

A meeting of the Environment & Regeneration Committee will be held on Thursday 4 March 2021 at 3pm.

This meeting is by remote online access only through the videoconferencing facilities which are available to Members and relevant Officers. The joining details will be sent to Members and Officers prior to the meeting.

In the event of connectivity issues, Members are asked to use the *join by phone* number in the WebEx invitation.

Please note that this meeting will be recorded.

GERARD MALONE
Head of Legal and Property Services

BUSINESS

1.	Apologies, Substitutions and Declarations of Interest	Page
2.	Expedited Business and Relevant Updates Report by Interim Service Director, Environment & Economic Recovery	p
The documentation relative to the following item has been treated as exempt information in terms of the Local Government (Scotland) Act 1973 as amended, the nature of the exempt information being that set out in paragraphs 2, 6 and 9 of Part I of Schedule 7(A) of the Act.		
2(a).	Appendix 2 to report setting out proposed terms relative to the acquisition of an area of land in connection with the Drumshantie Road, Gourock proposed car park	p

Please note that because of the current COVID-19 (Coronavirus) emergency, this meeting will not be open to members of the public.

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

In terms of Section 50A(3A) of the Local Government (Scotland) Act 1973, as introduced by Schedule 6, Paragraph 13 of the Coronavirus (Scotland) Act 2020, it is necessary to exclude the public from the meetings of the Committee on public health grounds. The Council considers that, if members of the public were to be present, this would create a real or substantial risk to public health, specifically relating to infection or contamination by Coronavirus.

Enquiries to – **Sharon Lang** – Tel 01475 712112

Report To:	Environment & Regeneration Committee	Date:	4 March 2021
Report By:	Interim Service Director – Environment and Economic Recovery	Report No:	ENV/008/21/SA
Contact Officer:	Stuart Jamieson	Contact No:	01475 712764
Subject:	Expedited Business and Relevant Updates		

1.0 PURPOSE

- 1.1 The purpose of this report is to consider expedited business and relevant updates for the Environment and Regeneration Committee.

2.0 SUMMARY

- 2.1 Members will be aware that at the Policy and Resources Committee on 7 January 2021, it was agreed that the current cycle of Committee Meetings would continue but that this would be on the basis of expedited business only in view of the current status of the pandemic and the consequent operational pressures. Officers are delegated to implement critical decisions in situations of operational urgency and maintain an Operational Log, when necessary, for scrutiny at the relevant Committee.

- 2.2 This report considers the following expedited business and relevant updates:

- Revenue and Capital budget updates,
- Property Matters including an update on Kirn Drive, Gourrock,
- Clyde Muirshiel Regional Park update,
- Partnership Public Art project with Sustrans,
- Roads Asset Management Plan project approvals for 2021/22

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee notes the information in this report including the update in respect of Clyde Muirshiel Park, and approves:

1. The recommendations as set out in para 5.1.5 in respect of the revenue budget and capital programme, namely:

- Approve virement of £0.250m from Parks, Cemeteries and Open Spaces AMP to cemeteries development across financial years 2021/22 and 2022/23;
- note the estimated cost of the Knocknairshill Cemetery Extension project of £1.6m;
- approve the issue of tenders for the Knocknairshill project;
- grant delegated authority to the Head of Legal Services to accept the most economically advantageous tender for the Knocknairshill project, provided the cost is within the budget allocation.

2. The recommendations in respect of property matters as referred to in 7.1, 7.2 and 7.4:

In respect of Drumshantie Road proposed car park para 7.1,

- (a) have regard to the responses to the public consultation detailed in this report, and consider whether to approve or reject the change of use of this site for the use as a car park, and
- (b) if approved, grant delegated authority to the Corporate Director Environment, Regeneration & Resources to acquire the area of land shown cross hatched on the plan at **Appendix 1** from Darroch Estates on the terms specified in **Appendix 2** and otherwise on terms acceptable to the Head of Legal and Property Services and the Chief Financial Officer; or, if rejected, determine that no further action be taken.

In respect of Inverkipp Community Facility Lease in para 7.2:

Delegate authority to the Corporate Director Environment, Regeneration & Resources to vary the terms of the lease to ICI so that it includes the new extension on the east gable, as detailed on the plan at **Appendix 4**, and to amend the sub-lease plan so that it also takes account of this additional area.

In respect of Para 7.4 Gourock Park Bowling Club - Lease Variation:

Grant delegated authority to the Corporate Director Environment, Regeneration & Resources to vary the lease of the Gourock Park Bowling Club so that it includes the tennis courts to the rear of the current pavilion and to deal with the other matters, including landlord's consent for proposed works.

3. The recommendations in respect of the Roads Asset Management Plan projects for 2021/22 as set out in paras 10.1 to 10.14:

That Committee approve the programme of expenditure as presented and delegate the Corporate Director Environment, Regeneration and Resources to substitute projects if necessary, to achieve a full spend of funding allocations.

Stuart Jamieson
Interim Service Director – Environment and Economic Recovery

4.0 BACKGROUND

4.1 As agreed at the Policy and Resources Committee on 7 January 2021, it was agreed that whilst the normal committee cycle would continue, it would be on the basis of expedited reports only. This report captures the key issues which require Committee oversight and, where appropriate, approval. For this meeting, there is no relevant Operational Log of decisions made under delegated powers for scrutiny by the Committee.

5.0 REVENUE AND CAPITAL BUDGETS

5.1 Environment & Regeneration – Period 9 Revenue and Capital Monitoring

5.1.1 The projected outturn for Environment and Regeneration at Period 9 to 31 December 2020 is an underspend of £181,000. This is a reduction in net expenditure of £187,000 from the position reported to Committee at Period 7.

In addition there are net costs associated with the Council's response to the COVID 19 pandemic of £2,977,000 which are assumed to be fully funded.

The main material variances projected at Period 9 are as follows:

- i. Turnover savings across the Committee, due to delays in filling vacant posts, not offset by other expenditure or reduced income, of £513,000.
- ii. An underspend in the Waste Recycling contract of £94,000 due to reduced tonnages, in line with the previous year's outturn. This is partially offset by an overspend in the green waste contract of £22,000 and an under recovery in trade waste income of £21,000.
- iii. An under recovery in Parking income of £50,000 due to new car parking charges which will now not be introduced this financial year.
- iv. An under recovery in garden waste permit income of £49,000.
- v. Overspends across the Committee's client services on non-routine vehicle maintenance of £87,000.
- vi. Overspends on NDR and utilities within Surplus Property of £43,000.
- vii. A number of other variances including overspends in Crematorium technical equipment (£35,000), Roads emergency works (£27,000) and Planning Local Development Plan preparation (£39,000).

5.1.2 The Environment & Regeneration 2020/23 capital budget is £45.633m. The restated budget for 2020/21 is £8.071m, with spend to date of £3.610m equating to 36.78% of projected spend. The current projection is £45.333m which means total projected spend is £0.300m less than budget as a result of slippage in SPT projects (West Blackhall Street) resulting in a reduction in the 2020/21 SPT grant.

5.1.3 The Committee is projecting to spend £9.814m with net advancement of £1.468m (17.59%) being reported. This is a decrease in advancement of £0.218m (2.61%) from the net advancement reported to the last Committee and is mainly due to advancement of the Vehicle Replacement Programme (£1.676m), RAMP (£0.200m), Scheme of Assistance (£0.090m) and additional town centre Funding (£0.235m) offset by slippage in the Greenock Municipal Buildings – Clyde Square Re-roofing (£0.175m), SPT (£0.300m), Town and Village Centres (£0.230m), Spaces for People (£0.185m) and Drumshantie Road Carpark of £0.145m.

5.1.4 Details of the capital programme can be found in the attached **Appendices**.

5.1.5 Within the cemeteries development project a shortfall in funding of around £0.250m was identified at last committee which can be addressed through virement of £0.125m of Parks, Cemeteries and Open Spaces AMP from each financial year 2021/22 to 2022/23. Approval is sought from Committee to:

- allow this funding to be vired;
- note the estimated cost of the Knocknairshill Cemetery Extension project of £1.6m;
- approve the issue of tenders for the Knocknairshill project;
- grant delegated authority to the Head of Legal Services to accept the most economically advantageous tender for the Knocknairshill project, provided the cost is within the budget allocation.

5.1.6 That the Committee notes the following in relation to the Core Property Services allocation:

- the allocation of £100K to address ventilation improvements to the internal office space adjacent to the Grand Corridor Greenock Municipal Buildings.
- the allocation of a further £0.290m to the Boglestone Community Centre Roofing project to accelerate the phased approach and complete the priority areas in a single contract. The Committee is also requested to note the revised estimated cost of the project of £0.570m, approve the issue of tenders, and grant delegated authority to the Head of Legal Services to accept the most economically advantageous tender provided the cost is within the revised budget allocation.
- further core Property Service projects will be identified throughout the 2021/22 financial year as part of the on-going review and prioritisation of works based on property condition surveys.

6.0 PROGRESS

6.1 ROADS MAJOR PROJECTS

- 6.1.1 **Carriageways:** 7 of the 13 carriageway resurfacing schemes programmed for this financial year are complete with the remainder deferred to 2021/22 due to Covid 19 working arrangements and restrictions. 9 of 12 large patching schemes are complete with 2 programmed to be completed by the end of March and 1 deferred to 2021/22.
- 6.1.2 **Footways:** 10 of 15 footway resurfacing schemes programmed for this financial year are complete with the remainder deferred to 2021/22 due to Covid 19 working arrangements and restrictions. 1 of 3 large patching schemes is complete with the remaining 2 deferred to 2021/22.
- 6.1.3 **Street Lighting:** The Lighting Column Replacement Contract which consists of the replacement of approximately 750 life expired columns is complete.
- 6.1.4 **Structures:** Principal Inspections of Bridges and Structures are progressing with safety improvement works ongoing.
- 6.1.5 **Flood Risk Management (Central Greenock):** The cleaning works on the Eastern Line of Falls is ongoing with a section at Mearns Street now complete.
- 6.1.6 **Flood Risk Management (Flood Risk Management Plan):** Flood Alleviation Works on the Bouverie Burn are complete. The Glen Mosston, Kilmacolm design works are ongoing which will attenuate flows at Glen Moss to reduce downstream flooding. Gotter Water and Quarriers Village design is progressing and engagement with land owners has started.
- 6.1.7 **Cycling, Walking & Safer Streets:** Projects to create a dedicated cycle lane, from Battery Park to Greenock and to provide additional cycle lanes as presented at the Members' briefing is programmed to be delivered from February onwards.
- 6.1.8 **SPT:** The William Street pedestrian crossing contract award is nearing completion with a proposed start date in March 2021 which will include further discussions with Transport Scotland. Port Glasgow Access Improvements works are progressing on site. Pedestrian Crossings Accessibility Improvements are programmed to be delivered from February onwards. Greenock Town Centre Improvements, including West Blackhall Street are progressing with Officers continuing discussions with SPT and Sustrans, although there has been some delay in detailed design completion due to further design requirements. The design for the signalised junction at Grey Place and West Blackhall Street is in the detail design stage with a programmed start on site in June 2021. The linking of traffic lights along the A770 is programmed to be delivered from

February onwards.

6.2 ENVIRONMENT MAJOR PROJECTS

- 6.2.1 **Vehicle Replacement Programme:** Awaiting delivery of £2.201m of predominantly heavy vehicles to be delivered in financial year 2020/21.
- 6.2.2 **Play Areas:** Accessible play area project – works have commenced, 3 sites completed with a further 10 to be completed by end of financial year.
- 6.2.3 **Cemetery Development:** A shortfall in funding of around £0.250m was identified at last committee which can be addressed through virement of £0.125m of open spaces amp from each financial year 2021/22 into 2022/23. Approval is sought from Committee to allow this funding to be vired as indicated.
- 6.2.4 **Cremator Replacement:** Contract documents are currently with our legal advisers and will be finalised prior to going to market. The timescale for completion remains at 12 months of the contract being awarded.

6.3 CORE REGENERATION

Regeneration of Town & Village Centres

- 6.3.1 **Lyle Fountain:** Tender process being concluded. Programme to be advised.

6.4 PROPERTY

Major Projects

6.4.1 Greenock Municipal Buildings

Window Replacement: Phase 6 addressing the courtyard / air well at the Fire museum has received planning / listed building consent. The scaffold for the proposed work will be complex due to the nature of the various roofs and to avoid further scaffold in the area it is proposed to extend the scope of work to include repairs to gutters and downpipes and a small section of roof. Phase 7 addressing the Wallace Place elevation first floor windows is proving difficult to redesign incorporating the necessary double glazing and ventilation. A listed building consent application will be progressed when the design issues have been resolved.

Clyde Square Elevation Re-roofing: Erection of scaffold in progress.

Grand Corridor Offices Ventilation: Listed Building Consent has been submitted for a permanent air handling unit (AHU) and application for a Building Warrant is imminent.

- 6.4.2 **Greenock Cemetery Complex (Ivy House):** Planning and Listed Building Consent applications have been submitted and approved. Building Warrant application has been submitted. Tender documents are being prepared.
- 6.4.3 **King George VI Building:** Works to the interior are complete with external slating and rendering in progress. Completion anticipated by the end of February.
- 6.4.4 **Waterfront Leisure Complex Lifecycle Works:** The current priorities for expenditure include addressing the renewal of the fire/panic alarm installations and upgrading of emergency lighting throughout the building. An external consultant has been appointed and surveys are in progress.
- 6.4.5 **Boglestone Community Centre - Re-Roofing:** The phasing of the works has been revisited to address a larger project incorporating the priority areas recently refurbished through Inverclyde Leisure investment. A further allocation of £270K from the Core Property Allocation is proposed and approval sought for issue of tenders and delegated authority to accept. Tender documents

are being prepared for issue at the end of first quarter 2021.

