd February 2011

No objections on road safety matters subject to imposition of conditions relating to parking provision.

Concern noted in respect of potential flood risk and a stated requirement that no development should be commenced until such time as the finished floor levels have been agreed by the Council's Flood Alleviation Manager.

Scottish Water

Letter dated 2nd February 2011

No objection but advised that the applicant will be required to submit a Development Impact Assessment direct to Scottish Water on the event of the planning authority granting permission.

Public Protection Unit

Memo dated 1st February 2011

No objections. However, it is worth noting that subsequent discussions highlighted a potential contaminated land issue on the former Council depot site. Discussions are on-going between Argyll and Bute Council and the applicants and a course of remediation has been agreed. In order to ensure it is carried out prior to any works commencing on site a condition will be attached to any consent requiring confirmation that the contaminated material has been removed and the site remediated to safely allow for a housing development. Environmental Health has agreed this approach in correspondence dated 17 February 2011.

Health and Safety Executive

Report dated 1st February 2011 and PADHI+ consultation response 23rd March 2011

Initially HSE objected to the density of development within safeguarding zones, however upon discussion and re-consultation using the HSE's online consultation system (PADHI+) there are no objections.

Historic Scotland

Letter dated 3rd February 2011

No objections.

West of Scotland Archaeology Service

Email dated 2nd February 2011

No objections.

Scottish Environment Protection Agency

Letter dated

No objection but have raised concerns relating to the level of flood risk at blocks E and F and also about the potential blockage of access and egress during extreme flood events.

Flood Risk Officer

Emails dated 7th February 2011 and 30th March 2011

Originally the council's Flood Risk Officer objected to the proposal on the basis of finished floor levels being below the appropriate level to avoid flood risk. Since this objection the applicant has demonstrated that appropriate freeboard can be achieved within the site. With this in mind the objection has been removed subject to a minimum FFL of 4.0mAOD being achieved. It should be noted however that to address concerns of FFL and access/egress the planning authority has attached a condition to this report requiring the applicant to finalise FFLs and the level of the access/egress. This will ensure a minimum 600mm freeboard allowance and that emergency access/egress will be maintained at all times.

(D) HISTORY:

Although there is no formal planning history on the site it is worth noting that the site originally had a significant flatted development of Council housing until recently. These units have since been demolished – prior notification was provided to the Council in respect of the demolition in 2007 (ref. 07/00375/PNDEM). Part of the site also formed a Council roads depot which has recently been relocated to RAF Machrihanish and is presently being cleared and remediated in anticipation of this development.

As a part of this development a second application has been submitted for the development of Block B under reference 10/02137/PP. This was approved at the March meeting of the PPSL committee.

Planning permission has previously been granted for the re-alignment of Kinloch Road to accommodate large loads being transported to/from Campbeltown Harbour – ref. 10/00711/PP. The re-aligned public highway forms the northern boundary of the application site.

(E) PUBLICITY:

Advertised under the provisions of Regulation 20, closing date 25th February 2011

(F) REPRESENTATIONS:

(i) Representations received from:

Mr Angus McAllister, The Wallpaper Shop, 99 Longrow, Campbeltown PA28 6EX

(ii) Summary of issues raised:

- Concern is raised that construction activities may adversely impact upon adjacent business property – e.g. dust and noise emissions, disruptions to customer parking and access for delivery vehicles.

Comment: Issues of impact during construction can be resolved in some cases with a construction management plan, however impact on businesses in terms of ability to ensure delivery is not a planning material consideration. It should be noted that any access rights to ensure delivery should not be affected.

(G) SUPPORTING INFORMATION

Has the application been the subject of:

- | | | | |
|-------|---|-------------------|-----------------------|
| (i) | Environmental Statement: | No | |
| (ii) | An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: | No | |
| (iii) | General supporting statement: | No | |
| (iv) | A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: | Yes | Flood Risk Assessment |
| | | General Statement | Supporting Statement |

Flood Risk Assessment - The FRA set out the source of potential flooding and states the argument behind the proposed finished floor levels. In conclusion the FRA sets out that the proposed FFLs are appropriate to ensure properties aren't flooded.

General Supporting Statement - The supporting document outlines how the proposal links in with the larger scale CHORD regeneration project of Campbeltown. The CHORD project aims to create a renewables industry hub within the town and this development will provide a key gateway project upon entering Campbeltown town centre. This project is a key component of the overall regeneration and revitalisation of Campbeltown that the CHORD project aims to realise.

