

Local Review Body

4 August 2010

Planning Application for Review

Faulds Park Syndicate

Proposed change of use from Class 5 (General Industrial) to Class 11 (Assembly and Leisure)

Workshop 2, Faulds Park Road, Gourock (09/377/IC)

Contents

- Planning Application and plans (NB plans circulated separately)
- Report of Handling dated 15 March 2010
- Consultation Responses
- Representations
- Decision Notice dated 15 March 2010
- Letter dated 25 May 2010 from Ryden LLP enclosing Notice of Review form, planning statement, letter/e-mails of support, location plan, block plan (see plans submitted with planning application), planning application, planning statement, employment schedule, planning statement and employment land report
(NB New material contained in sections 4.5 and 4.9 of planning statement redacted and late e-mails of support not included with the papers in accordance with the criteria set out in Section 43B of Town & Country Planning (Scotland) Act 1997)
- Further representation
- Comments on further representation from applicant's agent
- Suggested conditions should planning permission be granted on review

Inverclyde council

Planning Department

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

Thank you for completing this application form:

ONLINE REFERENCE 000003892-001

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

Type of Application

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

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

- Application for Planning Permission (including changes of use but excluding mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions
- Application for Mineral Working

Note. If you select 'Application for Mineral Working' before you complete this form, please check with the planning authority if they have an alternative form to be submitted or if they require additional information over and above the questions asked in this form.

Description of Proposal

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

Change of use from Class 5 (General Industrial) to Class 11e (Assembly & Leisure)

Is this a temporary permission? *

Yes No

Please state how long permission is required for and why: * (Max 500 characters)

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Applicant or Agent Details

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

Applicant Agent

Agent Details

Agent Company Name:	<input type="text" value="Ryden"/>	You must enter a Building Name or Number, or both:*
Agent's Ref. Number:	<input type="text"/>	Building Name: <input type="text"/>
Agent First Name: *	<input type="text" value="Michelle"/>	Building Number: <input type="text" value="130"/>
Agent Last Name: *	<input type="text" value="Docherty"/>	Address 1 (Street): * <input type="text" value="St Vincent Street"/>
Telephone Number: *	<input type="text" value="0141 270 3147"/>	Address 2: <input type="text"/>
Extension Number:	<input type="text"/>	Town/City: * <input type="text" value="Glasgow"/>
Mobile Number:	<input type="text"/>	Country: * <input type="text" value="UK"/>
Fax Number:	<input type="text"/>	Postcode: * <input type="text" value="G2 5HF"/>
Email Address: *	<input type="text" value="michelle.docherty@ryden.co.uk"/>	

Applicant Details

Applicant's Title: *	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both:*
Other Title: *	<input type="text" value="The"/>	Building Name: <input type="text"/>
Applicant's First Name: *	<input type="text" value="Faulds Park"/>	Building Number: <input type="text"/>
Applicant's Last Name: *	<input type="text" value="Development Syndicate"/>	Address 1 (Street): <input type="text"/>
Company Name:	<input type="text"/>	Address 2: <input type="text"/>
Telephone Number:	<input type="text"/>	Town/City: <input type="text"/>
Extension Number:	<input type="text"/>	Country: <input type="text"/>
Mobile Number:	<input type="text"/>	Postcode: <input type="text"/>
Fax Number:	<input type="text"/>	
Email Address:	<input type="text"/>	

Site Address Details

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

Address 1:	<input type="text" value="workshop 2"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Faulds park road"/>	Town/City/Settlement:	<input type="text" value="Gourock"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA19 1BD"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="675914"/>	Easting	<input type="text" value="221362"/>
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Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Advice was provided on the correct planning procedure and proposed development from Guy Phillips

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Guy"/>	Last Name:	<input type="text" value="Phillips"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text"/>

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used: Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Vacant Industrial Workshop

Access and Parking

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

Yes No

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

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

Yes No

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

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

171

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

171

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

Water Supply and Drainage Arrangements

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

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
- Discharge to watercourse(s) (including partial soakaway).
- Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

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

Yes No

Note: -

Please include details of SUDS arrangements on your plans

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

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

Yes

No, using a private water supply

No connection required

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

Assessment of Flood Risk

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

Yes No Don't Know

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

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

Yes No Don't Know

Briefly describe how the risk of flooding might be increased elsewhere. In addition you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact SEPA or your Planning Authority for advice on what information may be required: * (Max 500 characters)

Trees

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

Yes No

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

Waste Storage and Collection

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

Yes No

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

Proposal is for a change of use

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

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

Yes No

All Types of Non Housing Development - Proposed New Floorspace Details

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 11 Assembly and Leisure

Gross (proposed) floorspace (In square metres, sq.m) or number of new (additional) rooms (if class 7 or 8): *

8233

If Class 1, please give details of Internal floorspace:

Net trading space:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008) *

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

Are you or is the applicant, or the applicant's spouse/partner, a member of staff within the planning service or an elected member of the planning authority?