- 6.4.6 **Caladh House Residential Care Home – Building Services Remedial Works:** The works have been temporarily suspended following the positive COVID testing of some operatives and a member of centre staff. The situation is being assessed for the resumption and completion of the works.
- 6.4.7 **Sea Walls/Retaining Walls:** Provision of £0.100m was made in the 2020/21 budget to address the progression of surveys and mapping of Council assets in order to establish condition and any current/future capital project works required. Initial work on the scope of the surveys and mapping of assets will be taken forward through Legal Services and Property Services with a view to progressing specialist external condition surveys thereafter.
- 6.4.8 **Risk/DDA Works** - Provision of £0.400m was made available in the 2020/21 budget to address areas of risk and future claims against the Council including priority equality works.

Customhouse Square: Available funding is being prioritised to address improvements to the existing Customhouse Square surrounding cobbled roads. Site investigations have been undertaken with proposals being developed and costed on the basis of a phased programme of works.

Watt Institute Lift: It is proposed to install a lift within the Watt Institute gallery space which currently has no provision serving the upper exhibition floor. Survey work has been undertaken with a stage 2 report and cost in progress. Technical Services are progressing the appointment of a consultant structural engineer and mechanical engineer to inform the next stage of the design.

- 6.4.9 **Grounds Service Accommodation:** The proposals will address the poor condition of three small garage buildings across Inverclyde, all of which have been rated either C (Poor) or D (Bad) in the 2019 Condition surveys. The buildings are located within Gourock Cemetery, Port Glasgow Cemetery and Birkmyre Park, Kilmacolm. It is proposed to demolish the existing buildings and replace them with a standard modular product adjusted to suit specific site requirements. Technical Services are currently liaising with the Client Service to allow the next stage of the design process to be progressed and a stage 2 cost to be prepared.

Minor Works – General

- 6.4.10 **Endeavour Sculpture Refurbishment:** Contractor appointed, awaiting suitable weather to undertake external painting work.
- 6.4.11 **Ann Street Depot Re-Roofing:** Re-roofing works and internal flooring replacement completed. Window replacement awaiting delivery of materials.
- 6.4.12 **Watt Institute Archive Room Floor Strengthening:** Listed Building Consent obtained and Building Warrant approved. Tenders issued with return date mid-February.
- 6.4.13 **Pottery Street Transfer Station Roller Shutter Doors:** Minor electrical upgrade works nearing completion. Tenders for the new doors were issued but no returns received. Tenders have been re-issued with a return date mid-February.
- 6.4.14 **Customhouse Square Bollards:** Temporary safety barriers have been in place adjacent to the Beacon Theatre to prevent parking. These will be replaced by cast iron bollards designed to match the existing bollards in Customhouse Square.

Minor Works - Inverclyde Leisure Properties

- 6.4.15 **Greenock Town Hall Saloon Floor Strengthening:** Works in progress.

Statutory Duty Works – DDA/Equality

- 6.4.16 **Greenock Town Hall Stage Lift:** Listed Building Consent has been approved and Building Warrant application has been submitted. Preparation of tender documents in progress.

Asset Management Plan – Depots

- 6.4.17 **Kirn Drive Depot:** The contract for the demolition of the existing depot building and removal of redundant fuel tanks is currently on hold pending the progression of Craigmuschat Quarry project below.
- 6.4.18 **Craigmuschat Recycling Facility:** Planning approval has been obtained for the provision of a recycling facility at the Craigmuschat Quarry site. Surveys have been completed on drainage, existing quarry rock face condition, and ground conditions (gas monitoring) to inform the scheme design. Technical Services are currently in discussion with Scottish Water/SEPA on the drainage proposals for the site. A stage 2 report will be prepared for Client Service consideration when a response on the drainage item has been provided by Scottish Water/SEPA (currently still awaited).
- 6.4.19 **City Deal Projects**

Ocean Terminal

Tenders have been returned for the construction of the Terminal building and are currently being evaluated. It is anticipated that a tender award will be the subject of a special Environment and Regeneration Committee in March 2021.

Inchgreen

Progress continues on the finalisation of a joint venture arrangement with Peel Ports. Members will be aware that Inchgreen has secured a £1.36m grant from Clyde Mission. Subject to successful conclusion of all negotiations, officers anticipate presenting a report to a special Environment and Regeneration Committee in March.

Inverkip

Scottish Power has agreed in principle to Inverclyde Council progressing the roads improvements on the A78 at Inverkip Main St directly to expedite the works. Scottish Power are facilitating access to all of the feasibility work undertaken to date to enable the Council to progress this to detailed design and tender stage. Whilst a timescale for tender award will depend on the degree of design which Scottish Power have achieved to date, it is proposed that subject to necessary consents from Transport Scotland a start on site will be made later this year.

7.0 PROPERTY VARIOUS ISSUES

7.1 Drumshantie Road, Gourock – Car Park – Acquisition of a small section of ground:

Roads colleagues are progressing a proposal for the formation of a car park within Gourock Park, off of Drumshantie Road, on the site of a red blaes football pitch. This proposal has been reported to Members previously, most recently as a specific roads project identified in the Environment & Regeneration Capital Programme approved at the 27 August 2020 meeting of the Environment and Regeneration Committee.

In order to provide the necessary access to the car park the Council must acquire a small section of land currently in the ownership of Darroch Estates. Darroch Estates have agreed to sell this land to the Council on the basis of the terms detailed in in **Appendix 2**.

As this project involves the Council changing the use of land consisting of, or forming part of, an open space, it is necessary for a public consultation to be carried out in terms of the Section 24 (2A) of the Town and Country Planning (Scotland) Act 1959. That consultation completed on 01 December 2020 and this report seeks to update Committee on the results of that consultation.

The consultation responses are contained in **Appendix 3**. In consideration of the responses received, the Committee is requested to:

- (a) have regard to the responses to the public consultation detailed in this report, and consider

whether to approve or reject the change of use of this site for the use as a car park, and

- (b) if approved, grant delegated authority to the Corporate Director Environment, Regeneration & Resources to acquire the area of land shown cross hatched on the plan at **Appendix 1** from Darroch Estates on the terms specified in **Appendix 2** and otherwise on terms acceptable to the Head of Legal and Property Services and the Chief Financial Officer; or, if rejected, determine that no further action be taken.

7.2 **Inverkip Community Facility – Lease:**

This Committee gave authority to lease the Inverkip Community Facility to ICI in June 2017. At that time authority was also granted to ICI to sub-lease part of the building back to the Council for library use. During discussions regarding finalising the lease, ICI requested an extension to the property for storage purposes. The extension to the Inverkip Community Facility was completed in August 2020. This Committee has therefore only consented to the lease of the building as originally constructed and this report seeks authority to include the new extended area in the lease to ICI. The sub-lease also requires to be varied to take account of the extension and authority for this is also requested.

The Committee is therefore recommended to delegate authority to the Corporate Director Environment, Regeneration & Resources to vary the terms of the lease to ICI so that it includes the new extension on the east gable, as detailed on the plan at **Appendix 4**, and to amend the sub-lease plan so that it also takes account of this additional area.

7.3 **Former Tied Houses – Tenant Consultation re Transfer of Houses:**

A report to this Committee in October 2020 advised that consideration has been given to disposing of the Council's remaining houses, which are subject to a Scottish Secure Tenancy, to RCH. The Scottish Housing Regulator (SHR) has confirmed that, prior to any disposal to RCH, the Council must first carry out a statutory consultation with the tenants of those houses, in order to seek their views regarding any such disposal. Prior to this commencing RCH require approval from their Board in respect of potential acquisition. A further report will be brought forward when the position of the Board is known.

7.4 **Gourock Park Bowling Club - Lease Variation:**

This Committee gave authority to lease the bowling greens and pavilion at the Gourock Park, Larkfield Road, Gourock to Gourock Park Bowling Club in April 2015. Club officials have now approached officers to request that the subjects of lease are extended to include the three tennis courts situated directly to the rear of the pavilion. In addition, the club wish to vary the lease as follows:

- extend the lease to include the 3 tennis courts directly to the rear of the pavilion;
- grant landlord's consent to change the Use Clause of the lease to include 9 hole crazy golf facility at the east side of the pavilion;
- extend the current pavilion by creating a loft conversion for use as a social area and construct a new accessible changing facility to the west side of the current pavilion with the alterations as shown in **Appendix 5** with landlord's consent for this work;
- in order to assist the club accessing external funding to extend the current 10 year lease to a 25 year lease for the bowling club to include tennis and a multi-use court, as above, and to extend the area leased to include the 2 areas outlined on the plan at **Appendix 6**; and
- and in recognition of the above intentions to continue the existing rental terms with no alterations in consideration of the planned investment (except subject to rent review in future years).

The Committee is recommended to grant delegated authority to the Corporate Director Environment, Regeneration & Resources to vary the lease of the Gourock Park Bowling Club so that it includes the tennis courts to the rear of the current pavilion and to deal with the other matters, including landlord's consent for proposed works.

7.5 **Kirn Drive reprofiling of capital expenditure:**

In March 2018, Council approved an allocation of £200k reserves for the provision of passing places on Kirn Drive, Gourock. The allocation reflected the ongoing issues of congestion on the road due to its limited width, fronting properties and the traffic issues associated with the school.

The allocation was made in the context that a comprehensive study and consultation in 2015 into five traffic management options involving one way systems failed to reach a consensus.

There was opposition however from residents and the Environment and Regeneration Committee at the meeting on 31 October 2019, decided not to progress further with the land disposal and associated improvements to Kirn Drive.

A consequence of the consultation associated with the land transaction proposal was that a petition was submitted to the Petitions Committee in March 2020 seeking for Kirn Drive to be made one way, running east to west. In consequence the Corporate Director Environment, Regeneration and Resources was remitted to report to a future meeting of the Environment and Regeneration Committee with recommendations.

Prior to making recommendations in respect of limiting Kirn Drive to one way operation, a full traffic study is required to consider the impact on surrounding streets. Traffic surveys cannot be carried out at present as normal traffic volumes and distribution are affected by COVID restrictions.

Officers propose to carry out surveys in later in 2021 at a time when normal life has resumed.

Options associated with one way traffic systems will not require passing places on Kirn Drive and the petition expressly opposes any widening of Kirn Drive. Officers propose to draft options for consideration following the conclusion of traffic surveys. These would be subject to consultation in 2022 and if there is support for a particular option, the scheme will be designed in detail and cost estimates prepared. A Traffic Regulation Order would be necessary for the introduction of a one way system and we consider that this would commence in late 2022. If there are objections to the preferred scheme and this is considered likely in view of the disparity of views expressed to date, a Traffic Regulation Order will not be concluded until 2024.

In view of all these factors, it is very unlikely that implementation will happen before 2024. At that time an allocation could be included in the capital programme reflecting the cost estimates of the preferred scheme. The implications of this will be reflected in the budget setting process for 21/22, 22/23, 23/24.

8.0 CLYDE MUIRSHIEL REGIONAL PARK

- 8.1 At its meeting on 27 August 2020 the Committee agreed to the proposal that each Council assume responsibility for the delivery of services and employees within their geographical boundary of Clyde Muirshiel Regional Park, supported by a joint Forum for development of shared strategic aims and promotion of the Park. At the meeting of the Joint Committee on 04 September 2020 it was agreed to dissolve the Park Authority with effect from 31 March 2021. At its final meeting of the Joint Committee on 19 February 2020 it was noted that an officer liaison group will be established by the Head of Operation and Infrastructure (RC), along with the Head of Regeneration and Planning (IC) with appropriate nominated officers to ensure that opportunities from a cross boundary perspective in the Park are maximised. It was also proposed that a Clyde Muirshiel Regional Park Liaison Group will be established to guide the strategic direction of the park supported by Senior Officers from the Councils as well as the Park which will meet on a twice yearly basis with two elected members from each of the Local Authorities nominated by their respective Councils.

9.0 PARTNERSHIP PUBLIC ART PROJECT WITH SUSTRANS

- 9.1 In 2020, Sustrans approached Council officers with a view to co-funding an artistic intervention on the National Cycle Network (NCN) 75 on the waterfront in Greenock. Inverclyde Great Place Scheme (a National Lottery Heritage Fund project based within Inverclyde Council's Libraries, Educational Development and Arts Team) worked with Sustrans to commission a piece of community engagement to ascertain the public appetite for, and the feasibility of, the potential installation. During summer 2020, local social enterprise RIG Arts, with artist Tragic O'Hara,

worked with the local community (116 people were engaged) to provide creative activities and discussions around local history and stories, and what would make a good piece of public art and why. Artists brought the use of local cycling, walking and wheeling routes into the discussion to help embody a shared vision of a healthier, more attractive Inverclyde for everyone. A large proportion of those consulted felt that a public artwork should draw inspiration from, and celebrate Inverclyde as a unique place and that it should be interactive, tactile, kinetic, changing; it should enhance the environment, and the concept of multiple locations creating a trail was also popular. The final report recommends the commission of an artistic intervention or interventions, on the NCN75.

Working with Sustrans, officers will now seek to commission a work or works on the NCN75: artist, art form, and specific location(s) still to be identified. It is intended to have the work(s) in situ by July/August 2021.

Total project cost = £65,000 (artist fees, all materials, construction, engineering, delivery, installation costs, etc.)

