

**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**

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**Reference No:** 13/00566/PP  
**Planning Hierarchy:** Local Application  
**Applicant:** Argyll Community Housing Association  
**Proposal:** Erection of 12 flats  
**Site Address:** Land at Hood Court, Helensburgh

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**DECISION ROUTE**

**(i) Local Government Scotland Act 1973**

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**(A) THE APPLICATION**

**(i) Development Requiring Express Planning Permission**

- Erection of 12 flats;
- Provision of 40 car parking spaces.

**(ii) Other specified operations**

- Connection to public water supply;
  - Connection to public sewerage supply.
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**(B) RECOMMENDATION:**

It is recommended that planning permission be approved subject to a discretionary pre-determination Hearing and the conditions and reasons attached.

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**(C) HISTORY:** None

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**(D) CONSULTATIONS:**

Roads – Helensburgh and Lomond (dated 26/7/13): No objections subject to conditions.  
Scottish Water (dated 12/4/13): No objections.

West of Scotland Archaeological Service (dated 26/4/13): The development is unlikely to raise a substantive archaeological issue and it is not considered that archaeological work will be necessary in relation to this application.

Core Paths (dated 23/4/13): No objections in principle.

Flood Risk Assessor (dated 25/7/13 and 31/7/13): No objection subject to conditions.

Helensburgh Community Council (dated May 2013 and 8<sup>th</sup> August 2013): Welcomes applications for affordable housing but objects to the design, overlooking/ privacy issues, lack of parking and poor access.

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**(E) PUBLICITY:**

ADVERT TYPE: Setting of Listed Building  
EXPIRY DATE: 09.05.2013

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**(F) REPRESENTATIONS:**

Councillor Vivien Dance (dated 8/5/13): Objects based upon planning policies pertaining to access, backland development and historical land use in respect of car parking for the adjacent home owners.

Letters and e-mails of objection have been received from the following 33 persons:

Miss Jennifer Craig, 86 East King Street, Helensburgh (dated 8/5/13);  
Mrs Katrina Craig, 86 East King Street, Helensburgh (dated 26/4/13);  
Mr & Mrs Allan & Lisa McCandlish, 1/11 Hood Court, West King Street, Helensburgh (dated 28/4/13);  
Miss Kenina Macleod, 2/8 Hood Court, Helensburgh (dated 26/4/13);  
Mr Douglas Craig, 86 East King Street, Helensburgh (dated 1/5/13);  
Catherine Bellah, 2/10 Hood Court, Helensburgh (undated, received 24/4/13);  
Stuart Kane, Flat 11, 2 Argyll View, West King Street, Helensburgh (dated 21/4/13);  
Martin Belk, Flat 3, Argyll View, West King Street, Helensburgh (dated 22/4/13);  
Jean P. Robertson, Flat 9, Argyll View, West King Street, Helensburgh (undated, received 23/4/13);  
Mrs Margaret Bowen, 3/10 Hood Court, Helensburgh (dated 18/4/13);  
Heather Craig, 191 West King Street, Helensburgh (dated 15/4/13 and 17/4/13);  
Miss Joyce Wideman, 16 Ardencaple Drive, Helensburgh (email and letter dated 16/4/13);  
Mrs Sarah Drummond, 193 West King Street, Helensburgh (dated 22/4/13);  
Mrs Elizabeth Clark, 2/3 Hood Court, Helensburgh (dated 14/4/13);  
Colin Clark, 2/3 Hood Court, Helensburgh (dated 11/4/13 and 14/4/13);  
Mr & Mrs Clark, 2/3 Hood Court, Helensburgh (dated 13/4/13);  
David Forrest, 20 Ardencaple Drive, Helensburgh (dated 12/4/13);  
Kenneth J. R. Smith, 21 The Soundings, Clynder (dated 31/3/13);  
Iain Graham, 197 West King Street, Helensburgh (dated 12/4/13);  
Mr James McMurdo, 2/5 Hood Court, Helensburgh (dated 13/4/13);  
Gordon Thomson, 3/7 Hood Court, Helensburgh (dated 12/4/13);  
Alistair McKenzie, 18 Ardencaple Drive, Helensburgh (dated 21/4/13);  
W. D. McRae & E. G. McRae, 6/2 Hood Court, Helensburgh (dated 16/4/13);  
Joanne Robertson, Flat 1, Argyll View, Helensburgh (dated 18/4/13);  
Claire & Al Bertrand, 24 Ardencaple Drive, Helensburgh (dated 25/4/13);  
Mrs Catherine Duda, Flat 7/2 Hood Court, Helensburgh (dated 7/5/13);