Or are you/the applicant/the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? *

Yes No

Please provide further details: * (Max 500 characters)

Certificates and Notices

Certificate and Notice under regulation 15 B – Town and Country planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A, Form 1 or Certificate Form B or Certificate C, but if this is a Minerals application, you will need Certificate Form D.

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

Yes No

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

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Michelle Docherty

On behalf of: The Faulds Park Development Syndicate

Date: 13/11/2009

Please tick here to certify this Certificate

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

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

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

Yes No Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. *

Yes N/A

A Design Statement or Design and Access Statement. *

Yes N/A

A Flood Risk Assessment. *

Yes N/A

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

Yes N/A

Drainage/SUDS layout. *

Yes N/A

A Transport Assessment or Travel Plan. *

Yes N/A

Contaminated Land Assessment. *

Yes N/A

Habitat Survey. *

Yes N/A

A Processing Agreement *

Yes N/A

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

Planning Statement

Declare - For Application to Planning Authority

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

Declaration Name: Michelle Docherty

Declaration Date: 24/11/2009

Payment Details

Cheque: Faulds Park Development Syndicate, 000017

Created: 24/11/2009 15:39

REPORT OF HANDLING

Report By: Guy Phillips

Report No:

09/0377/IC

Local Application
Development

**Contact
Officer:** 01475 712422

Date:

15th March 2010

Subject: Change of use from Class 5 (General Industrial) to Class 11 (Assembly and Leisure) at
Workshop 2 Faulds Park Road Gourrock PA19 1BD

SITE DESCRIPTION

The 2.2ha approx site, containing an 8826 square approx metre factory unit lies to the south of Faulds Park Road, Gourrock. To the north is the Amazon storage and distribution centre, to the east, the recently completed housing development at Finbracken Drive, to the west, an area of structure planting and to the south, moorland. The factory building was completed in 2002 but has never been occupied. In September 2005, planning permission was granted for a change of use from Class 5 (General Industrial) to Class 6 (Storage & Distribution) but has not been implemented.

PROPOSAL

It is proposed to change the use of the factory unit from Class 5 (General Industrial) to Class 11 (Assembly & Leisure). The layout drawing submitted with the application indicates nine indoor football pitches, a gymnasium, office and changing facilities. There is off street car parking provision for 171 cars.

Three statements in support of the application have been submitted by the applicant. The statements advise that, despite extensive advertising since completion of the building in 2002, there has been no take up for industrial use. The applicant considers that granting Class 11 use will allow for a greater flexibility in the use of the building and increase the potential occupier market and the likelihood of securing a tenant in the short to medium term. It is further considered that when assessed against Local Plan Policy LR3, the sequential test of suitable alternative sites for this leisure development do not exist. This, added to their view that the loss of industrial land at the site will not have a detrimental effect on Inverclyde's competitive business and industrial land supply and property position deems the proposal acceptable.

LOCAL PLAN POLICIES

Local Plan Policy B3 - Strategic Employment Locations

Inverclyde Council, as Planning Authority, will safeguard the following sites/locations within the 'Business and Industrial Areas' identified on the Proposals Map, and will support and encourage proposals for new development (Use Classes 4 & 5) to these areas, where applicable:



- i Faulds Park, Gourrock West: development for high amenity business;
- ii Cartsburn (SIBL): development other than for Use Class 4 will only be approved in exceptional circumstances; and
- iii Pottery Street (North)/A8(T) Port Glasgow Road, Greenock (SIBL).

Development proposals will require to be assessed against the following criteria, and other relevant provisions of the Local Plan:

- (a) specific locational requirements;
- (b) suitable alternative locations;
- (c) the need for service provision;
- (d) economic and social benefit;
- (e) impact on the attractiveness of the remainder of the area to business investment, where appropriate; and
- (f) other relevant policies of the Local Plan.