(H) PLANNING OBLIGATIONS

Section 69 Agreement under the Local Government (Scotland) Act 1973

A section 69 Agreement is proposed in order to secure a payment of £16,250 to be directed towards the upgrading of the existing play area at Kinloch Park and payable prior to the commencement of development.

Reason for Refusal in the event that the section 69 agreement is not concluded

The applicant has failed to provide a contribution for play provision. The proposal is therefore contrary to Policy LP HOU 4 of the Argyll and Bute Local Plan 2009 which requires a direct financial contribution for improvement to an existing Council play area where it is not possible to make on site provision and where there is such a facility in close proximity to the development.

(I) **Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No**

(J) **Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

(i) **List of all Development Plan Policy considerations taken into account in assessment of the application.**

'Argyll and Bute Structure Plan' 2002

STRAT DC 1 – Development within the Settlements
STRAT DC 9 – Historic Environment and Development Control
STRAT DC 10 – Flooding and Land Erosion

'Argyll and Bute Local Plan' 2009

LP ENV 1 – Impact on the General Environment
LP ENV 14 – Conservation Areas and Special Built Environment Areas
LP ENV 17 – Impact on Sites of Archaeological Importance
LP ENV 19 – Development Setting, Layout and Design
LP BAD 2 – Bad Neighbour Development in Reverse

LP HOU 1 – General Housing Development
LP HOU 2 – Provision of Housing to Meet Local Needs including Affordable Housing Provision
LP HOU 3 – Special Needs Access Provision in Housing Developments
LP HOU 4 – Housing Green-Space

LP SERV 1 – Private Sewage Treatment Plants and Wastewater Systems
LP SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems
LP SERV 3 – Drainage Impact Assessment (DIA)
LP SERV 4 – Water Supply
LP SERV 5 – Waste Related Development and Waste Management Sites
LP SERV 7 – Contaminated Land
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development
LP SERV 9 – Development in the Vicinity of Notifiable Installations

LP TRAN 1 – Public Access and Rights of Way
LP TRAN 2 – Development and Public Transport Accessibility
LP TRAN 3 – Special Needs Access Provision
LP TRAN 4 – New and Existing Public Roads and Private Access Regimes
LP TRAN 6 – Vehicle Parking Provision
LP REN 3 – Other (Non-Wind) Forms of Renewable Energy Related Development

Appendix A – Sustainable Siting and Design Principles
Appendix C – Access and Parking Standards
Appendix E – Allocations, Potential Development Area Schedules and Areas for Action Schedules

(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.

- Argyll & Bute Sustainable Design Guidance (2006)
- Affordable Housing Guidance Note (2007)
- The Town & Country Planning Act (Scotland) 1997
- The Planning etc. (Scotland) Act, 2006
- SPP, Scottish Planning Policy, 2010
- Planning Advice Note (PAN) 69 – Planning and Building Standards Advice on Flooding, 2004
- Circular 4/1998 – Planning Conditions
- Circular 1/2010 – Planning Agreements

(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: No

(L) Has the application been the subject of statutory pre-application consultation (PAC): No

(M) Has a sustainability check list been submitted: No

(N) Does the Council have an interest in the site: Yes

(O) Requirement for a hearing (PAN41 or other): No

(P) Assessment and summary of determining issues and material considerations

This is an application for local scale development which requires to be reported to the PPSL committee for determination in light that the Council has a landownership interest in the development site – this interest being in relation to the site of a former Roads Depot and MacCallum Street.

The proposal seeks planning permission for a ‘medium’ scale housing development of 30 units for a registered social landlord on a brownfield site located within the ‘settlement area’ and adjacent to Campbeltown centre. The proposal replaces a former Council housing estate (recently demolished) and a Council Roads Depot; the proposed design, layout and finishes are considered to be of a high standard and will result in a positive improvement to what is a gateway site to the centre of Campbeltown and the wider setting of the Campbeltown Conservation Area.

Whilst the proposal requires some revision to comply with the provisions of the Council's policy on flood risk the content of the submitted Flood Risk Assessment and comment from SEPA and the Council's Flood Alleviation Manager indicate that such amendments can be readily achieved by planning conditions. During the processing of the application it has also been established that the proposal satisfies the requirements of the Health and Safety Executive in respect of the safeguarding of Campbeltown Gas Works and, that it is appropriate for the applicant to make offsite provision of equipped amenity space in the adjoining public Kinloch Park.

One third party representation has been received which raises concern in respect of the impact of construction activities upon the surrounds.