Douglas & Rosemarie Payne, Rockland Gate Lodge, 150 East Clyde Street, Helensburgh (dated 26/4/13);  
Tony Dance, 24 Straid a Cnoc, Clynder (dated 9/5/13 and 29/5/13).

**(i) Summary of issues raised**

- The proposed development would introduce additional noise in this location.

*Comment: The proposal is for a residential development. Noise associated with residential development is considered acceptable within a residential area.*

- The proposed development would adversely affect the privacy at Hood Court.

*Comment: The impacts of the proposal on privacy have been assessed against the relevant policies of the Local Plan. It is considered that the impacts on privacy would be within acceptable limits and in accordance with the policies and guidance in the Local Plan.*

- The access road is too narrow for service and emergency vehicles and would present a danger to road safety.

*Comment: See Assessment below.*

- The junction of West King Street and Cairndhu Avenue can be hazardous already due to parked cars and adding a busy access road would make this much more dangerous.

*Comment: The Road Network Manager has not expressed a concern with regards to the additional level of traffic generated by the proposed development at this junction.*

- The site at Jutland Court should be developed before the current site.

*Comment: The Council is required to determine the application before it on its own merits irrespective of other development opportunities elsewhere.*

- Flooding and drainage, another set of flats would further promote the level of flooding on an already strained drainage system which cannot currently handle heavy wet weather.

*Comment: The Council's Flood Alleviation Officer is satisfied that the proposal will have an acceptable drainage system.*

- The development would result in a loss of parking for the existing residents of Hood Court.

*Comment: See Assessment below. The additional parking provided for the existing residents is now located closer to Hood Court and takes away the current practice of parking part on the footway, part on the road.*

- The development would result in a loss of trees.

*Comment: See Assessment below.*

- The residents of Argyll View would lose their view of the Clyde.

*Comment: The loss of a view is not a material planning consideration.*

- The proposed development will overshadow the flats at Argyll View.

*Comment: An assessment has been made on the impact of overshadowing See Assessment below for further information.*

- The application site is used by children and dog walkers as a safe, contained area in which to play and walk dogs.

*Comment: The application site is currently in a poor condition and is not protected as an open space.*

- The proposed development has limited consideration for disabled parking.

*Comment: The level of disabled parking to be provided is in accordance with Local Plan standards.*

- There would be a lack of green landscaping around the site.

*Comment: Landscaping accounts for 34% of the site and measures approximately 1,034 sq m, while the building footprint takes up 12% of the site. This is considered to be acceptable and in accordance with the Local Plan standards.*

- The proposed bin store area is too small and there is no route to allow the bin to be put out for collection without going through the premises themselves.

*Comment: A route is indicated on the proposed site plan.*

- The development will have an adverse impact on the habitat of animals in the vicinity.

*Comment: The area has no statutory or non-statutory nature designations*

- The site should remain as a car park for residents of Hood Court.

*Comment: See Assessment below.*

- It is unclear what will happen to existing trees overhanging the site from private property.

*Comment: See Assessment below.*

- The appearance of this proposal using modern cheap materials such as brick and grey Marley roof coverings is not in keeping with the surrounding area.

*Comment: The materials are considered to be acceptable and appropriate for the context within which the development is to be located.*

- The proposed parking area becomes very wet in bad weather as all the rainwater comes off the slope. Gardens in Ardencaple Drive are regularly subjected to a collection of rain water close to the fence wall which drains away into an underground stream in the grass verge and Hood Court space. There is therefore concern that the car parking area would have a detrimental impact on drainage.

*Comment: Run off from the site is to be addressed by the installation of a filter drain as part of the development.*

- An open meeting should be arranged for all those affected by this planning application.