Local Plan Policy B5 - Business and Industrial Proposals and Development Opportunities

Inverclyde Council, as Planning Authority, will support and encourage business and industrial development on the sites included in Schedule 6.1 and indicated on the Proposals Map. Recommendation Rec B1

Inverclyde Council recommends to The Scottish Executive and Scottish Enterprise National, and to Scottish Enterprise Renfrewshire and other relevant private landowners, that the partnership with the Council under the auspices of the Joint Derelict Land Strategy, continues to: fund a co-ordinated rolling programme of investment to create new quality business sites (capable of attracting the wealth generating uses described in paragraph 6.42); serve indigenous business needs; and that the partners adopt as priorities the sites included in Schedule 6.2.

Local Plan Policy LR3 - Provision of Recreation and Sports Facilities

Development of leisure, recreation and sports facilities within the built-up area will be assessed against the following criteria:

- (a) the potential detrimental impact upon neighbouring land uses and in particular, residential amenity in terms of excessive noise, overspill floodlighting, disturbance, traffic congestion and road safety and parking;
- (b) the potential impact on Inverclyde's heritage resource;
- (c) the potential impact upon the vitality and viability of an existing centre, where appropriate;
- (d) the application of the 'town centre sequential test'(*), where appropriate; and
- (e) other relevant Local Plan policies.

CONSULTATIONS

Head Of Safer Communities - No objections

Head Of Environmental Services - No objections

Head of Economic and Social Regeneration - opposed to the proposal on the grounds the it is contrary to the Local Plan and if the proposal were implemented it would further erode the available commercial and industrial premises within Inverclyde.

PUBLICITY

The application was advertised in the Greenock Telegraph on 18th December 2009 as it is contrary to the development plan.

SITE NOTICES

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

PUBLIC PARTICIPATION

Six letters of support have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan, the consultation responses and the statements in support of the proposal.

The Glasgow and the Clyde Valley Joint Structure Plan Strategic Policy 5 clearly supports safeguarding Faulds Park, which is a Strategic Economic Location, from inappropriate alternative uses. This position is endorsed by Policy B3 of the Local Plan which both safeguards and encourages proposals for Class 4 (Business) and Class 5 (General industrial) uses. I also note that the Head of Economic and Social Regeneration is opposed to the proposal on the grounds that if the proposal were implemented, it would further erode the available commercial and industrial premises within Inverclyde.

Policy B3 goes on to advise that all proposals within Faulds Park are required to be assessed against a range of criteria:-

(a) specific locational requirements - the applicant advises that financial realities determine that the proposed use as an indoor football facility cannot finance the construction of a new, bespoke complex. They further consider the scale and characteristics of the building, with no other similar building available locally, determine that there is a justification for the facility at this specific location. The overriding consideration in my view, however, is that a significantly sized, quality factory unit with the potential for significant employment generation would be given over to a use with low employment generation.

(b) suitable alternative locations - the applicant has searched Gourock and determined that there are no similar sized buildings available. I acknowledge this point, however at the same time highlight that as a Strategic Economic Location the supply of quality buildings in key locations such as this one is essential to take advantage of new business opportunities.

(c) the need for service provision - as the proposed use of the building would be less intensive than if it were in general industrial/business use, I consider there to be a neutral impact on services.

(d) economic and social benefit-while there are social benefits to be accrued in providing an indoor football facility, I consider that these are outweighed by the economic disbenefit of losing the potential for greater employment generation.

(e) impact on the attractiveness of the remainder of the area to business investment where appropriate-I am content that the proposal would have a neutral impact on the attractiveness of the remainder of Faulds Park to business investment. Activities proposed would be contained within a building with car parking provided off street in accordance with the Council's Roads Development Guide. There are no objections from the Head of Environmental Services on road safety or from the Head of Safer Communities on amenity issues.

(f) other relevant policies of the Local Plan - Policy B5, Schedule 6.1 also supports the development of the site as a high amenity site for inward investment (now designated as a

Strategic Industrial & Business Location in the 2006 Third Alteration of the Glasgow and the Clyde Valley Joint Structure Plan). Consequently, there is no support for the proposal from Policy B5.

The aforementioned leads me to conclude that this proposal is contrary to both Structure and Local Plan policy as they relate to business and employment.