In addition to the above, the proposal is acceptable having regard to the relevant considerations in respect of access, parking, infrastructure and amenity and is accordingly supported as being consistent with the relevant provisions of the development plan.

(Q) Is the proposal consistent with the Development Plan: Yes

(R) Reasons why Planning Permission or Planning Permission in Principle Should be Granted:

1. The proposal will rejuvenate a vacant brownfield site in a prominent edge of centre location.
2. The development is of good quality and will provide a positive gateway development for those entering and exiting Campbeltown from and to the North.
3. The proposal conforms to the relevant development plan policies and that there are no other material considerations, including issues raised by third parties, which would warrant anything other than the application being determined in accordance with the provisions of the development plan.

(S) Reasoned justification for a departure to the provisions of the Development Plan

n/a

(T) Need for notification to Scottish Ministers or Historic Scotland: No

Author of Report: David Love

Date: 5th April 2011

Reviewing Officer: Peter Bain

Date: 5th April 2011

Angus Gilmour
Head of Planning & Regulatory Services

CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 10/02153/PP

1. That the development to which this permission relates must be begun within three years from the date of this permission.

Reason: In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997.

2. The development shall be implemented in accordance with the details specified on the application form dated 8/12/2010 and the approved drawing reference numbers:

Plan 1 of 24 (Site Plan as Existing at scale of 1:1000)
Plan 2 of 24 (Park Square Flats Elevations as Existing at scale of 1:100)
Plan 3 of 24 (Park Square Flats as Existing at scale of 1:100)
Plan 4 of 24 (Site Plan as Proposed at scale of 1:200)
Plan 5 of 24 (Park Square Residential Drainage Scheme at scale of 1:200)
Plan 6 of 24 (Bin Store as Proposed at scale of 1:20)
Plan 7 of 24 (Block A Elevations as Proposed at scale of 1:100)
Plan 8 of 24 (Block A Floor Plans as Proposed at scale of 1:100)
Plan 9 of 24 (Block A Roof Plan as Proposed at scale of 1:50)
Plan 10 of 24 (Block A Section A-A as Proposed at scale of 1:50)
Plan 11 of 24 (Block A Section B-B as Proposed at scale of 1:50)
Plan 12 of 24 (Block C Elevations as Proposed at scale of 1:100)
Plan 13 of 24 (Block C Floor Plans as Proposed at scale of 1:100)
Plan 14 of 24 (Block C Roof Plan as Proposed at scale of 1:50)
Plan 15 of 24 (Block C Sections as Proposed at scale of 1:100)
Plan 16 of 24 (Block D Elevations as Proposed at scale of 1:100)
Plan 17 of 24 (Block D Floor Plans as Proposed at scale of 1:50)
Plan 18 of 24 (Block D Roof Plan as Proposed at scale of 1:50)
Plan 19 of 24 (Block D Sections as Proposed at scale of 1:50)
Plan 20 of 24 (Blocks E & F Elevations as Proposed at scale of 1:100)
Plan 21 of 24 (Blocks E & F Comprehensive Plan at scale of 1:50)
Plan 22 of 24 (Blocks E & F Comprehensive Roof Plan at scale of 1:50)
Plan 23 of 24 (Block E Sections as Proposed at scale of 1:50)
Plan 24 of 24 (Block F Section A-A as Proposed at scale of 1:50)

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997 (as amended).

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

3. Prior to the commencement of works onsite, a contaminated land remediation scheme should be submitted to and approved in writing by the Planning Authority. The agreed remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. Following completion of measures identified in the agreed remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure the site is appropriately remediated of all contaminants and ensure the safety of those working and living on the site.

4. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared which is subject to the approval in writing of the Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Planning Authority in accordance with condition 4.

Reason: To ensure that any contaminants found during construction are appropriately dealt with in terms of safety to the environment and people working and living on the site.

5. Notwithstanding the details shown on the approved plans, the minimum finished floor level of ground floor properties within blocks C, D, E and F shall be 4.00mAOD. Prior to the commencement of built development within the site the details of the proposed finished floor levels of each block and, surrounding proposed finished ground levels shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details.

Reason: To secure a minimum freeboard for the development over the design 1 in 200 year flood event as recommended by SEPA and the Council's Flood Alleviation Manager to sufficiently mitigate the development against the impact of flooding.