*Comment: It is recommended that a discretionary Hearing be conducted prior to the determination of this application.*

- There would be no space for recreation for the residents of the proposed flats which would be contrary to Local Plan policy.

*Comment: There is only a local plan policy requirement for recreational green space where 20 or more units are being proposed.*

- The height, depth and mass of the proposed development would be disproportionate to the neighbouring properties.

*Comment: This is not accepted. There are other properties of a similar scale in the area.*

- The proposal would be contrary to the adopted Local Plan and proposed Local Development Plan in a number of respects.

*Comment: See Assessment below.*

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**(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) **A design or design/access 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  
Drainage Impact Assessment May 2013  
Tree survey May 2013

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**(H) PLANNING OBLIGATIONS**

**Is a Section 75 agreement required:** Not required.

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**(I) Has a Direction been issued by Scottish Ministers:** No

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**(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 7 – Impact on Tree/Woodland  
LP ENV 13a – Development Impact on Listed Buildings  
LP ENV 17 – Impact on Sites of Archaeological Importance  
LP ENV 19 – Development Setting, Layout and Design

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 SERV 2 – Incorporation of Natural Features/Sustainable Drainage Systems  
LP SERV 3 – Drainage Impact Assessment (DIA)  
LP SERV 5 – Waste Related Development and Waste Management Sites  
LP SERV 8 – Flooding and Land Erosion – The Risk Framework for Development

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 5 – Off-site Highway Improvements  
LP TRAN 6 – Vehicle Parking Provision

Appendix A – Sustainable Siting and Design Principles  
Appendix C – Access and Parking Standards

**(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)

Proposed Local Development Plan 2012

BRE 1991: Site Layout Planning for Sunlight and Daylight

SEPA Guidance Note 8: SEPA standing advice for planning authorities on small scale local development management consultations 2010.

The Scottish Government: A Policy Statement for Scotland: Designing Streets.

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

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

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

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**(N) Does the Council have an interest in the site: No**

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**(O) Requirement for a hearing (PAN41 or other): Yes.**

This proposal has attracted a substantial body of objection and it is therefore recommend that a Discretionary Hearing is convened prior to the determination of this application.

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

Planning permission is sought for the erection of a flatted development comprising 12 units with 6 No.1 bed flats and 6 No. 2 bed flats. This application site has been the subject of a number of pre-application enquiries dating back to 2008. The size of the development has significantly reduced in scale during this period.

The site is located within the local plan defined 'settlement' boundary for Helensburgh and the erection of a 'medium scale' development would be consistent with the settlement strategy of the Development Plan which is supportive of this scale of development within a main town.

In terms of site specific issues, the design and scale of the building is considered to be acceptable. There is sufficient parking and open space around the development and acceptable privacy and amenity standards would be maintained. A surplus of 19 car parking spaces over and above the spaces required for the new flats will be available for use of residents within Hood Court. However, the formation of these parking areas will result in the loss of a number of mature trees. Their condition and appearance has been evaluated by means of a Tree Survey and given the findings of this survey it has been concluded that their removal is justified subject to some compensatory planting.

Taking account of the above it is recommended that, subject to a pre-determination Hearing, the application be approved.

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

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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

The application site is located within the local plan defined settlement boundary of Helensburgh where there is a presumption in favour of 'medium scale' residential development. The proposed site is in an acceptable backland location which can be developed without having significant impacts upon privacy and amenity. An acceptable level of landscaping is proposed which includes a level of compensatory tree planting. Formalised car parking spaces are to be created for the existing residents of Hood Court along the access road and there is also an acceptable level of parking provision for the proposed development. All other Local Plan policies have been complied with and 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.

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

Not applicable

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**(T) Need for notification to Scottish Ministers or Historic Scotland:** Not required.

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**Author of Report:** Sandra Davies

**Date:** 31.07.13

**Reviewing Officer:** Richard Kerr

**Date:** 01.08.13

**Angus Gilmour**  
**Head of Planning and Regulatory Services**



## **CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO.13/00566/PP**

1. The development shall be implemented in accordance with the details specified on the application form dated 18/3/13 and the approved drawing reference numbers L ( 90) 003, L(90)006B, L(90) 001E, L(20)001B, L(20)002, L(20)003, L(90) 004B, L(21) 001G 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.