I have however to balance this against the leisure and recreation policies of the Development Plan. Within the strategic context, the Glasgow and the Clyde Valley Joint Structure Plan supports the provision of facilities for Sport and Recreation. This is encouraged by Local Plan Policy LR3 which advises that development of leisure, recreation and sports facilities within the built up area will be assessed against the following criteria:-

- (a) the potential detrimental impact upon neighbouring land uses and in particular residential amenity in terms of excessive noise, overspill floodlighting, disturbance, traffic congestion, road safety and parking - the containment of the proposed use within a building, provision of off street parking and favourable observations from the Heads of Environmental Services and Safer Communities combine, I consider, to determine that criteria (a) is satisfied.
- (b) the potential impact on Inverclyde's heritage resource - there is no conflict with this criteria.
- (c) the potential impact upon the vitality and viability of an existing centre - there are no similar facilities within Gourock town centre and, as such, no impact upon its vitality and viability.
- (d) the application of the town centre sequential test - the applicant has assessed the proposal against the town centre sequential test (see attached supporting statements) and concluded there are no other suitable sites or buildings available in Gourock. I am in agreement with this finding.

Overall, this proposal is acceptable with reference to Policy LR3. It rests therefore to consider whether the balance should rest with the Business and Industry, or with the Leisure and Recreation policies of the Development Plan. The fact that the factory building has remained unused since it was completed eight years ago is a material consideration in the determination of this planning application. However, the building is unique in Inverclyde in terms of its size, modernity and potential to provide accommodation for a significantly large workforce. While Scottish Planning Policy expects flexibility in responding to economic changes, it requires that special sites be identified to meet anticipated changes in the economy. Nationally, the UK is emerging from a deep economic recession and it is not unsurprising that marketing efforts through the last few years at least have been unsuccessful in identifying a general industrial/business occupier. I am further persuaded by the Business and Industry policies being site specific, and by those policies quite clearly stated objective of safeguarding the site. The Leisure and Recreational policy is Plan wide. Given all of the above, I consider that the appropriate time to consider the future of this site is through the Local Development Plan process and consider the future of the site in that regard. On balance and having taken into account all of the applicant's supporting submissions, it would be inappropriate to grant planning permission.

DECISION

That the application be refused

Reasons

1. The proposal fails to safeguard the site for business and industrial use and, as such is contrary to Policy B3 of the Inverclyde Local Plan 2005 and Strategic Policy 5 of the Glasgow and the Clyde Valley Joint Structure Plan.

Signed:

Case Officer: Guy Phillips

F. K WILLIAMSON
Head of Planning and Housing

Memorandum Safer Communities Planning Application Consultation Response	
To: Planning Services For the Attention of Guy Phillips	
From: Safer Communities	Date of Issue to Planning: 27 th November 2009

Lead Officer: Janet Stitt	
Tel: 01475 714 200	Email: janet.stitt@inverclyde.gov.uk

Safer Communities Reference (optional):	09/09589/EHCOPL
Planning Application Reference:	09/0377/IC
Planning Application Address:	2 Faulds Park Rd Gourock PA19 1BD
Planning Application Proposal:	Change of use from Class5 to Class 11e

Team	Officer	Date
Food & Health	Michael Lapsley	N/A
Environment & Safety <i>Contaminated Land</i>	Sharon Lindsay Roslyn McIntosh	27.11.09
Public Health & Housing	Janet Stitt/Jim Blair	27.11.09
Environment and Enforcement	Stewart Mackenzie	27.11.09

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



Healthy
Working
Lives



Recommended Conditions:

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

Delete or amend as appropriate

Food & Health
No Comments
Environment & Safety
No Comments
<i>Contaminated Land</i>
No Comments

Public Health & Housing
No Comments
Environment and Enforcement
No Comments

Recommended Advisory Notes

No Comments

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 29 January 2010 11:31
To: Audrey-Alaria Lever; Fergus MacLeod
Subject: FW: Consultation Request - Planning Application Ref 09/0377/IC

From: Stuart Jamieson
Sent: 29 January 2010 09:47
To: Devcont Planning
Subject: RE: Consultation Request - Planning Application Ref 09/0377/IC

Guy

Comments re Faulds Park:-

"The Head of Economic and Social Regeneration has stated that he is opposed to the proposal on the grounds the it is contrary to the Local Plan and if the proposal were implemented it would further erode the available commercial and industrial premises within Inverclyde."