6. Notwithstanding the details shown on the approved plans, the finished levels shall be designed to permit access for emergency service vehicles to blocks C, D, E and F at all times during a design 1 in 200 year flood event. Prior to the commencement of works on site the details of the proposed finished site levels of vehicular and pedestrian access/egress routes within the development shall be submitted to and approved in writing by the Planning Authority. Such details shall demonstrate the availability of emergency vehicular access and pedestrian access to the development during the design 1 in 200 year flood event having regard to the recommendations of CIRIA Report C624. Thereafter the development shall be implemented in accordance with the duly approved details.

Reason: To secure safe access and egress for emergency service vehicles to the development in the event of the design 1 in 200 year flood event as recommended by SEPA and the Council's Flood Alleviation Officer to sufficiently mitigate the development against the impact of flooding.

7. That further flood resistant techniques shall be incorporated in the design of Block A as detailed in the Flood Risk Assessment submitted in support of this planning application. Full details of these measures including details of finished floor levels shall be submitted to and approved in writing by the Planning Authority prior to the commencement of the development of this block. Thereafter the development shall proceed in accordance with these details unless otherwise approved in writing by the Planning Authority.

Reason: In order to minimise the impact of flooding on this block during the 1 in 200 year event.

8. Prior to the commencement of development and notwithstanding the details specified on the approved plans, full details of the proposed roof covering shall be submitted to and approved in writing by the Planning Authority; such details shall show the use of natural slate or a high quality slate substitute tile coloured dark blue/grey. Thereafter the development shall thereafter be implemented in accordance with the approved details unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity, in order to ensure that the development integrates with its surroundings.

9. Prior to the commencement of development, samples of the proposed external wall finishes shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be implemented in accordance with the duly approved details, unless otherwise agreed in writing by the Planning Authority.

Reason: In the interests of visual amenity, in order to ensure that the development integrates with its surroundings.

10. The development shall not begin until details of a scheme of boundary treatment, surface treatment and landscaping works have been submitted to and approved in writing by the Council, as Planning Authority: Details of the scheme to include –

- i) location and design, including materials, of any walls, fences, hedges and gates.
- ii) surface treatment of means of access, communal gardens and hardstanding areas.

All the hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the Council as planning authority, within six months of the associated dwelling unit being occupied or brought into use. All planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting season following the commencement of the development unless otherwise agreed in writing with the Council, as Planning Authority.

Reason: In the interests of visual amenity, in order to integrate the development with its surroundings and maintain the landscape character of the area.

11. Prior to the development commencing full details of the surface water drainage system to be incorporated into the development shall be submitted to and approved in writing by the Council as Planning Authority, and in consultation with the Scottish Environment Protection Agency. Such measures shall show the provision of a Sustainable Urban Drainage System; thereafter the surface water drainage system shall be implemented in accordance with the duly approved details.

Reason: To ensure the provision of a SUDS surface water drainage system to meet the requirements of the development and no such details having been submitted.

NOTE TO APPLICANT

- In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
- In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
- Please note the advice contained within the attached letter from Scottish Water. Please contact them direct to discuss any of the issues raised.

APPENDIX A – RELATIVE TO APPLICATION NUMBER: 10/02153/PP

PLANNING LAND USE AND POLICY ASSESSMENT

A. Settlement Strategy

The site is located within the 'settlement area' of Campbeltown wherein the provisions of policies STRAT DC 1 and LP HOU 1 would support the principle of up to and including 'large' scale housing development on appropriate sites and subject to compliance with all other relevant policy requirements. The current proposal relates to a 'medium' scale housing development.

The proposal lies within the 'Edge of Town Centre' designation as per the adopted Argyll and Bute Local Plan 2009. Additionally, the site is allocated as an 'Area for Action' (AfA) reference 14/4.

The AfA intends to make effective use of this area of Campbeltown as part of the regeneration of fragile communities in the Kintyre Peninsula. With regard to this site the AfA requires consideration of appropriate redevelopment opportunities and townscape enhancement opportunities (particularly on the Kinloch Road and Longrow frontages).

B. Location, Nature and Design of Proposed Development

The application site relates to 0.6ha of vacant land which straddles MacCallum Street and extends from Longrow within the town centre to Kinloch Park to the west. The site is bounded to the north by a further parcel of vacant land which is also within the control of ACHA and Lochend Street; the southern portion of the site is bounded by existing commercial properties.