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

2. Prior to commencement of development a scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall comprise a planting plan and schedule which shall include details of:
  - i) Existing and proposed ground levels in relation to an identified fixed datum;
  - ii) Existing landscaping features and vegetation to be retained;
  - iii) Location design and materials of proposed walls, fences and gates;
  - iv) Proposed soft and hard landscaping works including the location, species and size of every tree/shrub to be planted;
  - v) A programme for the timing, method of implementation, completion and subsequent on-going maintenance.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme unless otherwise approved in writing by the Planning Authority. Any trees/shrubs which within a period of five years from the completion of the approved landscaping scheme fail to become established, die, become seriously diseased, or are removed or damaged shall be replaced in the following planting season with equivalent numbers, sizes and species as those originally required to be planted unless otherwise approved in writing by the Planning Authority.

*Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.*

3. Notwithstanding the effect of Condition 1, no development shall commence until samples of materials to be used in the construction of external walls, roof coverings and boundary walls have been submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed using the approved materials or such alternatives as may be agreed in writing with the Planning Authority.

*Reason: In order to integrate the development into its surroundings.*

4. The development hereby permitted shall only be implemented by a Registered Social Landlord (a body registered under part 3 chapter 1 of the Housing (Scotland) Act 2001, or any equivalent provision in the event of the revocation and re-enactment thereof, with or without modification) and shall not enure for the benefit of any other person, company or organisation.

*Reason: To ensure the provision of affordable housing to the standard required by the development plan in the absence of any other agreed means of securing such provision.*

5. Prior to the commencement of development full details of the proposed surfacing materials to be used for the courtyard area and car parking spaces shall be submitted to and approved in writing by the Planning Authority. Thereafter works shall be carried out in accordance with these details unless otherwise agreed in writing with the Planning Authority.

*Reason: To ensure the surfacing materials complement the development.*

6. The proposed improvements to the existing public road (Hood Court from the junction with Cairndhu Avenue for a distance of 120 metres or thereby) with the additional parking spaces along its length as shown on approved plan No..L(90) 001 rev E shall be provided prior to construction works commencing on the new flatted building.

*Reason: In order to maintain parking for the residents of Hood Court when construction works are ongoing in order to avoid congestion in the interests of road safety.*

7. That the final wearing course required for the public road shall be completed to the satisfaction of the Planning Authority in consultation with the Road Network Manager prior to the occupation of the first flat hereby approved.

*Reason: In order to allow time for all public utility service connections to serve the new development to be completed before the final surface is applied.*

8. Prior to the commencement of development a Surface Water Drainage plan shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt this shall also include a scheme for management of surface water within the development site including long term maintenance arrangements. Thereafter the development shall be completed in accordance with these details unless otherwise agreed in writing with the Planning Authority.

*Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.*

## **NOTES TO APPLICANT**

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. 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.
3. 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.
4. An application for Roads Construction Consent will be required in order to carry out the proposed improvements to the existing public road.

## **APPENDIX A – RELATIVE TO APPLICATION NUMBER: 13/00566/PP**

### **PLANNING LAND USE AND POLICY ASSESSMENT**

#### **A. Settlement Strategy**

The application site is located within the local plan 'settlement' boundary for Helensburgh. Structure Plan Policy STRAT DC 1 and Local Plan Policy LP HOU 1 are supportive of residential development up to 'large scale' within the Main Towns on appropriate infill, rounding off and redevelopment sites.

The remains of Ardencaple Castle are located to the west of the site approximately 60 metres from the closest part of the site at the western edge of the proposed car park. This is a Category B Listed Building. Due to a difference in levels and intervening vegetation, the keep of the castle can only be seen from the westernmost part the site from the proposed car park. The development would not have any impact on the setting of this Listed Building. The proposal is therefore satisfies Policy LP ENV 13(a) of the Local Plan.

#### **B. Location, Nature and Design of Proposed Development**

The site is located within a backland parking area that is located between Ardencaple Drive and West King Street. It is accessed from the existing public road known as Hood Court off Cairndhu Avenue and it is proposed that this access be improved to accommodate the new development. The site itself is fairly flat but to the north of the site there is a steep embankment which is approximately 5 metres in height. Properties fronting onto West King Street are located on the top of this embankment.