Regards

Stuart

Stuart W. Jamieson

Head of Service
Economic and Social Regeneration
Inverclyde Council
75-81 Cathcart Street
Greenock
PA15 1DE

Tele: 01475 715555
Fax: 01475 715566
e-mail: stuart.jamieson@inverclyde.gov.uk

From: Devcont Planning
Sent: 26 January 2010 09:14
To: Stuart Jamieson
Subject: Consultation Request - Planning Application Ref 09/0377/IC

Please can you comment on the application detailed in the attachment.
Could you reply to devcont.planning@inverclyde.gov.uk

M E M O R A N D U M

To: Nick McLaren, Development Management and Building Standards Manager Date: 8 December 2009

From: Fergus Macleod, Planning Policy and Housing Manager Our Ref: C.1.1

☎ Ron Gimby, x 2491 Your Ref: 09/0377/IC

Subject: **Change of Use from Class 5 (General Industrial) to Class 11e (Assembly and Leisure) at 2 Faulds Park Road, Gourrock**

I refer to your memo of 26 November 2009 seeking observations on the above proposal. I have the following comments to make:

Policy

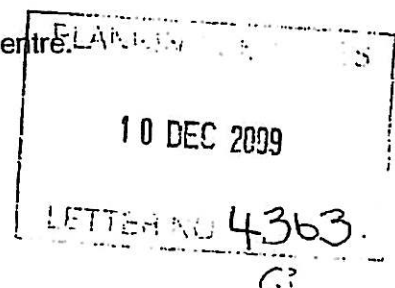
Policy B3 (Strategic Employment Locations) – This policy safeguards three strategic locations for business/industrial purposes, including Faulds Park, and supports and encourages new Class 4 and 5 developments to these areas. Development proposals require to be assessed against certain criteria:

- (a) Specific locational requirements
- (b) Suitable alternative locations
- (c) Need for service provision
- (d) Economic and social benefit
- (e) Impact on the attractiveness of the remainder of the area to business investment
- (f) Other relevant Local Plan policies

Policy B5 (Business and Industrial Proposals and Development Opportunities) – This policy supports and encourages business and industrial development on certain specified sites identified in schedule 6.1, including this part of Faulds Park.

Policy LR3 (Provision of Recreation and Sports Facilities) – This policy states that leisure, recreation and sports facilities in the built up area, will be assessed against certain criteria, as follows:

- (a) The potential detrimental impact upon neighbouring land uses and particularly residential amenity in terms of noise, floodlighting, disturbance, traffic congestion, road safety and parking.
- (b) The potential impact on Inverclyde's heritage resource.
- (c) The impact upon the vitality and viability of an existing centre.



- (d) The application of a town centre sequential test where appropriate.
- (e) Other relevant Local Plan policies.

Assessment

This proposal for a football academy within the existing factory unit at Faulds Park is contrary to Policy B3, which safeguards Faulds Park for business and industrial use. In assessing this proposal against the stated criteria, there is no requirement for a football academy in this specific location, and I am not aware that suitable alternative locations have been fully explored. There is no requirement for service provision, nor any significant economic and social benefit from this proposal. The proposal should not impact upon the attractiveness of the remainder of the area for business.

Policy B5 also supports the development of this particular site as a high amenity site for inward investment, (now designated as a Strategic Industrial and Business Location (SIBL) in the Third Alteration of the Glasgow and the Clyde Valley Joint Structure Plan). It is also noted that a change of use from Class 5 (General Industry) to Class 6 (Storage or Distribution) was granted in 2005 (IC05/246).

In regard to Policy LR3 and the above criteria, the impact of this proposal upon neighbouring land uses and heritage will be minimal, and it is not expected to impact upon the vitality and viability of any centre. However a sequential test has not been undertaken as part of this planning application, and as the site is relatively remote, it would be appropriate to consider alternative locations.

The premises to which this application relates, has lain vacant for a considerable period of time, and it is the intention of the Local Plan review to reassess all business and industrial land in light of the relatively slow take up since the adoption of the Local Plan. On this basis it would be preferable to await the completion of the Local Plan review.

Grant Kennedy

From: Guy Phillips
Sent: 22 March 2010 13:42
To: Grant Kennedy
Cc: Audrey-Alaria Lever
Subject: FW: Indoor Football Centre

Grant,

Please send Ms Smith an Obj3 letter and a copy of the Report of Handling.