Balance of funds:

Sustrans = £37,000

Great Place Scheme (NLHF funding) = £28,000

10.0 ROADS & TRANSPORTATION – PROPOSED RAMP / CAPITAL PROGRAMME FOR 2021/22

- 10.1 The third year of the approved 5 year Roads Asset Management Strategy for 2018/23 will be complete at the end of March 2023. The following chapters are to advise the Committee and seek approval for the proposed RAMP/Capital expenditure and core projects for 2020/21 (excluding CWSR Grant Funding) amounting to a value of £2,780m.
- 10.2 The 2021/22 Cycling, Walking and Safer Routes (CWSR) projects for Roads & Transportation are valued at £150k. At least 36% (and preferably above 50%) of the grant funding must be considered for the purposes of undertaking a programme of works for the promotion of cycling. Payment of the funding will be by grant made in arrears on the basis of evidenced expenditure.
- 10.3 The proposed projects, where appropriate, apply only to carriageways, footways, lighting and bridges etc. on public roads for which Roads & Transportation has specific responsibilities in terms of the Roads (Scotland) Act 1984.
- 10.4 The costs of the projects as specified have been compiled on the basis of assessed unit costs and not on priced bill of quantities which will be prepared when the programme has been approved. Should the cost of any individual project exceed the preliminary estimate, appropriate variances will be applied to the remaining programme.
- 10.5 Delivery of the 2021/22 programme will depend on a number of factors including changing priorities due to ongoing changes within the condition of the network, weather, market prices and the work programmes of public utility companies who also require access to the road network. In view of this, it is proposed that delegated authority be given to the Head of Service – Roads & Transportation to achieve full spend of the capital budget through the substitution of projects from a reserve list when necessary. Reserve carriageway, footway and structures projects are in the relevant section of this report.
- 10.6 A CWSR budget has been established by the Scottish Ministers, with a view to giving greater prominence to cycling, walking and safer streets, to assist Local Authorities to achieve the aims of their Local Transport Strategy.
- 10.7 The programme of expenditure for the £2.930m funding is as detailed in the table below:

<i>Outline Programme</i>	<i>2021/22 (£000s)</i>
<i>RAMP</i>	
Carriageways (refer 10.8)	1,250

Footways (refer 10.9)	300
Structures (refer 10.11)	250
Lighting (refer 10.10)	350
Other Assets (refer 10.12) (drainage, signs & road markings, vehicle restraint systems, pedestrian barriers, traffic measures etc.)	150
Fees & Staffing	480
<i>Roads Core Funding</i>	
Cycling Walking & Safer Streets (refer 10.13)	150
Total	2,930

10.8 RAMP Carriageway Programme

The priority investment programme for carriageways has been determined through analysis of available information comprising: road hierarchy, results from the Scottish Road Maintenance Condition Survey (SRMCS), local route knowledge with regard to defective lengths of carriageway, evidence of defects, number of complaints, accidents statistics, liability claims, and public, Councillor, and other requests. Particular emphasis is given to the road hierarchy, SRMCS and local route knowledge of Council Officers. Future determination is based on the Roads Asset Management Policy. Schemes are listed alphabetically by town.

- (i) Named Carriageway Resurfacing / Reconstruction Schemes Approved 2020 & Deferred to 2021/22 (£705k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent</i>
A770 Brougham Street	A	Greenock	Grey Place to approximately 20m east of bridge.
Ardgowan Street (Phase 1)	U	Greenock	Nelson Street to Robertson Street
Ardmore Road	U	Greenock	Kinross Avenue to Selkirk Road
Auchmead Road	U	Greenock	Norfolk Road to Cumberland Road
Braeside Road	U	Greenock	Burns Road to Davaar Road
East Blackhall Street	U	Greenock	Carnock Street to end
Finneston Street	U	Greenock	Full Length
Maple Road	U	Greenock	Woodstock Road to Pennyfern Road
Old Largs Road	C	Greenock	Darndaff to Scottish Water Private Road
Tobago Street	U	Greenock	Sir Michael Street to King Street
Wellington Street	U	Greenock	Captain Street to Trafalgar Street
Finlaystone Road	C	Kilmacolm	Yetts Avenue to Leperstone Road

- (ii) Named Carriageway Resurfacing/ Reconstruction Schemes New for 2021/22 (£295k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent</i>
Ann Street	U	Greenock	Wellington Street to Drumfrochar Road
B788 Kilmacolm Road/ B788 Auchmountain Road	B	Greenock	Leven Road past Knocknairhill Cemetery
Mavis Road	U	Greenock	Full Length
A761 Bridge of Weir Road	A	Kilmacolm	Lochwinnoch Road to Rowantreehill Road

- (iii) Carriageway Large Patching - Various Locations (£250k).

- (iv) Named Carriageway Resurfacing/ Reconstruction Schemes (Reserve):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent</i>
Faulds Park Road	U	Gourock	A770 to Amazon
George Road	U	Gourock	Full Length
John Street	U	Gourock	Full Length
Moorfoot Drive	U	Gourock	Kirn Drive to Firth Crescent
A770 Eldon Street	A	Greenock	Eldon Place to Wood Street
Ardgowan Street (Phase 2)	U	Greenock	Robertson Street to Forsyth Street
Cartsburn Street/ Crescent Street / St Lawrence Street	U	Greenock	Stanners Lane to Arthur Street
Neil Street	U	Greenock	Munro Street to Fergus Road
Newark Street	C	Greenock	Octavia Terrace to Wood Street
Newton Street	U	Greenock	Forsyth Street to Madeira Street
South Street	U	Greenock	Newton Street to Forsyth Street
Belmont Road	U	Kilmacolm	Selected sections
Glasgow Road	U	Port Glasgow	Fyfe Park Road to Heggies Avenue

10.9 RAMP Footway Programme

The priority investment programme for footways/footpaths has been determined through analysis of available information comprising: route classification (amenity, use), local route knowledge with regard to defective lengths of footway/footpath, evidence of defects, number of complaints, accidents statistics, liability claims, and public, Councillor, and other requests. Particular emphasis is given to the route classification, and local route knowledge of Council Technical staff. Future determination is based on the Roads Asset Management Policy. Schemes are listed alphabetically by town.

- (i) Named Footway / Footpath Resurfacing / Reconstruction Schemes Approved 2020 & Deferred to 2021/22 (£132k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent</i>
A770 Cloch Road	A	Gourock	Dunvegan Avenue to Faulds Park (North Side)
Tower Drive	U	Gourock	Fronting No.58 to No.70 (at Shops)
Brisbane Street	U	Greenock	Fox Street to Margaret Street (South Side)
Regent Street	C	Greenock	Lynedoch Street to Roxburgh Street (South Side)
Gryffe Road	U	Kilmacolm	Houston Road to Bridge of Weir Road (Selected Sections)
B786 Lochwinnoch Road	B	Kilmacolm	Knockbuckle Road to Castlehill Road
Alderbrae Road	U	Port Glasgow	Alderwood Crescent to No.24 (North Side)

- (ii) Named Footway/ Footpath Resurfacing/ Reconstruction Schemes (£138k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent (Both Sides of Road Unless Otherwise Noted)</i>
Dunrobin Drive	U	Gourock	Full Length
Tantallon Avenue	U	Gourock	Doune Gardens to Taymouth Drive
Castle Road	U	Greenock	Full Length

Fox Street	U	Greenock	Ardgowan Street to Finnart Street (East Side)
Glen Douglas / Glen Fruin Road	U	Greenock	Selected lengths: Glen Douglas (East & North Sides); Glen Fruin (Both Sides)
Glen Street	U	Greenock	Fox Street to Johnston Street
Wren Road	U	Greenock	Mavis Road to Shops (East Side)

(iii) Footway/Footpath Large Patching at Various Locations (£30k).

(iv) Named Footway/ Footpath Resurfacing/ Reconstruction Schemes (Reserve):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Extent (Both Sides of Road Unless Otherwise Noted)</i>
Shore Street	U	Gourock	Church Street to John Street (South Side)
Ann Street	U	Greenock	Full Length (West Side)
Merlin Avenue	U	Greenock	Finch Road to Mallard Crescent (South Side)
Newark Street	C	Greenock	Fort Matilda Station to Lylefoot Crescent
Newark Street	C	Greenock	Mews Lane to Octavia Terrace
Rankin Street	U	Greenock	Full Length (North Side)
Renton Road	U	Greenock	Leven Road to Luss Avenue (North Side)
Rose Street	U	Greenock	Full Length
Sinclair Street	U	Greenock	A8 to Rail Bridge
Park Road	U	Kilmacolm	Knockbuckle Road to Castlehill Road

10.10 RAMP Lighting Programme

The delivery of the RAMP street lighting programme continues on from the works carried out in previous years, and concerns column replacement on a priority basis. The proposed priority investment is noted in the table below.

(i) Column Replacement (£350k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Project Extent</i>
Column Replacement	All	All	Works to replace life expired columns, including replacement of ad-hoc damaged columns via Lighting Maintenance Contract

10.11 RAMP Structures Programme

The proposed programme of works for structures addresses the requirement to replace and/or replenish specific structural elements which in general have become dilapidated due to their age or which have been rendered unfit for purpose due to changes in legislation. The proposed priority investment is noted in the table below. Schemes are listed alphabetically by town.

(i) Structures Schemes Approved 2020 & Deferred to 2021/22 (£250k):

<i>Road/ Bridge</i>	<i>Class</i>	<i>Town</i>	<i>Project Extent</i>
Lynedoch Street	U	Greenock	Design and Construction of Replacement Culvert on the Eastern Line of Falls
Glenmill Bridge	U	Kilmacolm	Bridge Widening
Minor Bridge Repairs	All	Various	Inspection, Design and Construction

Minor Retaining Wall Repairs	All	Various	Inspection, Design and Construction
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(ii) Structures Schemes (Reserve):

<i>Road/ Bridge</i>	<i>Class</i>	<i>Town</i>	<i>Project Extent</i>
Lochwinnoch Road Footbridge	B	Kilmacolm	Resurfacing of Footbridge over N75 Cycletrack
Craigbet Avenue Bridge	U	Quarriers	Parapet Replacement

10.12 RAMP Other Assets Programme

The proposed programme of works for other assets which includes drainage, signs & road markings, vehicle barriers, addresses the requirement to replace and/or replenish specific asset elements which in general have become dilapidated due to their age or which have been rendered unfit for purpose due to changes in legislation. Traffic Measures allows for traffic improvements such as traffic calming measures. The proposed priority investment is noted in the table below. Schemes are listed alphabetically by town.

(i) Other Asset Schemes (£150k):

<i>Road/ Asset</i>	<i>Class</i>	<i>Town</i>	<i>Project Extent</i>
Kilmacolm Car Park	-	Kilmacolm	Design of Car Park
Drainage	All	Various	Various improvements
Minor Safety Measures	All	Various	Various improvements
Signs & Road Markings	All	Various	Various improvements
Traffic Calming Priority List	All	Various	Traffic Calming Measures
Vehicle Restraint Systems & Other Barriers	All	Various	Various improvements

10.13 Roads Core Funding – Cycling, Walking & Safer Routes

The proposed programme of works for the Cycling, Walking and Safer Routes (CWSR) meets the requirements of the government funding allocation and is prioritised to expand the off-road cycling asset within Inverclyde, improve the walking journey to school and enhance pedestrian safety on the local road network in keeping with national guidance. The proposed priority investment is noted in the table below. Schemes are listed alphabetically by town.

(i) CWSR Schemes (£150k):

<i>Road</i>	<i>Class</i>	<i>Town</i>	<i>Project Extent</i>
N75 Cycletrack	-	Greenock	Create a link from Lady Octavia to the A8
N75 Cycletrack	-	Greenock	James Watt Dock to Kingston Dock Route Upgrade
N75 Cycletrack	-	Greenock	Waterfront to James Watt Dock Route Upgrade
N75 Cycletrack	-	Greenock Port Glasgow	Kingston Dock to Port Glasgow Town Centre
N75 Cycletrack	-	Greenock Port Glasgow Kilmacolm	Upgrade Cycletrack from Lady Octavia Park to Kilmacolm
Dropped Kerbs	All	Various	Improvements to Pedestrian Accessibility
School Working Group Requests	All	Various	Minor Safety Measures Around Schools

- 10.14 In respect of paragraphs 10.1 to 10.13 it is recommended that Committee approve the programme of expenditure as presented and delegate the Corporate Director Environment, Regeneration and Resources to substitute projects if necessary, to achieve a full spend of funding allocations.

11.0 IMPLICATIONS

11.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

11.2 Legal

None.

11.3 Human Resources

None.

11.4 Equalities

Equalities

- (a) Has an Equality Impact Assessment been carried out?

<input type="checkbox"/>	YES
<input checked="" type="checkbox"/>	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

- (b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

<input type="checkbox"/>	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
--------------------------	--

X	NO
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(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

11.5 **Repopulation**

None.

12.0 **CONSULTATIONS**

12.1 None.

13.0 **BACKGROUND PAPERS**

13.1 None.

APPENDICES

EARMARKED RESERVES POSITION STATEMENT

Appendix 2

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 9</u>	<u>Actual To Period 9</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2021/22 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2020/21</u> <u>£000</u>	<u>2020/21</u> <u>£000</u>	<u>2020/21</u> <u>£000</u>	<u>2020/21</u> <u>£000</u>	<u>£000</u>	
Renewal of Clune Park Area	2,384	97	25	180	2,204	Current contract extant for dangerous buildings surveys approx £80K remaining. Currently negotiating contracts for other survey work including Tolerable Standard, Rot and Economic viability plus there are also legal costs arising from the current appeal against a demolition order to progress the regeneration of Clune Park to a conclusion.
Youth Employment	455	155	55	255	200	Continuing the graduate and Modern Apprentice programmes with places both within and outwith the Council. Recruitment ongoing but impacted by Covid restrictions.
Repopulating/Promoting Inverclyde/ Group Action Plan	405	130	51	220	185	Reported to January Env and Reg Committee. £125k of allocation w/b per IC Committee 03/12/20.
Employability Initiatives	754	304	0	308	446	Contracts to local organisations and individuals for employability. £300k for general employability and £300k Business development start up grants to support local companies. £300k agreed to fund Jobs Recovery Plan. Delays due to Covid restrictions.
Town and Village Centre Environmental Improvements	63	48	37	63	0	Remaining allocation associated with concluding earlier programme as delivered by Ri. Once all retention etc is concluded, remaining funds will be offered back.