To the north and east of the development there are existing flatted developments of a similar scale and massing to the current proposal. To the south there is low density owner occupied housing along Ardencaple Drive and to north there is also some ex Local Authority terraced housing.

The design and massing of these three storey flats is in keeping with the character of this area, which features both high density flatted development and lower density housing. I am therefore of the view that the proposal would accord with Policy LP ENV 19.

The proposed flatted block would be finished in a mix of facing brick and white render with a concrete tiled roof. The building would be broken up into three sections by virtue of a drop in roof height and a change in fenestration. Metal cladding is proposed around the proposed entrance areas.

The proposal also requires to be considered against the principles of Appendix A of the adopted Local Plan which addresses siting and design issues. Back land development is defined as being "*new development behind a row or group of existing buildings.*" It is considered that the proposed development falls within this definition. A back land location is accepted where it makes good use of "*neglected and / or unused vacant land*" and provided that it respects the character of the area and maintains acceptable levels of privacy and amenity for itself and surrounding properties. In this case the area is clearly neglected and unsightly. It is, however, used as a parking area for the residents of Hood Court. This issue has been addressed through the intended provision of additional parking along the access road to the development. The roads and parking issues are considered in more detail in Section E below.

With regard to privacy, the application has been amended since it was initially submitted in order to ensure that all directly facing windows are at least 18 metres apart to meet

Local Plan standards. A daylighting and sunlighting assessment has been requested to investigate the impact of the development on Argyll View to the rear. The assessment was conducted in accordance with the Building Research Establishment's publication 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice'. This has revealed that there would not be a significant impact on Argyll View. A hipped roof is proposed on the rear elevation to minimise the impact. The development would also have acceptable levels of open space and landscaping. Taking account of the above, it is considered that Guidance within Local Plan Appendix A has been satisfied.

### **C. Impact on Trees.**

There are a number of mature trees on or overhanging the site. A Tree Survey has been submitted along with a plan showing which trees are to be removed. All of the trees on the site have been numbered with the exception of smaller trees within the proposed car park and on the embankment. The survey also makes reference to the back garden trees within Hood Court which overhang the site.

In total nine classified trees and seven unclassified trees are to be removed to make way for car parking. As compensation for the lost trees, it is proposed that 12 trees be planted within the site as part of the landscaping. Local Plan Policy LP ENV 7 presumes against any development which is likely to have an adverse impact on trees and requires compensatory planting where appropriate.

The trees to be removed are not good specimens and are not of a quality worthy of a Tree Preservation Order. Six of the nine numbered trees in the survey are recommended for removal due to issues such as disease, one sided crown and leaning trunks over the road. The remainder could be retained but have been categorised as being of low quality. In these circumstances their removal is considered acceptable in terms of Policy LP ENV 7 subject to the proposed compensatory planting.

The tree survey also makes reference to 8 Cherry trees within the back garden of Hood Court. It notes that these are all of a similar age with varying degrees of growth. It states that they all have crown dieback with the two larger of these trees having outgrown their location. It is noted that it would be advisable to remove the larger of these Cherry trees as their roots will no doubt be damaged by excavation works on the path. The concern expressed by the Tree Survey is acknowledged, however, there is already an existing footway in the same location as the one to be resurfaced. Therefore the resurfacing works will require excavations of the wearing and base course up to a depth of less than 100 mm which should have minimal impact on roots.

### **D. Affordable Housing**

Argyll Community Housing Association (ACHA) is a Registered Social Landlord and therefore the proposal will be 100 per cent affordable housing. A planning condition is proposed to ensure that the development can only be implemented by a Registered Social Landlord for affordable housing. The proposal would therefore meet the requirements of Policy LP HOU 2.

### **E. Road Network, Parking and Associated Transport Matters.**

When this application was validated, the GIS record flagged up that there may be constraints on the site relating to a footpath and the Council's Access officers were consulted accordingly. However, following a site visit it can be confirmed that there is no public footpath which connects through the site to another location and there is little opportunity to provide a footpath link with Ardencaple Castle and woodland due to a difference in levels. The proposal does not therefore conflict with Policy LP TRAN 1.