Guy Phillips
Planning & Housing
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

Telephone 01475 712422

If responding, please reply to devcont@inverclyde.gov.uk

From: Nicholas McLaren **On Behalf Of** Devcont Planning
Sent: 12 March 2010 08:46
To: Audrey-Alaria Lever
Subject: FW: Indoor Football Centre

fao Guy

From: Guy Phillips
Sent: 11 March 2010 16:36
To: Devcont Planning
Subject: FW: Indoor Football Centre

From: Leslie Smith
Sent: 11 March 2010 16:30
To: Guy Phillips
Subject: Indoor Football Centre

Hi,

It has recently been highlighted to myself and others in my local area that a proposed Indoor Football Complex was being considered in the Faulds Park Business estate. However we have learned that this fantastic opportunity for the community may be rejected in favour of future developments that may occur. In theory this seems OK but the unit in question has been empty since construction and with the current financial climate it may remain unused indefinitely.

On the other hand the local area has a huge demand for football pitches to hire. From youth teams, to Sunday league teams and the average group of keen players, quality indoor parks are badly needed. From personal experience, it can be impossible to keep up weekly games in the winter months on the outdoor facilities for obvious weather reasons. At this moment I name 34 local players who have

missed at least one game per week for the last month and that does not include organised teams.

Clearly the benefits are numerous on many levels with a project like a football centre. Jobs, social fitness and revenue creation through the hired time slots are only a few.

I hope you may consider my opinion as it is shared by many.

Thank you,

Leslie Smith
Greenock resident.

Grant Kennedy

From: David Ashman on behalf of Devcont Planning
Sent: 05 March 2010 13:21
To: Grant Kennedy
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourock

09/0377/IC

From: Guy Phillips
Sent: 05 March 2010 10:15
To: Devcont Planning
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourock

From: Ken McCormick [REDACTED]
Sent: 05 March 2010 04:58
To: Guy Phillips
Subject: Planning application for change of use to create an major indoor sports venue - Gourock

I write in support of the change of use of building to an indoor sport centre.

If the building is empty and has been for the past 8 years then it makes no sense to continue to support an empty building on the basis that by creating a sport centre it will create pleasure leisure and job creation opportunities.

If we are to help create healthier opportunities for our people for the future then we need create many more of these opportunities.

Ken McCormick

Chairman
Scottish Aeromodellers Association

Grant Kennedy

From: David Ashman on behalf of Devcont Planning
Sent: 05 March 2010 13:22
To: Grant Kennedy
Subject: FW: Gourrock indoor sports venue.

09/0377/IC

From: Guy Phillips
Sent: 05 March 2010 12:58
To: Devcont Planning
Subject: FW: Gourrock indoor sports venue.

From: Brent Deans [REDACTED]
Sent: 05 March 2010 12:37
To: Guy Phillips
Subject: Gourrock Indoor sports venue.

Dear Guy.

I have recently been made aware of issues around the planning application for the indoor sports venue at Gourrock. As the planned facility has been empty for some 8 years and in light on the economic down turn I would see the indoor sports project as a tremendous opportunity & boost for the area and would therefore fully support its development.

Regards

Brent Deans | Chief Executive | **Scottish Hockey**
589 Lanark Road | Edinburgh | EH14 5DA

tel: [REDACTED] | mob: [REDACTED] | fax: [REDACTED]
web: www.scottish-hockey.org.uk

**Summer Camps
July 2010**

9-11 Inverclyde, Largs
Age group: 10-13

12-16 Strathallan School, Perthshire
Age group: 14-17

Goalkeeping camp
Age group: 14-17

18-23 Glenalmond College, Perthshire
Age group: 14-17 (girls only)

23-25 St. Leonard's School, St Andrews
Age group: 10-17

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GREENOCK MORTON Football Club Ltd

Cappielow Park, Sinclair Street, Greenock PA15 2TY

CMR/KSB

4th March 2010

Mr Fraser Williamson
Head of Planning
Inverclyde Council
Municipal Buildings
Greenock

Dear Fraser,

Planning Application -

Change of use to leisure, The Point, Faulds Park, Gourock.(ref 09/0377/1C)

We write to confirm Morton FC's support to the above planning application for a change of use to leisure use.