EARMARKED RESERVES POSITION STATEMENT

Appendix 2

COMMITTEE: Environment & Regeneration

<u>Project</u>	<u>Total Funding</u>	<u>Phased Budget To Period 9</u>	<u>Actual To Period 9</u>	<u>Projected Spend</u>	<u>Amount to be Earmarked for 2021/22 & Beyond</u>	<u>Lead Officer Update</u>
	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>2020/21 £000</u>	<u>£000</u>	
Repaint and carry out essential repairs to the Comet	42	0	0	0	42	Comet replica to be dismantled and stored until further instruction.
Climate Change	300	0	0	20	280	Council properties, private properties (potentially insulation grants), policy development around sustainable transport. Develop proposals and present to Committee. £200k has been written back to reserves for additional COVID funding.
Resilience & Insurance Claims - Black Start Equipment	25	0	2	25	0	Tender will be issued for a back-up generator for Pottery Street in the event of a widespread loss of power.
Roadside Trees	100	40	10	50	50	Prioritised programme to be delivered.
COVID 19 Recovery - Preparation of Economic Case	60	0	0	60	0	To assist COVID 19 Recovery Plan. Awaiting response from the GCR Intelligence Hub.
Total Category C to E	4,588	774	180	1,181	3,407	

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTSUBJECTIVE ANALYSIS

PERIOD 9: 1st April 2020 - 31st December 2020

Subjective Heading	Approved Budget 2020/21 £000	Revised Budget 2020/21 £000	Projected Out-turn 2020/21 £000	Projected Over/(Under) Spend	Percentage Variance %
Employee Costs	16,504	16,474	16,050	(424)	-2.57%
Property Costs	5,218	5,217	5,516	299	5.73%
Supplies & Services	4,181	4,199	3,833	(366)	-8.72%
Transport & Plant Costs	2,315	2,315	2,251	(64)	-2.76%
Administration Costs	539	539	872	333	61.84%
Payments to Other Bodies	9,181	9,228	9,890	662	7.17%
Other Expenditure	377	377	465	88	23.33%
Income	(14,769)	(14,769)	(12,501)	2,268	-15.36%
TOTAL NET EXPENDITURE	23,546	23,580	26,376	2,796	11.86%
Transfer to Earmarked Reserves *	0	(347)	(347)	0	
Additional Funding - COVID 19	0	0	(2,977)	(2,977)	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,546	23,233	23,052	(181)	-0.78%

ENVIRONMENT AND REGENERATION COMMITTEEREVENUE BUDGET MONITORING REPORTOBJECTIVE ANALYSIS

PERIOD 9: 1st April 2020 - 31st December 2020

Objective Heading	Approved Budget 2020/21 £000	Revised Budget 2020/21 £000	Projected Out-turn 2020/21 £000	Projected Over/(Under) Spend	Percentage Variance %
Regeneration & Planning	6,866	6,865	7,448	583	8.49%
Property Services	3,284	3,301	3,824	523	15.85%
Environmental & Roads	13,244	13,262	14,944	1,682	12.68%
Corporate Director	152	152	160	8	5.26%
TOTAL NET EXPENDITURE	23,546	23,580	26,376	2,796	11.86%
Transfer to Earmarked Reserves *	0	(347)	(347)	0	
Additional Funding - COVID 19	0	0	(2,977)	(2,977)	
TOTAL NET EXPENDITURE EXCLUDING EARMARKED RESERVES	23,546	23,233	23,052	(181)	-0.78%

* Per Appendix 3: New funding transferred to earmarked reserves during 2020/21

Earmarked Reserves	Approved Reserves 2020/21 £000	Revised Reserves 2020/21 £000	2020/21 Budget £000	Projected Spend 2020/21 £000	Projected Carry Forward £000
Earmarked Reserves	5,613	8,138	3,700	3,166	4,972
CFCR	0	880	445	150	730
TOTAL	5,613	9,018	4,145	3,316	5,702

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
	<u>Est Total Cost</u>	<u>Actual to 31/3/20</u>	<u>Approved Budget 2020/21</u>	<u>Revised Est 2020/21</u>	<u>Actual to 31/12/2020</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	
<u>Regeneration and Planning</u>								
<u>Core Regeneration:</u>								
Port Glasgow Town Centre Regeneration	1,960	1,339	0	0	11	50	571	0
Central Gourrock	150	130	20	20		0	0	0
T&VC - West Blackhall Street	1,612	109	3	18	16	0	1,485	0
T&VC - Lyle Fountain	130	13	0	0	1	117	0	0
T&VC - Jamaica Street Car Park	250	110	140	140	35	0	0	0
T&VC - Other	1,531	276	654	659	17	396	200	0
<u>Core Regeneration Total</u>	5,633	1,977	817	837	80	563	2,256	0
<u>Public Protection:</u>								
Scheme of Assistance	2,411		560	650	427	706	1,055	
Clune Park Regeneration	1,000	622	0	14	14	334	30	
Public Space CCTV	201	186	15	15	0	0	0	
<u>Public Protection Total</u>	3,612	808	575	679	441	1,040	1,085	0
<u>Regeneration Services Total</u>	9,245	2,785	1,392	1,516	521	1,603	3,341	0

COMMITTEE: ENVIRONMENT & REGENERATION

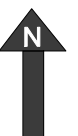
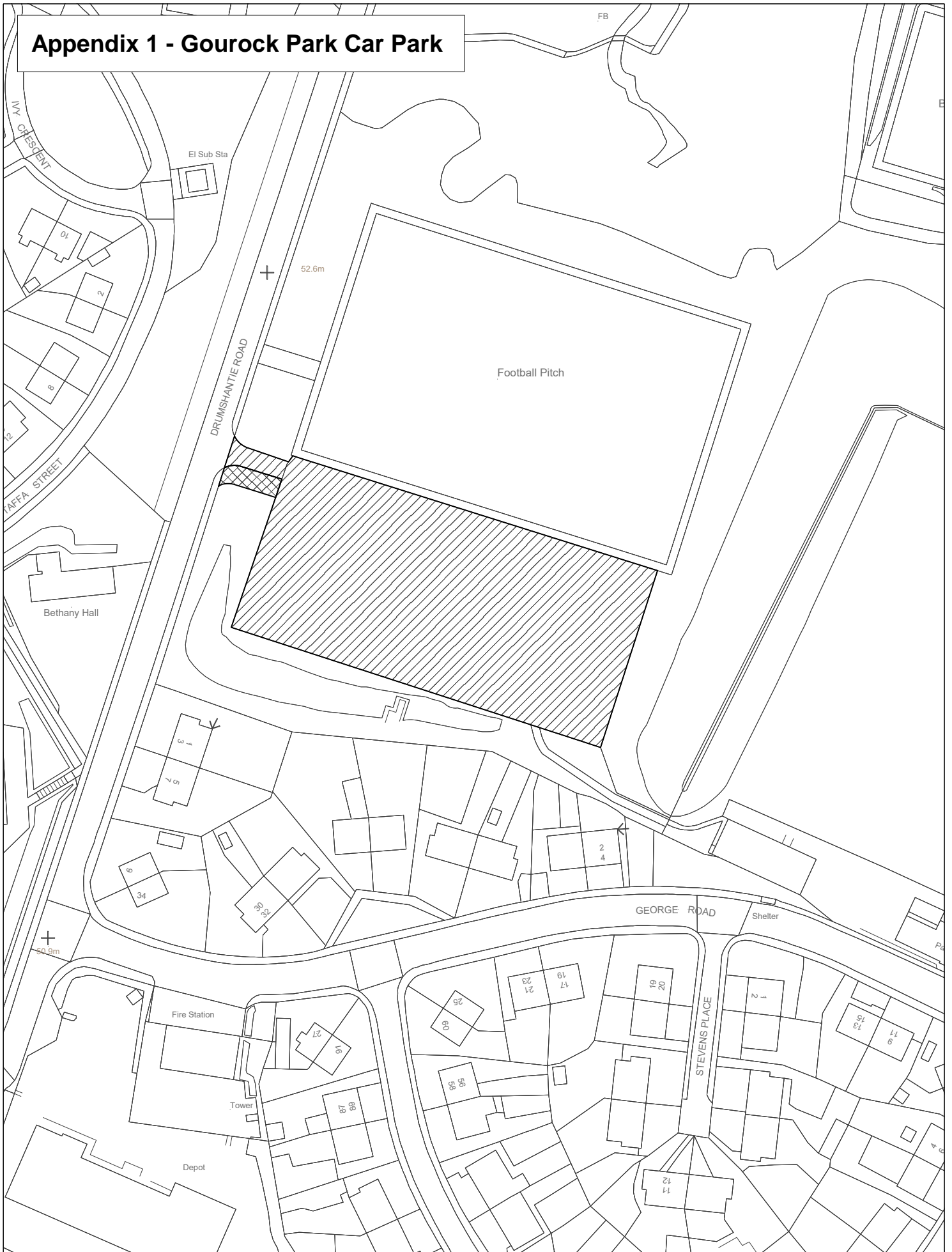
Project Name	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/20</u>	<u>Approved Budget 2020/21</u>	<u>Revised Est 2020/21</u>	<u>Actual to 31/12/2020</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	
Property Assets								
<u>Core Property Assets</u>								
General Provision	2,589	-	0	0		189	2,400	0
Additional Covid pressure allowance - General	802					0	802	
Additional Covid pressure allowance - Health & Safety	10					0	10	
Feasibility Studies	270	158	10	5	4	17	90	0
Greenock Municipal Buildings - Window Replacement	300	260	15	5	3	35	0	0
Greenock Municipal Buildings Carriageway Glazed Roof	350	182	96	150	149	18	0	0
Greenock Municipal Buildings - Flue replacement	80	21	59	55	55	4	0	0
Greenock Municipal Buildings - Finance Wing First Floor Refurbishment	365	339	9	26	26	0	0	0
Greenock Municipal Buildings - Clyde Square Re-roofing	1,265	62	400	225	10	928	50	0
Greenock Municipal Buildings - Victoria/Dalrymple Tower Essential Works	100			60	59	40		
Greenock Municipal Buildings - Air Handling	100			5	5	90	5	
Greenock Cemetery _ Ivy House Replacement	500	105	25	10	8	370	15	0
King George VI Refurbishment	1,000	565	385	385	231	50	0	0
Waterfront Leisure Centre Lifecycle Works	1,278	1,000	18	10		218	50	0
Boglestone Community Centre Roof	570	30	20	10		510	20	0
Inverclyde Center for Independent Living - Re-roofing	208	134	68	74	74	0	0	0
Caladh House Residential Care Home - Building Services Remedial Works	190	72	100	100	90	18	0	0
Sea Walls/Retaining Walls	100		15	0		15	85	
Customhouse Square - Risk/DDA Works	300		10	10	3	250	40	
Watt Institute - Risk/DDA Works	100		10	5		90	5	
<u>Minor Works</u>								
Farms	30		10	0		10	20	0
Minor Demolitions	40		20	5	2	15	20	0
Inverclyde Leisure Properties	200		20	20	15	50	130	0
General Works	300		20	87	87	63	150	0
Design & Pre-Contract	50		20	20	10	30	0	0
Reservoirs	100		25	25	6	50	25	0
<u>Statutory Duty Works</u>								
Electrical	70		10	35	34	15	20	0
Lightning Protection	20		4	11	11	9	0	0
Lifts	20		5	10	10	10	0	0
Water	60		10	31	31	15	14	0
Gas	20		5	5	3	5	10	0
Asbestos	100		10	25	20	50	25	0
Fire Risk	100		10	42	42	33	25	0
DDA/Equality	200		15	10	8	100	90	0
Capital Works on Former Tied Houses	600	213	0	0		0	90	297
Complete on Site Allocation	150	1	0	7	7	0	142	0
Core Property Assets Total	12,537	3,142	1,424	1,468	1,003	3,297	4,333	297
<u>Asset Management Plan:</u>								
Depot Demolitions - Parklea Changing Rooms	45	8	34	35	35	0	2	0
Depot Demolitions - Balance	105					0	105	
Kirn Drive Civic Amenity Site / Craigmuschat Recycling Facility	360	96	15	24	24	40	200	0
AMP Complete on site	89	-	0	1	1	0	88	0
Additional Covid pressure allowance - AMP	33					0	33	
Asset Management Plan Total	632	104	49	60	60	40	428	0
Property Assets Total	13,169	3,246	1,473	1,528	1,063	3,337	4,761	297

13,769

COMMITTEE: ENVIRONMENT & REGENERATION

<u>Project Name</u>	1	2	3	4	5	6	7	8
	<u>Est Total Cost</u>	<u>Actual to 31/3/20</u>	<u>Approved Budget 2020/21</u>	<u>Revised Est 2020/21</u>	<u>Actual to 31/12/2020</u>	<u>Est 2021/22</u>	<u>Est 2022/23</u>	<u>Future Years</u>
	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	<u>£000</u>	
<u>Roads & Environmental Services</u>								
<u>Roads</u>								
<u>Core Programme</u>								
Cycling, Walking & Safer Streets	344		194	194	41	150	0	
SPT	1,000		1,300	1,000	164	0	0	
Spaces for People	585		585	400	26	185		
Flooding Strategy - Greenock Central	2,216	2,157	59	59	59	0	0	
Flooding Strategy - Future Schemes	1,426	103	222	222	52	251	400	450
Kirn Drive Passing Places	200	8	0	0		15	0	177
Drumshantie Road Carpark	155	-	155	10		145	0	
Complete on Site	8	-	8	8		0	0	
Roads - Core Total	5,934	2,268	2,523	1,893	342	746	400	627
<u>Roads Asset Management Plan</u>								
Carriageways	4,762		652	852	604	1,360	2,550	
Footways	872		272	272	128	300	300	
Structures	596		96	96	87	250	250	
Lighting	1,431		431	431	322	350	650	
Other Assets	453		153	153	33	150	150	
Staff Costs	1,032		292	292	270	370	370	
Roads Asset Management Plan Total	9,146	0	1,896	2,096	1,444	2,780	4,270	0
Roads Total	15,080	2,268	4,419	3,989	1,786	3,526	4,670	627
<u>Environmental Services</u>								
Cemetery Development	1,530	48	150	150	6	500	800	32
Cremator Replacement	1,650	69	20	33	33	500	1,016	32
Zero Waste Fund	185		65	65	16	60	60	
Vehicles Replacement Programme	3,355		598	2,274	100	104	977	
Dog Park	20		20	20	0			
Murdieston/Thom Dam Area	25		25	25	0			
Overton Play Park surrounds	40		40	40	0			
Play Area Strategy	374	150	74	74	11	120	30	
Play Areas complete on Site	10	-	10	10	0	0	0	
Park, Cemeteries & Open Spaces AMP	650		60	74	74	165	411	
Environmental Services	7,839	267	1,062	2,765	240	1,449	3,294	64
ROADS & ENVIRONMENT TOTAL	22,919	2,535	5,481	6,754	2,026	4,975	7,964	691

Appendix 1 - Gourock Park Car Park



From: Joseph Heffernan [REDACTED]
Sent: 20 October 2020 20:07
To: Property <Property@inverclyde.gov.uk>
Subject: Consultation on the Proposed Change of Use of Land At Gourock Park, Gourock to form a Car Park

Dear Sirs,

I was consulted concerning the proposed change of land at Gourock Park, Gourock to form a Car Park.