Historically the site contained a number of run down, flatted residential properties known as Park Square which were formerly part of the Council's housing portfolio. These have since been demolished in recent years and this proposal aims to replace those units with a more iconic development on the approach into Campbeltown town centre, the prominence of the site having been increased by the Council's intentions to re-align Kinloch Road to facilitate large vehicles travelling to/from Campbeltown Harbour with the resultant creation of a corner site.

The proposal is to erect 30 dwellings consisting of 28 flats over 4 blocks and 2 semi-detached units. In order to achieve this development and make best use of the site McCallum Street is being closed to through traffic and a former Council depot, located South of the original site, is being incorporated into the development area.

The current proposal is split into 5 blocks (A, C, D, E and F). Blocks A and C are wholly located on the original site of the Council housing, whilst the remaining blocks are partly located on the former depot site and the original housing site. Each block is described below. It should be noted a separate application (ref. 10/02137/PP) has been approved for Block B which is an extension to the northern gable of the existing flats and provided for 2 flatted units. This has been included in the descriptions below for completeness and to give an overall view of the development proposal. The development is set out to create an enclosed area consisting of landscaped space, communal gardens and parking within the grouping of buildings – this layout makes

adequate provision for pedestrian access and egress between Kinloch Road and Longrow.

Block A

This part of the development sits on Longrow at the North West section of the development site. This is a small extension onto the southern gable of an existing row of flats which are the only section of the original Council housing not to be demolished. The original block consists of a 3-storey gabled building which is being refurbished and currently a terraced group of 4 houses. The extension will be 2-storey gabled building and will be connected via a low ridged modern link. Solar panels will adorn the roof with tiles and a precast stone will provide the external wall finish on the front and gable elevations (street facing), the rear wall shall be finished in smooth white render. The link will have a zinc clad roof and with an aluminium framed curtain wall. The extension will consist of 2 properties whilst the refurbishment will maintain the existing 4 units.

Block B

A separate application (reference 10/02137/PP) has been approved for the development of block B located in the uppermost North West corner of the site. This block consists of a second extension to the northern gable of the existing flatted development protruding toward the north and west and a formation of enclosed garden space. The proposal will add an additional 2 units forming a corner unit consisting of a ground floor 1-bedroom flat with the upper 2 floors as a 2-bedroom flat. Externally the extension will have a flat roofed semi-circular feature on the gable totalling 3-storeys in height sitting below the ridge line of the existing flats. The extension will be finished in sandstone with a zinc roof.

Block C

Block 'C' will be positioned at the northern most boundary of the site measuring 51.3m x 8.6m x 13.6m from base to ridge and will be aligned along the new section of Kinloch Road as it cuts through the heart of the old Park Square site. This three storey block will be finished in tiles with solar panels on the southern (rear) elevation with an external wall finish of pre-cast stone on the front (north) and gable elevations and a white smooth render to the south (rear) elevation. The front elevation has been designed with well proportioned windows of vertical emphasis which will complement the surrounding townscape, the overall bulk of the block is divided by two sections of front and back curtain wall glazing from floor to wall head height which will provide natural light to the stairwells and reduce the overall mass of the building. The rear (south facing) elevation of the block incorporates enclosed balconies within each unit which will overlook the communal gardens. The block will consist of 12x2 bed units. The block provides for significant levels of communal garden space, boundary landscaping, bin storage and parking areas.

Block D

This block sits on the north east boundary of the site parallel to the existing line of Kinloch Road and opposite Kinloch Park. The block will measure 45m x 8.6m x 13.6m from base to ridge consisting of 12 units – 6 x 2 bed and 6 x 1 bed. This three storey block will be finished in tiles with solar panels on the west (rear) elevation with an external wall finish of pre-cast stone on the east (front) and gable elevations and a white smooth render to the rear elevation. The front elevation has been designed with well proportioned windows of vertical emphasis, the overall bulk of the block is divided by two sections of front and back curtain wall glazing from floor to wall head height which will provide natural light to the stairwells and reduce the overall mass of the building. The rear (south facing) elevation of the block incorporates enclosed balconies within each unit which will overlook the communal gardens. The block

provides for significant levels of communal garden space, boundary landscaping, bin storage and parking areas.

Blocks E and F

Blocks E and F sit partly in the former Council depot site in the southern most section of the site. Block F sits at an approximate 45 degree angle to Block E which is perpendicular to Block D. Block E measures 16.5m x 6.5m x 8m and is finished in smooth white render, tiles and solar panels. The block contains 2no. semi detached 2 bed, dwellinghouses. Block F measures 12m x 6m x 10m and is finished in pre-cast stone, tiles and solar panels. The block contains 1 x 2 bed flat and 1 x 3 bed flat. These 2 blocks are connected to one another by a single storey bedroom unit on the ground floor of Block F. Both of these blocks contain areas of private garden amenity space, parking and bin storage facilities.