During the last few months we experienced great difficulty if finding training facilities and used the indoor facilities at Toryglen on a daily basis. It was a real eye opener to us and reaffirmed how viable and unique such a facility would be in Inverclyde. allowing not only Morton but many other Clubs to train in doors on a "state of the art" artificial grass pitch. There would also of course be significant benefits for the people of Inverclyde who wish to play indoor football on a more informal basis.

We would urge the council to approve this application.

Yours sincerely,

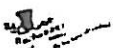
[Redacted signature]

Crawford Rae
Greenock Morton Football Club

08 MAR 2010 U✓

5504.

09/0377/1C
GP



Sponsor of Greenock Morton FC : The Golden Casket Group
Directors: Douglas Rae (Chairman) Crawford Rae Alistair Donald Stuart Duncan
Hon. Vice Presidents: Iain D Brown CA, Arthur Montford
Vat. Reg no GB265 2588 36



J & A Ferguson

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 12 March 2010 08:46
To: Audrey-Alaria Lever
Subject: FW: Faulds Park Indoor Football

FAO Guy

From: Guy Phillips
Sent: 12 March 2010 08:40
To: Devcont Planning
Subject: FW: Faulds Park Indoor Football

From: David Brady
Sent: 11 March 2010 20:57
To: Guy Phillips
Subject: Faulds Park Indoor Football

Dear Mr Phillips

As an Inverclyde resident I would like to voice my support to the proposed indoor football facility at Faulds Park. Not only will this use a facility which has largely remained closed for a number of years, it will create jobs in a deprived area. Added to this, it will surely help improve the bleak health and fitness statistics of Inverclyde.

I am sure you will consider these points in helping you make your decision.

Yours truly,

David Brady
21 Methil Rd
Port Glasgow
PA14 6JH

Grant Kennedy

From: Guy Phillips
Sent: 11 March 2010 14:49
To: Grant Kennedy
Subject: FW: The Point Gourrock

Follow Up Flag: Follow up
Flag Status: Flagged

From: Brian Hamllton [REDACTED]
Sent: 11 March 2010 11:45
To: Guy Phillips
Subject: The Point Gourrock

Good morning,

My company is representing a group that is interested in converting a disused warehouse space to provide indoor sport. The point in Gourrock is a fantastic building that would lend itself to this kind of business. We would create employment and bring a valuable resource for the local community of Inverclyde to use.

We would like to officially voice our support for this venue and would welcome the opportunity to discuss our plans further.

Regards

Brian

Brian Hamilton
Director
Synthetic Grass Solutions
Tel.
Mobile.
Web. www.sgsgrass.co.uk



Synthetic Grass Solutions
we care for the grass under your feet

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Grant Kennedy

From: Guy Phillips
Sent: 12 March 2010 08:41
To: Grant Kennedy
Subject: FW: indoor football

From: [REDACTED]
Sent: 11 March 2010 21:51
To: Guy Phillips
Subject: indoor football

I object to Inverclyde Council decision to reject the indoor football facility at Faulds Park in Gourock. Yours, Michael Gaffney

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 15 March 2010 16:07
To: Jim Lynn
Subject: FW: New indoor 5-a-side football complex in Faulds Park in Gourrock

From: Guy Phillips
Sent: 15 March 2010 08:59
To: Devcont Planning
Subject: FW: New indoor 5-a-side football complex in Faulds Park in Gourrock

09/0377/IC

From: Neil Mclaughlin
Sent: 12 March 2010 22:10
To: Guy Phillips
Subject: New indoor 5-a-side football complex in Faulds Park in Gourrock

Hi Guy,

I would like to voice my support for the plans to open a new indoor 5-a-side football complex in Faulds Park, Gourrock. These facilities would be greatly appreciated, especially the indoor parks, which would allow games to take place in the harsh Scottish winters.

Thanks,

Neil.

Do you want a Hotmail account? [Sign-up now - Free](#)

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 10 March 2010 16:06
To: Jim Lynn
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourrock
Attachments: SPORTING MANIFESTO.pdf
Importance: High

From: Guy Phillips
Sent: 10 March 2010 08:44
To: Devcont Planning
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourrock
Importance: High

From: Intern
Sent: 09 March 2010 16:40
To: Guy Phillips
Subject: Planning application for change of use to create an major indoor sports venue - Gourrock
Importance: High

Dear Mr Phillips

I write regarding the planning application for change of use to create an indoor sports venue in Gourrock.

The Scottish Sports Association would strongly endorse any proposal which creates fully accessible sports facilities affording communities the opportunity to participate in numerous sports in a safe and high quality environment.