Broadly I am in favour of this proposal. I recognise that the detailed design is not available. The comments that follow could be considered objections to the proposal but their intention is to see that this proposed change of use adds what I consider to be the most value possible going forward.

Taking due cognisance that the detailed proposal is not available:

1. I would object if there is not provision of good lighting for the car park.
2. I would ask that consideration be given to including a barrier at the entrance to the car park to keep high vehicles from entering.
3. I would ask that consideration be given to closing the car park say from 10pm in the evening to 10am in the morning, unless the pitch is scheduled to be used out with these times.
4. I would ask that consideration be given to inclusion of electric car charging points in the new car park.
5. I would ask that good provision be made for bike storage in the new car park.
6. I would ask that as part of the improvement works necessary to build the new car park that provision be made for new walking and cycling tracks through Gourock Park to the pitch to encourage travel on foot and by bicycle.

Please feel free to contact me if you need further clarification of my 'objections'.

Thank you for inviting me to comment on this proposal.

Sincerely,

Joe Heffernan

[REDACTED]

Greenock

[REDACTED]

SCOTLAND

Mobile Phone: [REDACTED]

e-mail: [REDACTED]

Facebook: [REDACTED]

Twitter: [REDACTED]

Dear Mr Hefferman

I thank you for taking the time to respond to the above consultation.

I have passed your comments below on to roads colleagues who have responded as follows. For ease of reference I have copied your initial comments in **bold** and provided the roads response in *italics*.

1. **I would object if there is not provision of good lighting for the car park.** *The car park will be lit to appropriate standards.*

2. I would ask that consideration be given to including a barrier at the entrance to the car park to keep high vehicles from entering. *A height barrier is included as part of the proposal.*
3. I would ask that consideration be given to closing the car park say from 10pm in the evening to 10am in the morning, unless the pitch is scheduled to be used out with these times. *In line with other Council car parks, there is no proposal to close the car park at any time of the day/night.*
4. I would ask that consideration be given to inclusion of electric car charging points in the new car park. *This car park would be considered for EV charge points in line with other Council car parks.*
5. I would ask that good provision be made for bike storage in the new car park. *Cycle racks will be added to the proposals.*
6. I would ask that as part of the improvement works necessary to build the new car park that provision be made for new walking and cycling tracks through Gourock Park to the pitch to encourage travel on foot and by bicycle. *The provision of such infrastructure does not form part of this project.*

I note that you have indicated your broad support for this proposal, however I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock

From: Robert Steele [REDACTED]
Sent: 22 October 2020 14:17
To: Property <Property@inverclyde.gov.uk>
Subject: Gourock Park proposal for car park

To whom it may concern,

This is a poor idea, for years now there has been discussions on making this area a one way system or adding lights at near by Larkfield road, this work is unnecessary and the park should be improved to keep this a park and adding to the park area to give the kids in the area somewhere to go and play, add swings and a roundabout, things that will be used on a daily basis.

We always talk about improving our area yet more and more things for our children are removed, funworld has closed its doors and kids have missed out on so much this year, so I say it's time we give back to them and create an area where they can go play and have fun, with the darroch park just there we should be making this area somewhere amazing again for our kids, upgrade the tennis courts, add a few play areas, add themed events like Christmas lights throughout the park creating a walkway throughout the whole area, nature trails, fairy walks the possibility are endless and this will not only give our kids somewhere to go to enjoy their childhood again but it will bring extra revenue to our town.

Don't create another car park to waste money, create a future for our town.

Thank you
Robert Steele
Resident of Gourrock all my life

Dear Mr Steele

I thank you for taking the time to respond to the above consultation.

I have passed the comments in your email below on to roads colleagues who have responded as follows (shown in *italics*):-

The Council undertook a review of its key Leisure Sites prior to 2009 and brought reports forward covering a review of strategic sites and a pitches strategy, with a view to modernisation and reconfiguration of leisure provision within Inverclyde. As part of the 2009 budget setting process an allocation was made to take forward a number of sport / leisure strategy projects. A planned investment profile was presented to Committee in September 2009 with an initial implementation timescale of August 2012. The review / strategy involved the participation of the private sector and other interested parties. Consultation was also undertaken with Sport Scotland who allocated £1m in facilities grants, part funding specific projects at Parklea and Ravenscraig. The Leisure Strategy has now been fully implemented. The Council has also invested in excess of £250m on its school estate over the last 15 years (circa £270m accounting for current committed projects in progress). There has been a significant investment in sports facilities as part of the school estate developments which compliments and feeds into the overall Leisure Strategy. This includes a substantial number of new sports pitches of varying size and surface type. In addition to this it should be noted that informal areas are also available within Darroch Park (grass areas not formally used as pitches), Tower Hill (grassed areas) and Battery Park (grassed areas over and above the pitches noted). The application site itself is considered to be in a poor condition and not widely used given the provision of various sports facilities in the general area. The current position is that the pitch provision in the area more than meets the demand, there is a significant number and variety of high quality facilities available through the substantial investment in the Leisure Strategy and the School Estate in recent years. The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. Sportscotland have been consulted and have not objected to the proposals.

I note you have made a second representation on this, in terms of the following (shown in **bold**), which I have also passed on to roads colleagues who have responded as follows (again, shown in *italics*):-

I formerly object to this proposal as no good reason has been given to turn this into a carpark. This area does not get used due to the condition inverclyde council has allowed the area to deteriorate too. The area can no longer be used as a football ground as the goals were removed and ditches and holes added all over the park from when inverclyde council were using this area as a turning point for their vehicles. This area has history that we should not be so quick to erase, Football Legends Jimmy Johnston and Graeme Souness played here in its hayday. The area is in poor condition. However refer to comment re item 2 above. The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. The football 3G pitch here is not open for public use unless they pay a fee, we should be encouraging our children and children's children to use this area, add a park or outdoor fitness gym to encourage people far and wide to visit the area, there is no need for a car park, there is a car park at the community centre right next to this area that rarely gets used. Reference is made to the above response to your initial email. The regeneration of Gourrock does not require a car park it requires areas for family's and children, with the closure of funworld family's are running out of places to spend time, in the current climate with

health, obesity and mental health becoming more and more of an issue in our area with more depravity we should be creating an area to give back, to combat these issues, not create something that is totally unnecessary. *Reference is made to the above response to your initial email.*

I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

☎ - 01475 712 618

✉ - peter.macdonald@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk

From: Tommy Rodger [<mailto:pgwestcommunitycouncil@gmail.com>]

Sent: 28 October 2020 12:41

To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>

Subject: Re: (Official - Sensitive) Consultation on the Proposed Change of Use of Land At Gourock Park, Gourock by the formation of a Car Park

Hi Peter

We have no objection to this change of use, being assured that similar facilities are provided in the local area.

With regard to another correspondence, we fully support the change of use on the site of the former Hector McNeil Baths; to provide an Learning Disability Community Hub.

Regards

Tommy

Hi tommy

Thanks for your response to the Gourock Park consultation.

Regards.

Peter

PS. Your comments regarding the Hector McNeil Baths site are also noted and appreciated.

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

☎ - 01475 712 618

✉ - peter.macdonald@inverclyde.gov.uk

Inverclyde Council website – www.inverclyde.gov.uk
Inverclyde on Twitter – twitter.com/inverclyde

From: [hughjockman](#) [REDACTED]
Sent: 28 October 2020 11:53
To: Property <Property@inverclyde.gov.uk>
Subject: Change of use of land at Gourrock Park.

Hi,

I cannot see this piece of land ever being filled with 166 cars at its peak, unless for yearly football tournaments.

As a coach with a local football team this land should be made into another 3/4G pitch. Even though there is some excellent pitches in the Inverclyde area, there sadly isn't enough, especially with winter nights and a few of the pitches being grass. 11 a side teams training on 1/3 of a pitch will not help their development.

Another idea could be to make a couple of 5/7 a sides pitches to allow the younger age group teams to train and play on, thus allowing for the 11 a side pitches to be freed up more. This could be incorporated into a small car park beside it.

Hugh

Dear Hugh

I thank you for taking the time to respond to the above consultation.

I have passed your comments below on to roads colleagues who have responded as follows (shown in *italics*):-

The number of spaces is considered to be suitable in terms of peak parking requirements on limited occasions. The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety.

The Council undertook a review of its key Leisure Sites prior to 2009 and brought reports forward covering a review of strategic sites and a pitches strategy, with a view to modernisation and reconfiguration of leisure provision within Inverclyde. As part of the 2009 budget setting process an allocation was made to take forward a number of sport / leisure strategy projects. A planned investment profile was presented to Committee in September 2009 with an initial implementation timescale of August 2012. The review / strategy involved the participation of the private sector and other interested parties. Consultation was also undertaken with Sport Scotland who allocated £1m in facilities grants, part funding specific projects at Parklea and Ravenscraig. The Leisure Strategy has now been fully implemented. The Council has also invested in excess of £250m on its school estate over the last 15 years (circa £270m accounting for current committed projects in progress). There has been a significant investment in sports facilities as part of the school estate developments which compliments and feeds into the overall Leisure Strategy. This includes a substantial number of new sports pitches of varying size and surface type. In addition to this it should be noted that informal areas are also available within Darroch Park (grass areas not formally used as pitches), Tower Hill (grassed areas) and Battery Park (grassed areas over and above the pitches noted). The application site itself is considered to be in a poor condition and not widely used given the provision of various sports facilities in the general area. The current position is that the pitch provision in the area more than meets the demand, there is a significant number and variety of high quality facilities available through the substantial investment in the Leisure Strategy and the School Estate in recent years. The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. Sportscotland have been consulted and have not objected to the proposals.

I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald

Principal Solicitor

Inverclyde Council

Environment, Regeneration & Resources

Legal and Property Services

Municipal Buildings

Greenock

PA15 1LY

 - 01475 712 618

 - peter.macdonald@inverclyde.gov.uk

Hi Peter,

Thank for the reply.

I agree that there is already a significant number and and variety of high quality facilities in Inverclyde, just not enough. To me building a car park that size in not required. The grass area that is in front of the current 3G pitch at Darroch Park could be turned into a parking area or alter the road lay out to have parking spaces with speed bumps at it. The area of grass at Darroch Park next to the Gourock Bowling Club that Inverclyde Council is referring to is a shambles. This requires to be refurbished - for general recreation use or maybe a putting green - or possibly used as the above mentioned car park with a path that leads to the 3G pitches. I'm sure people would appreciate another 3G pitch rather than a rundown grass area that can only be used when the weather is decent and it is not dark.

I have tried to contact [REDACTED] at Inverclyde Leisure a few times (without reply) to ask if they and the council have plans for building an indoor football facility similar to Toryglen in Glasgow. Also, there is a severe lack of indoor 5 a side facilities as well, these seem to be getting replaced with play areas and cafes. 2 pitches at Greenock Sports Centre remain. Considering this is Inverclyde, one of the wettest places in Scotland would this not be money well spent for the public and Inverclyde Leisure / Inverclyde Council.

Also, would it be possible for me to have the main contacts for each department at the council.. eg roads and regeneration? I have a few ideas that I would like to share with them to try and make Inverclyde better.

Thanks again,

Hugh.

Dear Hugh

Thank you for your further email. On the basis of your reply I will therefore treat your comments as a sustained objection for the purposes of this consultation when reporting on the matter to the relevant Committee of the Council.

As regards your correspondence with Inverclyde Leisure, as they are an organisation separate from the Council, that is not a matter I can comment on and would suggest you raise it with them direct.

As regards your final paragraph, if you direct any queries or suggestions either by email to customerservice@inverclyde.gov.uk or via the [Contact Us Form \(inverclyde.gov.uk\)](http://www.inverclyde.gov.uk) on the council's website, and they will be allocated to and thereafter within the relevant service in the usual manner.

I hope all this is of assistance and thank you once again for your interest in this consultation.

Regards.