Overall, the proposal amounts to a well considered housing development which with the inclusion of substantial three storey elements, a variety of building scale and mass, a strong vernacular emphasis to building design and high quality finishes will work well at a location which provides a transition between the built up urban core of Campbeltown and the wide open space of Kinloch Park and Campbeltown Loch beyond. A single element of concern however, is the applicant's proposed use of a concrete roof tile as the roof covering throughout the development. Whilst it is noted that the now demolished Park Square development was tile clad, the visible roofscape of all the buildings surrounding the application site, with the sole exception of the surviving block from Park Square, are finished in West Highland slate. It is considered that the use of natural slate should also be the preferred roof finish within the current proposal and will sufficiently contribute to the integration of the new development with the existing built environment; it is however acknowledged that the proposal is being taken forward by a Registered Social Landlord in an adverse financial climate, in the event that cost of such a requirement proved prohibitive then it would be appropriate to accept a specification of a high quality slate substitute coloured dark grey/blue – this requirement can readily be secured by planning condition as can a sample of the proposed pre-cast stone finish and render to be applied to the external walls. The proposal is considered acceptable having regard to the provisions of policy LP ENV 19, Appendix A and the Council's Sustainable Design Guidance. The installation of solar panels on internal roof planes of the development is considered consistent with the provisions of LP REN 3.

It is worth noting that Block F sits 5m from the closest point to the boundary it shares with an adjacent pub to the west. The upper floors of the pub potentially house a self contained accommodation unit but there are no windows facing directly onto this building and they are approximately 15m apart. There are not considered to be any issues of privacy due to the angular nature of Block F to these windows. In terms of height difference Block F is 10m tall over 2 levels whilst the pub building is also over 2 levels, therefore there are no issues of day lighting as the buildings will be of an approximate similar height. The provisions of policy LP BAD 2 seek to resist inappropriate development which would be adversely affected by existing 'bad neighbour' land uses; in this instance however, it is noted that Council's Environmental Health Officer's have not raised objection to the proximity of the proposed new housing development to an existing public house.

C. Built Environment

The site lies adjacent the Campbeltown Conservation Area and therefore the design of the development needs to be of a high quality; the provisions of policy LP ENV 14 would seek to resist new development which has an adverse impact upon the setting,

character or appearance of the conservation area. Firstly, it is noted that the development is in effect a replacement of a former three storey, dilapidated Council Housing scheme which, until its demolition, created an unfavourable impression upon arrival at Campbeltown town centre. The redeveloped site will also act as a gateway development for the town as it will sit adjacent the new main route through the town. With this in mind it is considered that the proposal achieves the high quality in design through the use of appropriate scale, massing, form and materials which sufficiently reflect the key characteristics of the adjoining conservation area and townscape setting.

It is also noted that part of the site falls within an archaeological trigger zone. The West of Scotland Archaeology Service has advised that they have no objections and the proposal is considered consistent with the provisions of LP ENV 17.

D. Affordable Housing

The provisions of policy LP HOU 2 requires all housing development of 8 units and above to include a minimum of 25% 'affordable housing' provision. The applicant is the Argyll Community Housing Association, it is stated in the application details that all 30 units within this application are to be made available as 'affordable housing' for rent managed by a registered social landlord.

E. Road Network, Parking and Associated Transport Matters.

The proposal will seek to access the site off Longrow with McCallum Street being closed. The proposal provides 50 car parking spaces along the access road, landscaping and bin collection areas.

The development is readily accessible from Longrow and Kinloch Road with means of egress on identified desire lines through the site and is located in an edge of centre location which is as accessible to residents by public transport as the adjacent core shopping area of Campbeltown where local services are concentrated.

The adopted local plan 2009 sets out car parking standards for flatted developments as requiring 1.5 spaces per each 1-bed unit, 2 spaces per each 2-bed unit and 2 spaces per every 3-bed unit. This totals a requirement of 61 spaces. The site, however, is within easy walking distance of the town centre as it occupies an Edge of Centre Location and as such is well served by public transport and pedestrian links. Additionally, significant on-street parking is available around Kinloch Park should peak demand require additional spaces. With the above in mind a reduced car parking provision can be accepted due to compliance with one of the criteria in Appendix C (Access and Parking Standards) of the adopted local plan. The Area Roads Manager has not raised objection to the proposals in respect of access or parking.