Policy LP TRAN 2 requires that developments make appropriate provision within the layout for encouraging pedestrian and cycle access and providing links to public transport facilities. The development is located close to bus stops and the internal roads are suitable for pedestrians and cyclists. Policy LP TRAN 3 requires developments to make provision for special needs access including pedestrians, cyclist, access requirements in accordance with the Disability Act and access for service and emergency vehicles. The proposal includes disabled parking in accordance with the requirements of the plan and turning for all users including emergency and service vehicles.

The public road which provides access to the site is currently used by the residents of Hood Court for parking. The Road Network Manager has advised that the parking in this area has been monitored over the years and numerous site visits have been carried out by the roads section during the day, in the evening and on Bank Holidays. It has been found that in general the residents of the adjacent properties appear to park part on the footway and part on the narrow carriageway, with very little use of the existing parking area now proposed as the development site. Also, during that monitoring counts were taken of the parked cars and the numbers observed during these visits did not exceed 20. While it is acknowledged that there is more of a demand for parking than there are parking spaces available, it has been determined that the proposed development site has been largely vacant of parked cars. Relative to the size of the development, the applicant has included sufficient car parking to serve the new units in accordance with LP TRAN 6. A further 18 spaces are to be provided for the residents of Hood Court.

In terms of Policy LP TRAN 4, the proposed development site will be served by a public road with a private courtyard and parking area. The public road is currently in poor condition, which has mainly been caused by vehicles mounting the road edge kerb in order to park whilst leaving sufficient room for others to pass.

The proposed road layout has been developed during the pre-planning application process taking cognisance of the current Road development guidance and the new Scottish Government policy document 'Designing Streets'. This new policy document encourages greater emphasis on shared surfaces in residential areas with the reduction in carriageway width as a most effective means of speed reduction. As this road layout adopts these principals the Road Network Manager is supportive of this proposal which will address existing and additional access and parking requirements.

## **F. Infrastructure**

A Drainage Assessment has been submitted in support of this planning application in accordance with Policy LP SERV 3. The Drainage Assessment addresses issues of foul drainage, surface water drainage and construction run off.

It is noted that the foul drainage is to be linking into the public sewerage system. This is in accordance with Policy LP SERV 1 and SEPA's Guidance Note 8.

The Council's Flood Alleviation Officer has been consulted on the Drainage Assessment submitted in support of this application. Following the submission of further information, the Flood Officer has confirmed that he has no objection subject to a condition requiring the submission of the detail of the overall surface water drainage system.

It is proposed that the surface water on the site be discharged into an existing Scottish Water surface water drain (SWD) which is located in the vicinity of the site and drains directly into the Gare Loch. SEPA's guidance on their website classifies the Gare Loch as "Transitional Waters" and in these circumstances it is stated that a minimal level of SUDs is required where a development has less than 25 housing units and 50 car parking spaces. It is proposed that all of the flow from the site will pass through a system

which will capture and retain pollutants during both frequent and extreme rainfall events before entering the Scottish Water system. The surface water will also be attenuated through the use of filter trenches, pipe storage and a hydrobrake to avoid surcharging the Scottish Water system and flooding on site.

Taking account of the above, the minimal level of SUDs proposed is considered to be acceptable and in accordance with Policy LP SERV 2.

Policy LP SERV 5 requires developments to make provision for bin storage and recycling. The proposed plan show that provision has been made for 2 no. wheelie bins per flat with further space allocated for future refuse provision should this be required Policy LP SERV 5 is satisfied.

#### **G. Archaeology**

The site lies within an archaeological consultation zone associated with the remains of Ardencaple Castle. The West of Scotland Archaeological Service has advised the application site is at a lower level than the former castle site and it has already been subject to a degree of previous disturbance associated with the formation of the parking and garage area. As a result, it is not considered that archaeological works are necessary in relation to this application. The proposal therefore complies with Policy LP ENV 17.

#### **H. Proposed Local Development Plan**

The emerging 'Argyll and Bute Local Development Plan' is a material consideration in the determination of this application, albeit of limited weight at this stage of the plan-making process. In terms of this application site and the proposed development, the plan maintains the same policy approach and there are no forthcoming policies or guidance which would alter the recommendation.