Peter

Peter J MacDonald
Principal Solicitor

Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

From: Colin Moore [REDACTED]
Sent: 28 October 2020 19:12
To: Property <Property@inverclyde.gov.uk>
Subject: Proposed Change of Use of Land At Gourock Park, Gourock to form a Car Park

I object to the proposed car park .

- 1 Its a sports and recreational area and it is contrary to active spaces to encourage traffic in the area.
2. Will Increase traffic in an already congested area
3. Devalue the ambiance and general quality of the parks environment.

Colin Moore

[REDACTED] Gourock [REDACTED] UK

On Wed, 16 Dec 2020, 16:54 Peter MacDonald, <Peter.MacDonald@inverclyde.gov.uk> wrote:

Classification: Official - Sensitive

Dear Mr Moore

I thank you for taking the time to respond to the above consultation.

I have passed your comments below on to roads colleagues who have responded as follows (shown in italics, and referencing the numbered points you have raised):

- 1. The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety.*
- 2. As per response to point 1. Further, the proposals will not likely increase traffic in this area.*
- 3. The existing facility is in poor condition and the proposals will improve the general environment.*

I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald

Principal Solicitor

Inverclyde Council

Environment, Regeneration & Resources

Legal and Property Services

Municipal Buildings

Greenock

From: Colin Moore [REDACTED]
Sent: 16 December 2020 17:01
To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>
Cc: Brenda McDonald <Brenda.McDonald@inverclyde.gov.uk>
Subject: Re: (Official - Sensitive) Proposed Change of Use of Land At Gourrock Park, Gourrock to form a Car Park

Hi Peter,

This only gives opinions there are no facts ?

Fail to see how this addresses my points.

Regards

Colin

On Wed, 16 Dec 2020, 17:05 Peter MacDonald, <Peter.MacDonald@inverclyde.gov.uk> wrote:

Classification: Official - Sensitive

Dear Mr Moore

Thank you for coming back to me so swiftly. I will pass that on to roads colleagues for further comment, but on that basis am assuming you wish your initial points to remain as sustained objections, and will therefore report on them to the Committee in question on that basis.

Thanks

Regards.

Peter

Peter J MacDonald

Principal Solicitor

Inverclyde Council

Environment, Regeneration & Resources

Legal and Property Services

Municipal Buildings

Greenock

Hi Peter,

Yes please and if you could add my comments about the lack of factual evidence for the proposed car park together with my opinion that if they spent the money for making a car park on making something people would enjoy e.g. skater park, tennis court small community garden outdoor gym etc.

Thanks again

Colin

From: Stewart Robbie [REDACTED]

Sent: 29 October 2020 22:41

To: Property <Property@inverclyde.gov.uk>

Subject: Objection - Consultation on the Proposed Change of Use of Land At Gourrock Park, Gourrock to form a Car Park

Dear Inverclyde Council,

As an Inverclyde resident at [REDACTED], Gourrock, [REDACTED] am writing to you to object to the proposed change of use of land at Gourrock Park.

In the most current online version of Inverclyde Council's Climate Change Plan it states:

"Climate change presents one of the most serious environmental threats facing the world today. Rising global temperatures will impact on food and water supply, buildings and infrastructure, and health. Stresses of this nature can have severe detrimental effects in terms of loss of species of flora and fauna, natural disasters and hunger and famine. With respect to a local authority like Inverclyde Council, climate change could adversely affect the provision of services, e.g. extreme weather events impacting on the roads network making transport difficult."

In addition to the above statement, the UK and Scottish Government have both declared a 'climate change emergency'. I am objecting on the grounds that the creation of this carpark directly contradicts key progress that can be made in delivering targets set out in Scotland's Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 which indicates targets to reduce Scotland's emissions of all greenhouse gases to net-zero by 2045 at the latest, with an interim target of 75% by 2030. I do not believe providing additional parking for fossil fuel vehicles, which are a significant contributor to CO2 emissions, is aligned to the Council's strategic vision.

Has any consideration been given to the potential benefits of rewilding this space to enhance local biodiversity and capturing carbon emissions through the planting of trees?

I look forward to your response.

Best Regards,

Stewart Robbie

Dear Mr Robbie

I thank you for taking the time to respond to the above consultation.

I have passed your comments below on to roads colleagues who have responded as follows (shown in *italics*):-

The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. The proposal is not likely to increase traffic in this area. Consideration has not been given to rewilding this area,

I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

From: Hon Sec [<mailto:HonSecGWRFC@hotmail.com>]

Sent: 08 November 2020 16:06

To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>

Subject: Re: (Official - Sensitive) Consultation on the Proposed Change of Use of Land At Gourock Park, Gourock by the formation of a Car Park

Peter,

Thank you very much for giving us the opportunity to comment on the proposed change of use of land at Gourock Park. I apologise for the slow response but I wanted to take the issue to our next Committee, which only met yesterday. Although the loss of any pitch space is regretted, we note the utility of having a car park adjacent to the more modern pitches at that location. Consequently, we do not object to the change of use.

David

J David McILROY

President

GWRFC

Dear Mr McIlroy

I thank you for taking the time to respond to the above consultation and for your expression of support.

I will include your comments when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Please note that this e-mail and any attachments contain legal advice for internal Council use only and should not be copied or forwarded without the permission of the author.

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

From: Sharon Mc [REDACTED]

Sent: 01 December 2020 13:27

To: Property <Property@inverclyde.gov.uk>

Subject: Proposed car park Drumshantie Road, Gourock

Please see the attached document for comments regarding the proposed car park on Drumshantie Road, Gourock.

Proposed car park, Drumshantie Road, Gourrock

“To whom it may concern,

I am asking Inverclyde Council to refuse permission for the creation of a new car park at Drumshantie Road, Gourrock.

Herein are my comments relating to this planning application:

Drumshantie Road and the surrounding area is already significantly congested with a high volume of traffic from residents and surrounding schools. The creation of this car park will increase the number of cars coming into the area therefore increasing noise, disturbance and pollution to residents and wildlife.

Noise from additional cars will be evident to residents, especially if the car park is open at night time and weekends. This in turn will create an opportunity for antisocial behaviour to occur. People will congregate in the car park playing loud music and drinking.

Disturbance from an increasing amount of people visiting the area will also be felt locally. The area serves its residents well, however with an increase in people comes a decreased opportunity to socially distance on pavements and walkways. Many will therefore be forced to walk on the busy road when trying to maintain social distance.

Increased traffic and people may also create safety hazards for residents and school children when trying to cross already busy roads.

Pollution levels in the area will almost certainly increase and can be a contributory factor to many health problems including long term respiratory diseases. A reduction in air quality will negatively affect residents and local schoolchildren when outdoors.

This area has a diverse wildlife population which will be adversely affected by an increase in traffic and people. There are many animals which are highly sensitive to changes in noise, light and pollution levels which may cause long term stress. This in turn, can alter feeding, nesting and breeding patterns. Which may, in the future, contribute to decreasing numbers of wildlife. Additionally, as the proposed car park is right next to Gourrock Park, an increase in traffic may result in more wildlife casualties on the roads as they try to navigate away from increasing noise levels and people.

I would like to see this space being used for a local community garden or allotments where wildlife can flourish and residents can take advantage of this outdoor space by gaining numerous physical and mental health benefits.

Thank you for this opportunity to voice my concerns.”

Dear Sharon

I thank you for taking the time to respond to the above consultation.

I have passed your comments per your email below and the attached on to roads colleagues who have responded as follows. For ease of reference I have copied your comments in **bold** below and shown roads colleagues' responses in *italics*.

1. **Drumshantie Road and the surrounding area is already significantly congested with a high volume of traffic from residents and surrounding schools. The creation of this car park will increase the number of cars coming into the area therefore increasing noise, disturbance and pollution to residents and wildlife.** *The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. The proposals will not likely increase traffic in this area.*

2. **Noise from additional cars will be evident to residents, especially if the car park is open at night time and weekends. This in turn will create an opportunity for antisocial behaviour to occur. People will congregate in the car park playing loud music and drinking.**
In line with other Council car parks, there is no proposal to close the car park at any time of the day/night.
3. **Disturbance from an increasing amount of people visiting the area will also be felt locally. The area serves its residents well, however with an increase in people comes a decreased opportunity to socially distance on pavements and walkways. Many will therefore be forced to walk on the busy road when trying to maintain social distance.**
The provision of a car park will provide a facility to ensure that parking on road is minimised and this contributes to reductions in congestion/pollution and improvements to public safety. The proposals will not likely increase traffic in this area.
4. **Increased traffic and people may also create safety hazards for residents and school children when trying to cross already busy roads.**
Per comments at 3 above.
5. **Pollution levels in the area will almost certainly increase and can be a contributory factor to many health problems including long term respiratory diseases. A reduction in air quality will negatively affect residents and local schoolchildren when outdoors.**
Per comments at 3 above.
6. **This area has a diverse wildlife population which will be adversely affected by an increase in traffic and people. There are many animals which are highly sensitive to changes in noise, light and pollution levels which may cause long term stress. This in turn, can alter feeding, nesting and breeding patterns. Which may, in the future, contribute to decreasing numbers of wildlife. Additionally, as the proposed car park is right next to Gourock Park, an increase in traffic may result in more wildlife casualties on the roads as they try to navigate away from increasing noise levels and people.**
Per comments at 3 above.
7. **I would like to see this space being used for a local community garden or allotments where wildlife can flourish and residents can take advantage of this outdoor space by gaining numerous physical and mental health benefits.**
The plan under consideration is the construction of a car park and alternatives are not under consideration at this time.

I would be grateful if you would confirm if the above responses address the specific points you have raised, or if you wish all or any of them to be treated as sustained objections when we prepare a report on this proposal for consideration by the appropriate Council committee.

If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock

From: Adrian Magnano [REDACTED]
Sent: 30 January 2021 12:39
To: Peter MacDonald
Subject: Re: (Official - Sensitive) Consultation on the Proposed Change of Use of Land At Gourock Park, Gourock by the formation of a Car Park

Sorry for supper late reply but feed back was all positive and wishing you luck.
Only caviate was hoping patents can still use car park in mornings as safe place to park of road.

Regards
Adrian Magnano
Chairperson

Dear Mr Magnano

I thank you for taking the time to respond to the above consultation and for your expression of support. This will be included in the report to be submitted to the relevant Council Committee for consideration.

I have passed your comments below on to roads colleagues who have confirmed that at present there are no plans to control parking, so it will be available on a 24/7 basis.

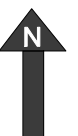
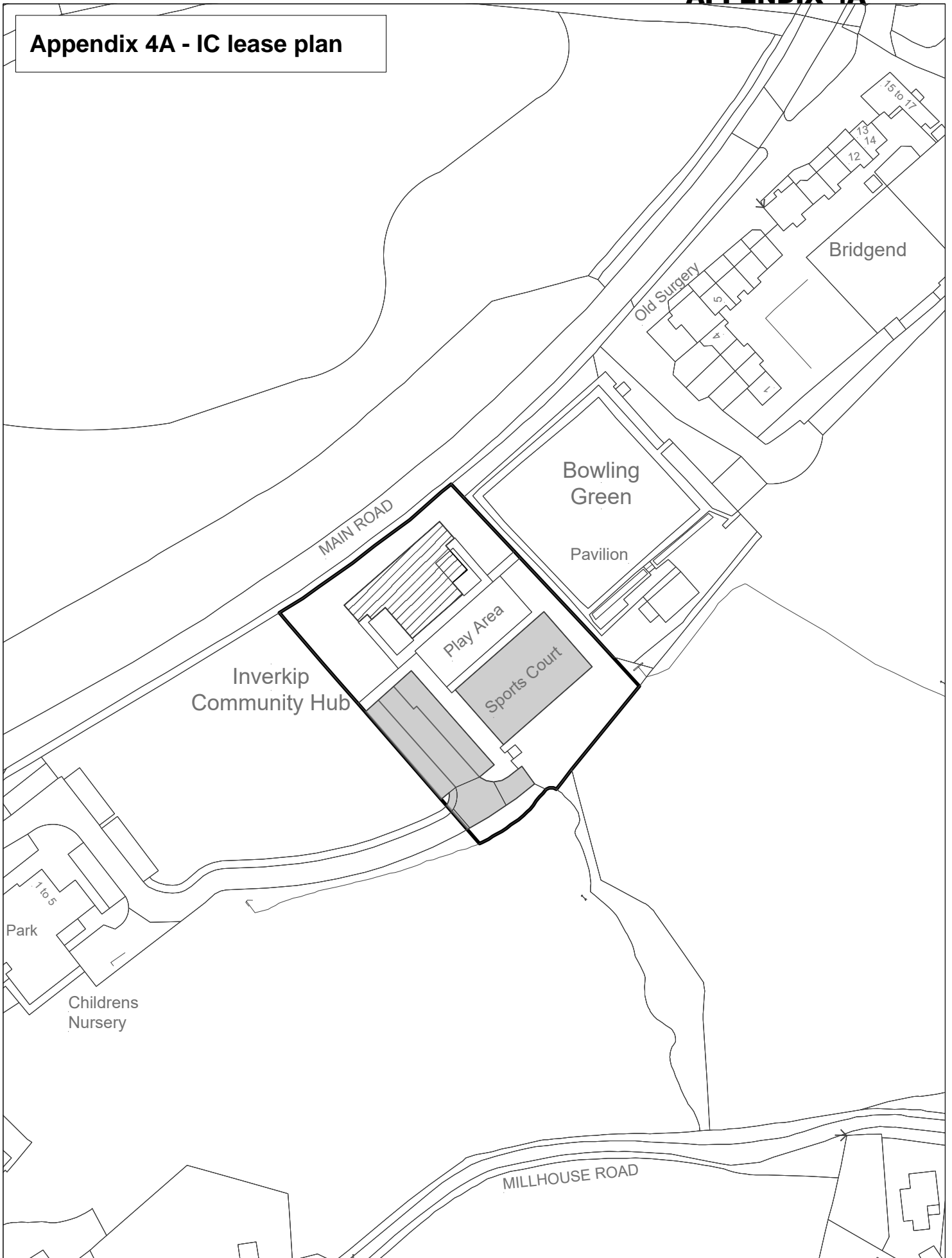
If you have any further questions or queries, please come back to me in the first instance, and I will pass on for the attention of roads colleagues.