The proposal is considered consistent with the relevant provisions of LP TRAN 1, LP TRAN 2, LP TRAN 3, LP TRAN 4 and LP TRAN 5 of the Local Plan.

F. Infrastructure

The development intends to connect to the public water supply and waste water systems. Scottish Water has not objected but has advised that further details will be required from the applicant prior to connection to their network.

The submitted details show a surface water drainage system for the site which connects to the existing surface water sewer; these details indicate that surface water can readily be contained within the site boundaries and indicate a single level of SuDS treatment. Details accompanying the Flood Risk Assessment indicate that the re-development of this site is unlikely to affect local surface water drainage in particular that relating to overtopping of the Milknowe Burn as any surface water flows along adjacent streets will be directed to the lower lying areas of Kinloch Park and surrounding roads – neither SEPA or the Council's Flood Alleviation Manager have raised concern in this respect. SEPA have however noted that the means of SuDS treatment remains unclear from the submitted details, however this can readily be addressed by planning condition. The proposal is considered consistent with the provisions of LP SERV 2 and 3.

G. Amenity Space Provision

The provisions of policy LP HOU 4 set out the Council's minimum requirement for provision of open space and equipped play areas for development in excess of 20 dwelling units. In this instance the proposed play space will be provided off-site and the applicant has indicated that they will contribute a commuted sum to the upgrade of the nearest public play park facility. The play area for upgrade would be the one in Kinloch Park which is located some 120m to the north east of the development site, on the opposite side of Kinloch Road and forms part of a larger, public amenity space that is within easy walking distance and will undoubtedly be utilised by residents of the proposed development. It is further noted that proposal for the realignment of Kinloch Road will also introduce new uncontrolled road crossings facilitating safe pedestrian access from the development to Kinloch Park. Although this application is for 30 units another application for 2 units also forms part of the overall development, therefore it is considered appropriate to seek a commuted sum for 32 units in total.

As per Council policy the applicant is required to provide £500 per each 1 and 2 bed units and £750 per each 3-bed unit this totals £16,250 (7 x 1-bed, 24 x 2 bed, 1 x 3 bed). Please note this figure includes the proposal under reference 10/02137/PP for the development of Block B. On its own the development of Block B calculates at £1,250 (1 x 2 bed and 1 x 3 bed) with £15,000 remaining for this application, the condition on the current application addressing the cumulative impact of the re-development of Park Square.

It is proposed to secure this amount and direct it toward the play space at Kinloch Park via a section 69 agreement as defined by the Local Government (Scotland) Act 1973.

H. Flood Risk

Policies STRAT DC 10 and LP SERV 8 set out the Council's detailed policies in respect of the acceptability of new development in relation to risk of flooding. In this instance the development site is located within a 'medium to higher risk area' with a 1:200 or greater annual probability of flooding, the principle risk in this instance being from coastal inundation.

The accompanying Flood Risk Assessment (FRA) submitted in support of the application identifies that the 1 in 200 year still water level is 3.04mAOD. Taking into account the potential effect of wave action and climate increase the design flood level to 3.34mAOD; the minimum freeboard has been identified as 600mm above this level, this figure has been agreed by both SEPA and the Council's Flood Alleviation Manager who states that a minimum FFL of 4.0mAOD should be achieved. SEPA

have also confirmed that, given that the principle source of flood risk is coastal, the proposed development of the site is not likely to have a significant detrimental effect on flood plain storage, conveyance or impact local flooding problems.

The proposed finished floor level of blocks A and B is set at 3.3mAOD on the site plan and FRA (shown as 2.86 metres on the section plan) which is significantly below the minimum freeboard prescribed but ties in with the ground levels of the existing building which these blocks will physically tie into. The applicant has confirmed that as this portion of the development involves tying onto an existing structure this places significant constraint on the vertical arrangement of these blocks; it is however recommended that the freeboard provided will approximately equal the 1 in 200 design tide level and will be above the 1 in 100 year event. It is further stated that it is possible to design and construct the ground floor level of these blocks using flood resistant techniques for at least the lower 250mm of the outer walls to allow the building to conform to this environment. This might include use of water resistant materials, raised electrical equipment and appropriate door systems which would minimise damage to ground floor levels in the very infrequent 1 in 200 year event – it is noted that in such a case the depth of flooding if any water entered the building would be minimal 40-240mm and that refuge would be readily available on the lower landings of the property. SEPA has confirmed that the proposals for blocks A and B are acceptable as they involve the redevelopment of an existing building and are therefore considered to be outwith the scope of flooding advice contained within the Scottish Planning Policy and PAN 69 although the use of the afore-mentioned design improvements to minimise the impact of a flood event is recommended.

Blocks C & D are shown in the submitted plans as having a proposed finished floor level of 4.0mAOD which is approximately 660mm above the design flood level and is considered acceptable to SEPA and the Council's Flood Alleviation Manager.

Blocks E & F are shown in the submitted plans as having a proposed finished floor level of 3.5mAOD on the site plan and 3.25mAOD on the sections plan; the submitted FRA however details a design floor level of 3.475mAOD and it is upon this figure that SEPA have provided flood risk comment which notes that the FFL is only some 135mm above the design flood level it does not allow the provision of the recommended freeboard. Application of the minimum FFL of 4.0mAOD recommended by the Council's Flood Alleviation Manager would require the level of blocks E & F to be raised by at least 525mm; in this respect it is considered that such an increase can readily be accommodated without impact to privacy/amenity or existing streetscape given the location of these blocks away from the site frontage and the requirement of SEPA and the Council's Flood Alleviation Manager that ground levels within the site be raised to ensure safe access and egress to the development for emergency vehicles during a flood event (see below).

Existing site levels vary from 2.6m on Longrow rising to 3.44mAOD on the realigned section of Kinloch Road, falling off to 2.5m within the site of the former Council Roads Depot and 3.04m on the existing section of Kinloch Road to the east of the application site boundary. The submitted details indicate that site levels will be increased within the south eastern portion of the site with varying levels of between 3.2mAOD and 4.0mAOD to accommodate the new development. SEPA and the Council's Flood Alleviation Manager have both raised concern that the details as submitted would restrict access to the site for emergency service vehicles would be temporarily restricted during a design flood event – CIRIA report C624 indicates that viable access/egress is only available at low flood depths of 0.3m and less (i.e. 3.04mAOD in this instance). In this instance it is noted that the principle means of access comes from Longrow and will utilise the existing route of MacCallum Street

with existing site levels of approximately 2.65m which cannot be readily altered given the presence of existing buildings (in the event of a design flood event this would result in a flood depth which exceeds this requirement by approximately 0.1m). The submitted FRA notes that access for emergency vehicles can be achieved to blocks C,D,E & F during the design flood event; access to blocks A & B would be temporarily restricted as would access to existing adjoining property on Longrow. It is however unclear from the details submitted how emergency vehicles would gain access to the block E & F which lie to the rear of the site unless provision is made to utilise a proposed pedestrian link from the realigned Kinloch Road. SEPA also note that the proposed ground levels around blocks C, D, E & F are at or slightly below the design flood level – it is considered that these levels are capable of being raised marginally to accommodate these concerns without adverse impact to the existing streetscape, such an increase would also facilitate pedestrian access/egress during a design flood event and can be achieved by planning condition.

Having regard to the above, neither SEPA or the Council's Flood Alleviation Manager have raised objection to the proposal on grounds of flooding subject to minimum floor levels and emergency access being achieved; therefore subject to conditions, the proposal is considered to be consistent with the relevant requirements of the SPP, PAN 69, STRAT DC 10 and LP SERV 8.

I. Contaminated Land

The former Council depot site has been investigated for contaminants and the significant levels of hydrocarbons have been found. The Council's contaminated land specialist has confirmed that remediation works to remove the contaminated material have been agreed and therefore is content for a suitably worded planning condition to be attached to any consent to ensure these works are carried out and the site remediated prior to the commencement of works.

J. Safeguarding of Notifiable Installations

The provisions of policy LP SERV 9 seeks to protect the interests of existing notifiable installations from encroachment by development which is incompatible with the safeguarding criteria for the installation.

The proposal lies within the safeguarding radius for the nearby gas storage facility and as such the Health and Safety Executive has been consulted for their comments. A consultation response dated 1st February has indicated an objection however discussions with HSE has resolved the issue. The applicant has essentially increased the site area through the use of the rear gardens in block B and incorporating part of the main road into the development area. Notice has been served onto the council as landowner of the road and the Area Roads Manager has not raised any concerns. This has effectively lowered the density of the development within the safeguarding zones to levels acceptable to the HSE development methodology. A consultation through HSE's online system (23rd March 2011) has removed the objection.