Regards.

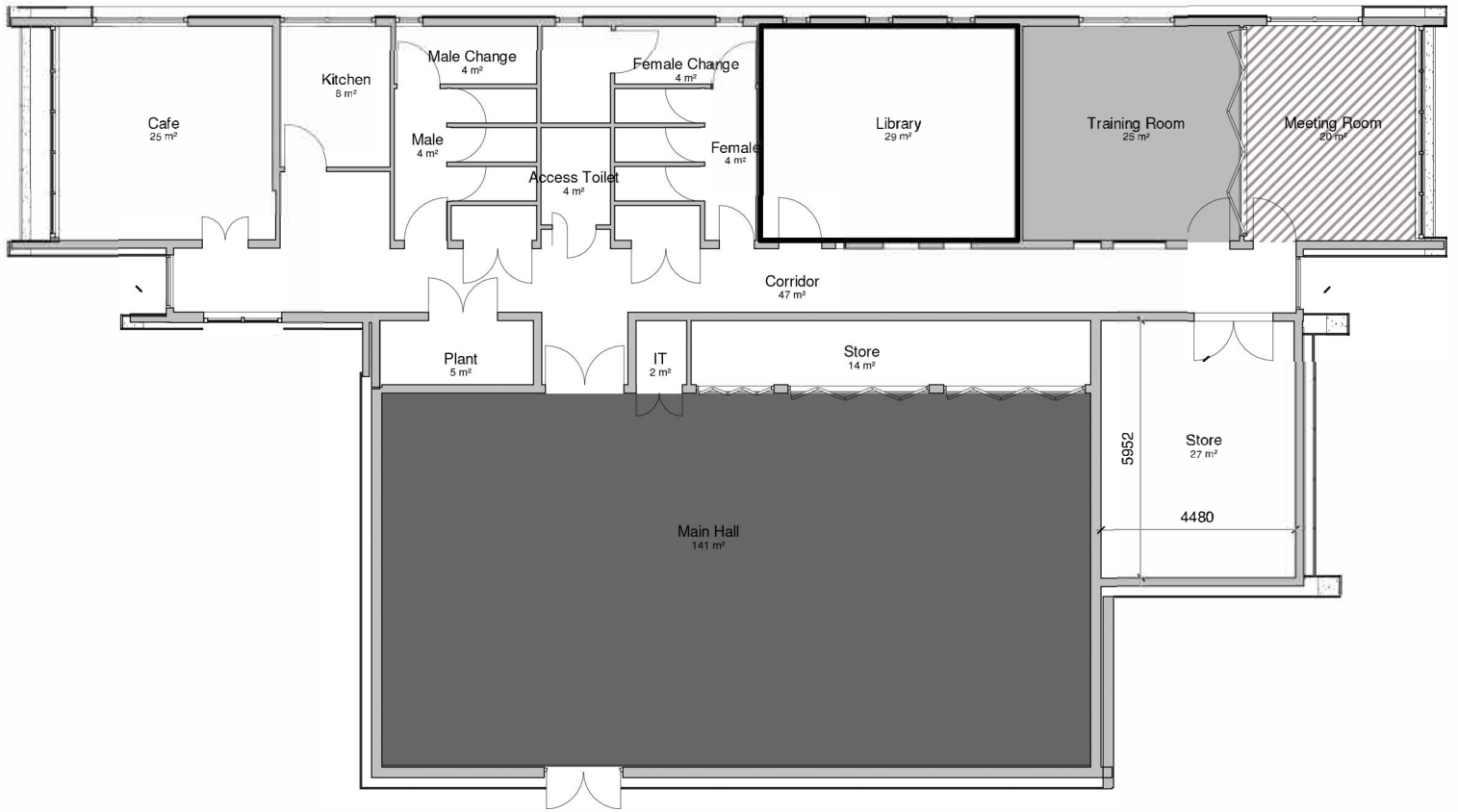
Peter

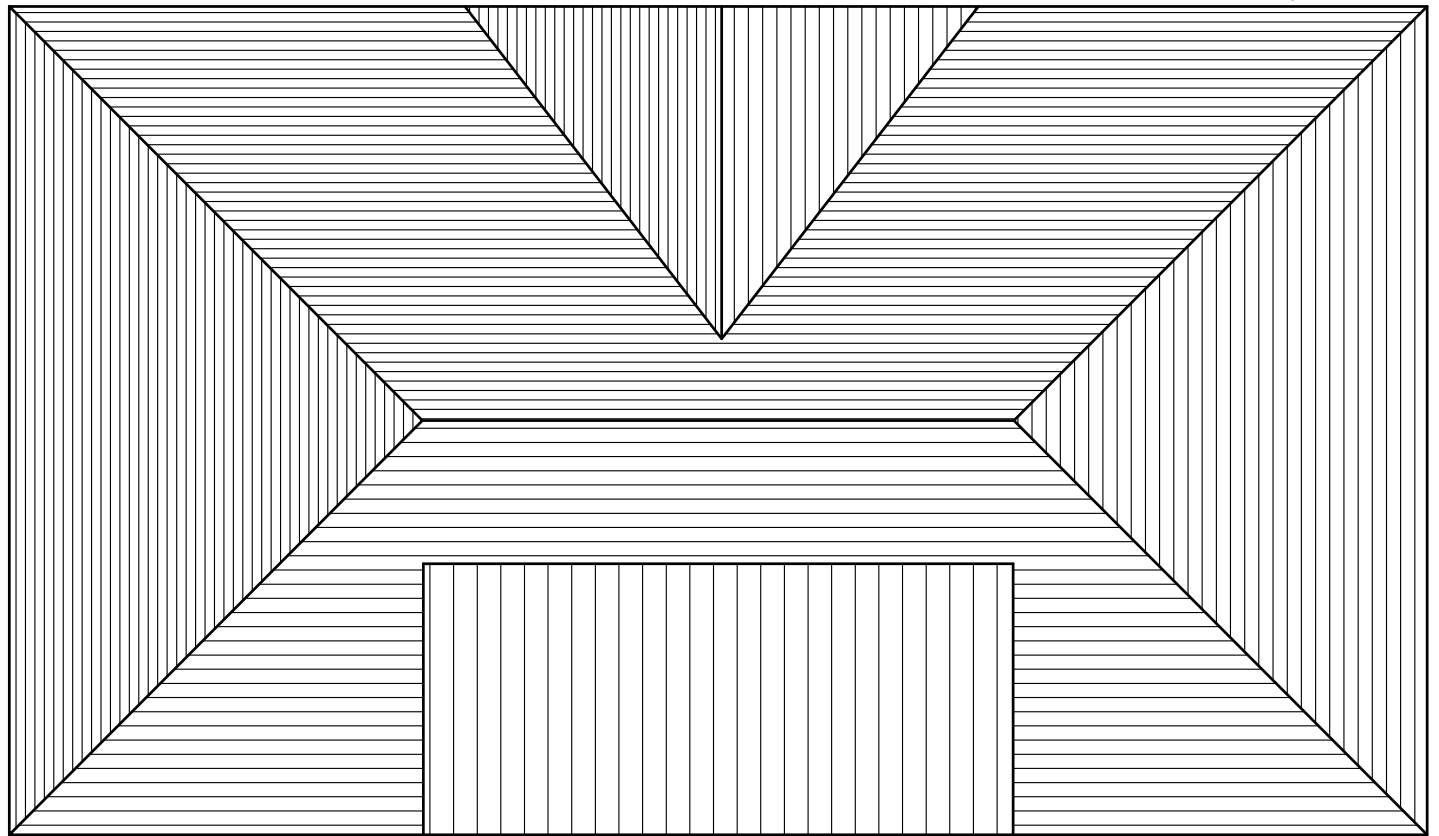
Peter J MacDonald
Principal Solicitor
Inverclyde Council
Environment, Regeneration & Resources
Legal and Property Services
Municipal Buildings
Greenock
PA15 1LY

Appendix 4A - IC lease plan



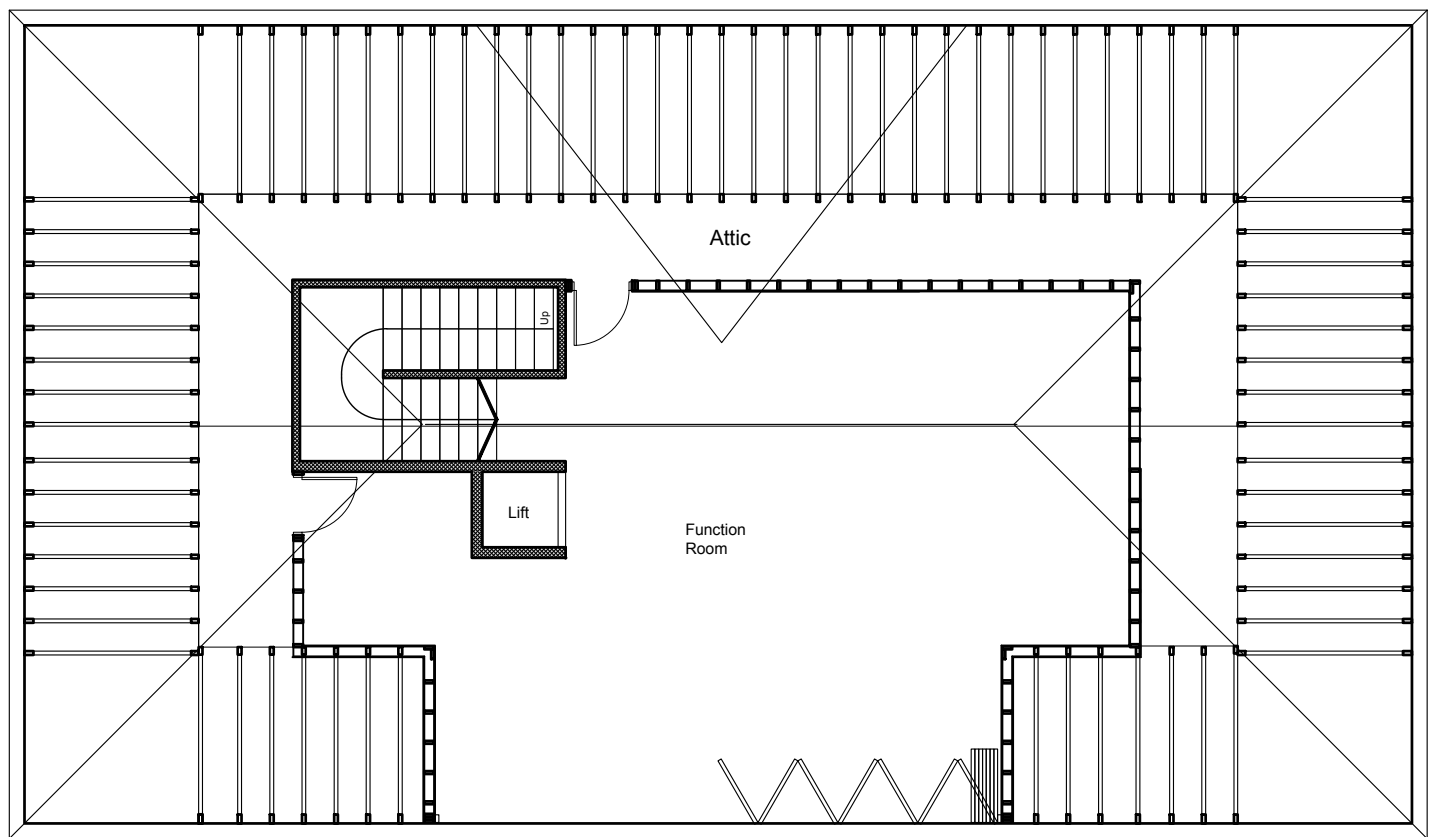
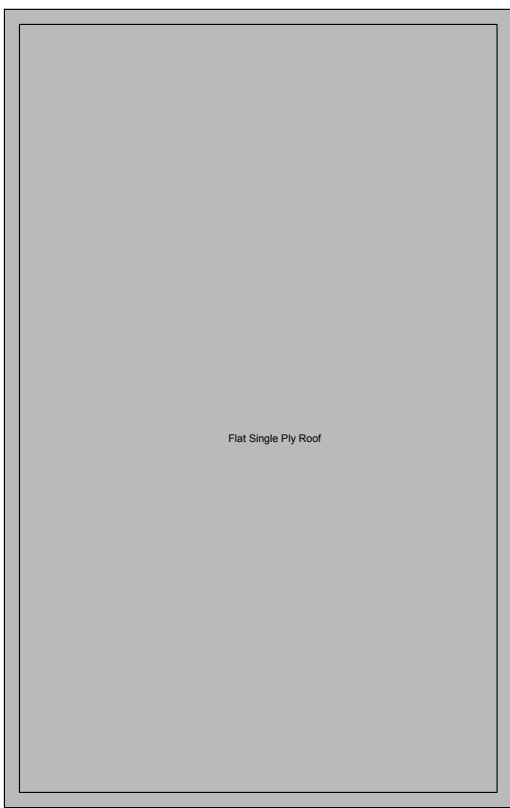
Appendix 4B - Sub-Lease Plan





Roofplan

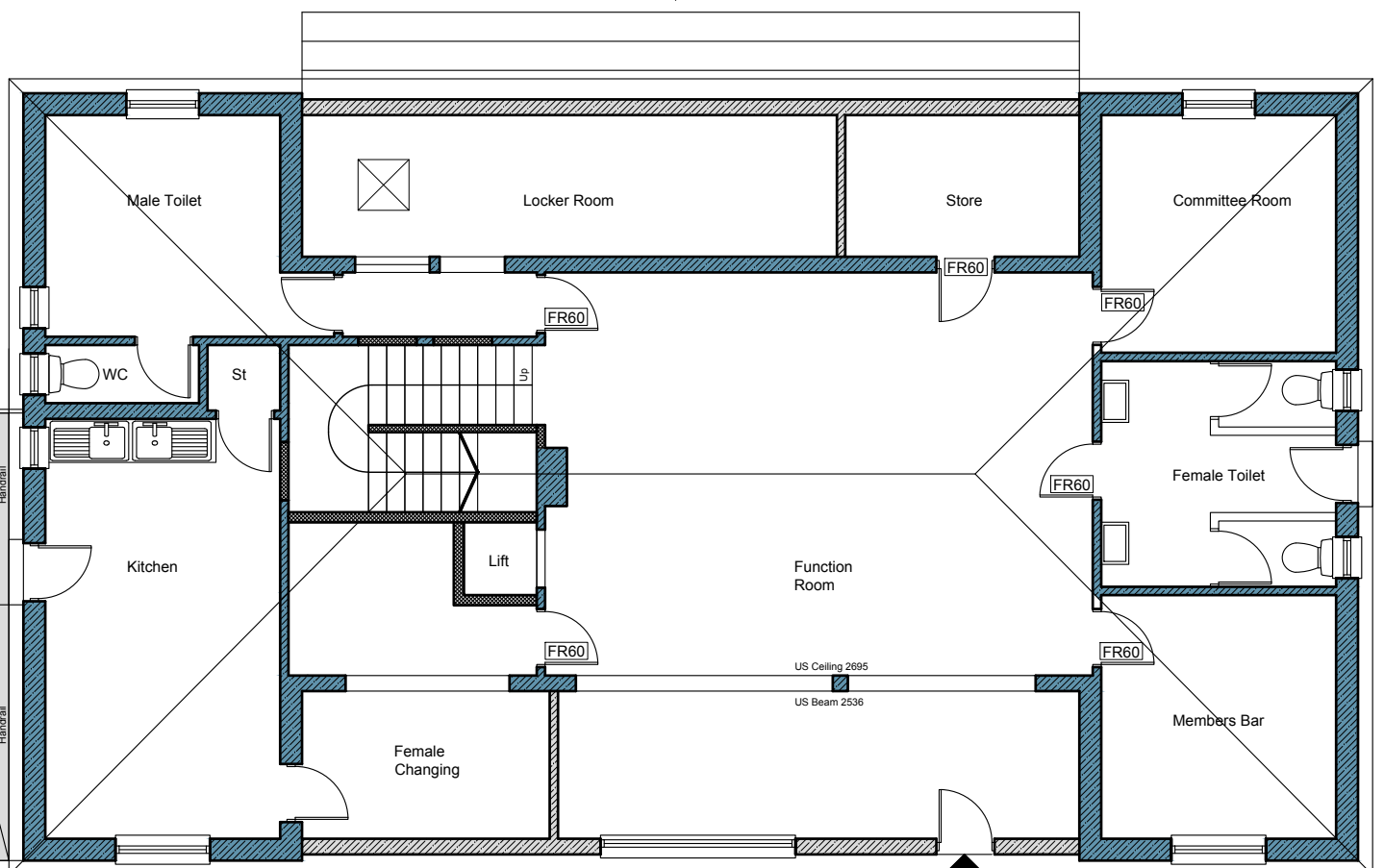
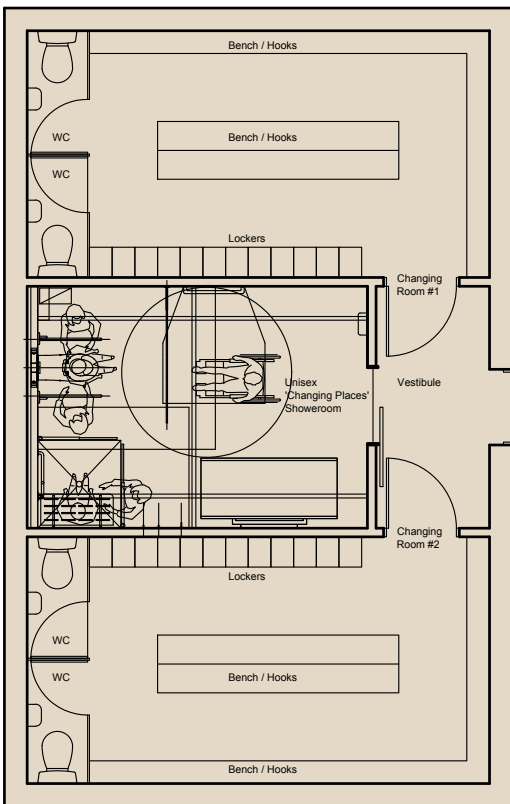
New Zinc Clad Dormer



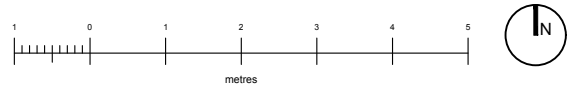
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DRAINAGE NOTES

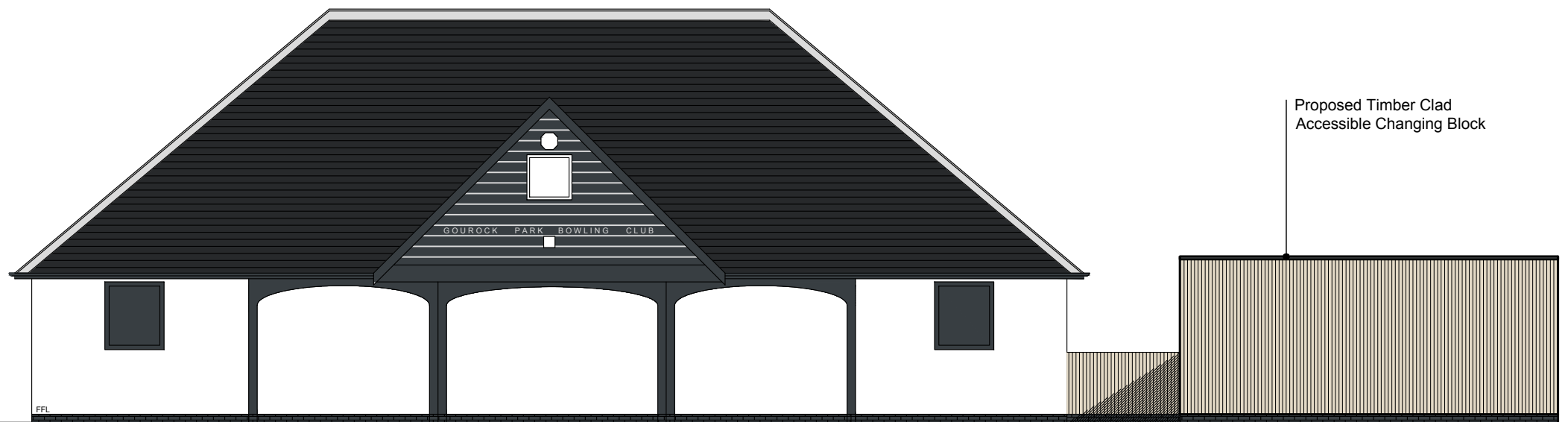
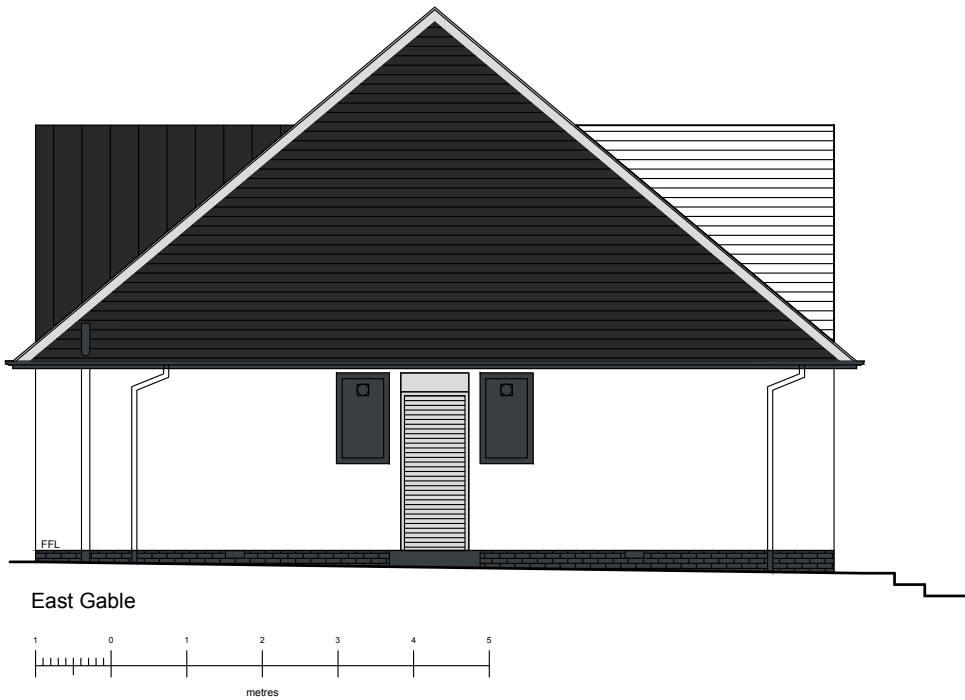
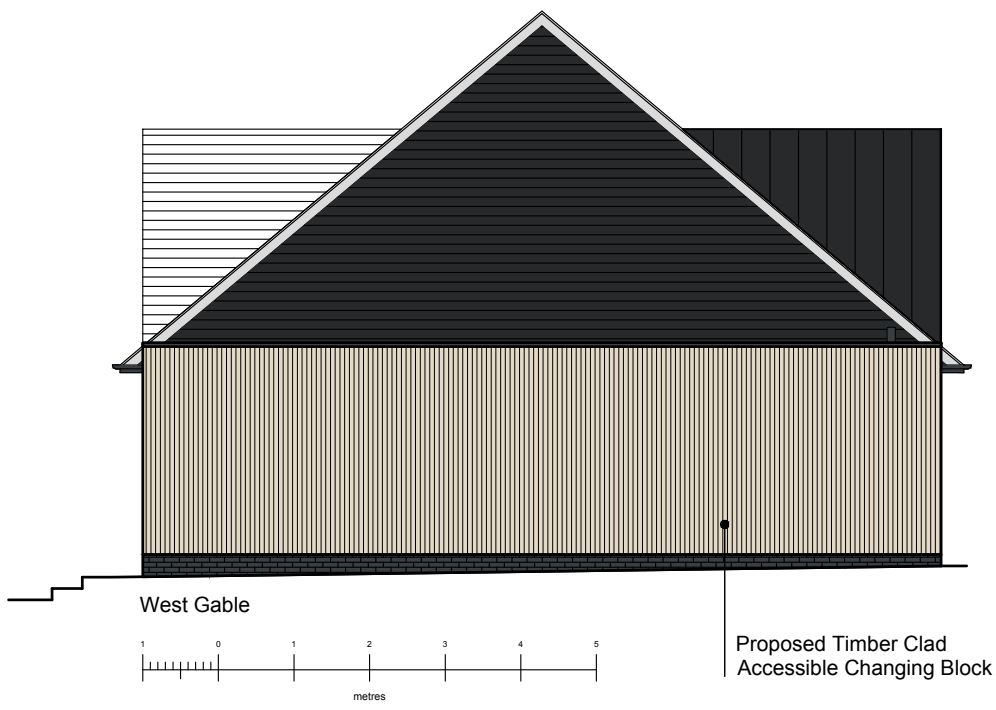
Changing Block connected to existing Pavilion
Foul & Surface Drainage and Water Supply



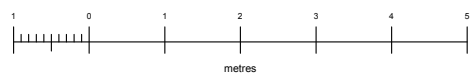
Ground Floor



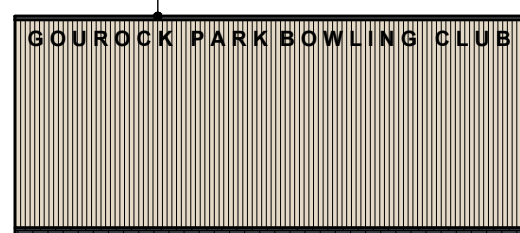
DO NOT SCALE FROM THIS DRAWING
The Constructor must check & verify dimensions before material ordering & construction
The drawing must be read in conjunction with all the relevant drawings & specifications
Any discrepancies between the Contract Documents must be notified in writing immediately
All Works to be carried out in accordance with the relevant & current CDM Regulations



North Elevation (Facing Gourock Park)



Proposed Timber Clad Accessible Changing Block



South Elevation (Facing Bowling Green)



DO NOT SCALE FROM THIS DRAWING
The Constructor must check & verify dimensions before material ordering & construction
The drawing must be read in conjunction with all the relevant drawings & specifications
Any discrepancies between the Contract Documents must be notified in writing immediately
All Works to be carried out in accordance with the relevant & current CDM Regulations

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email@kraftarchitecture.co.uk

PROJECT
Alterations to
Gourock Park
Bowling Club
25 Larkfield Road
PA19 1YF

DATE
Jul 20
DRAWN
BN

TITLE
ELEVATIONS (Proposed)
PURPOSE
Sketch

JOB
0619
SCALE
1.100@A3

DRAWING
K250 -
REV

Appendix 6 - Lease Plan GPBC