Multi-purpose indoor sports facilities have the potential to offer a wide range of sports that meet the needs of the local community and thereby are a lower cost option than the creation of single-purpose facilities. Building new facilities requires significant capital investment which we understand is difficult in times of economic recession, therefore the opportunity here to create a multi-purpose sports facility within a structure which no use has been made of since it was built is one that cannot be missed.

Such facilities have the potential to become focal points within communities wherein members young and old can congregate to participate in and benefit from sporting activity.

Economically, changing the use of this building to accommodate multi-purpose sports facilities will generate income as sport related expenditure is approximately 2.7% of total consumer expenditure in Scotland. Employment opportunities within sport are likely to increase as we move towards the Glasgow 2014 Commonwealth Games and this facility will provide employment opportunities within the local community. Any objection to this change of use on the grounds of loss of employment land is inconsistent with the current estimates that sports related employment in Scotland is approximately 45,000 jobs. Delivering a multi-purpose sports facility will not lead to the loss of employment opportunities but will instead create them.

I have attached a copy of the recently launched "Scotland's Sporting Chance: a manifesto for sport in Scotland" which I hope will be useful in helping you reach a decision on this planning application.

Kind regards

Mark McGeachie | Policy Intern
Scottish Sports Association

The Association of the Governing Bodies of Sport in Scotland
intern@info-ssa.org.uk | www.scottishsportsassociation.org.uk

Caledonia House, South Gyle, Edinburgh, EH12 9DQ

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DECISION NOTICE

Refusal of Planning Permission Issued under Delegated Powers

Inverclyde
council

Planning and Housing
6 Cathcart Square
Greenock PA15 1LS

09/0377/IC

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2008

The Faulds Park Development Syndicate
Per Agent

Ryden Per Michelle Docherty
130 St Vincent Street
Glasgow
G2 5HF

With reference to your application dated 24th November 2009 for planning permission under the above mentioned Act and Regulation for the following development:-

Change of use from Class 5 (General Industrial) to Class 11 (Assembly and Leisure) at

Workshop 2, Faulds Park Road, Gourrock, PA19 1BD

Category of Application Local Application Development

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

The reasons for the Council's decision are:-

1. The proposal fails to safeguard the site for business and industrial use and, as such is contrary to Policy B3 of the Inverclyde Local Plan 2005 and Strategic Policy 5 of the Glasgow and the Clyde Valley Joint Structure Plan.

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

Dated this 15th day of March 2010

Head of Planning and Housing

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

Refused Plans:

Drawing No:	Version:	Dated:
LP		01.11.2009
SK(0)001	Rev A	13.08.2009
SK(0)002	Rev A	01.08.2009



Glasgow
130 St Vincent Street
Glasgow G2 5HF
T: 0141 204 3838
F: 0141 204 3554
www.ryden.co.uk

The Head of Legal and Administration
Inverclyde Council
Municipal Buildings
Greenock
PA15 1LY

Our Ref: GH/SD

25 May 2010

DDI: 0141 270 3107
Email: ged.hainey@ryden.co.uk

Dear Sir

**Review of Refusal of Planning Application
Proposed Change of Use from Class 5 (General Industrial) To Class 11
(Assembly and Leisure) at Workshop 2, Faulds Park Road, Gourrock PA19
1BD – Application Reference : 09/0377/IC (Dated 24/11/2009)
Applicant : The Faulds Park Development Syndicate**

Edinburgh
0131 225 6612

Aberdeen
01224 588866

Leeds
0113 243 6777

Dundee
01382 227900

Inverness
01463 717202

I refer to the above and enclose the following documents:-

- Completed Notice of Review Form
- Planning Statement to Inverclyde Council Local Review Body (incorporating Letters of Support Summary report)
- Letter / email of support
- Location Plan
- Block Plan
- Application form
- Planning Statement
- Employment Schedule
- Planning Statement – In Support of Planning Application Incorporating Sequential Test Site, the Point, Faulds
- Employment Land Report

Please note, we request that the review procedure includes written submissions, hearing and site inspection.

I trust this submission is in order and should you require any further information or clarification, please do contact me on 0141 270 3107 or ged.hainey@ryden.co.uk.

Yours sincerely

Ged Hainey
Associate

NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS

THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008

THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Use BLOCK CAPITALS if completing in manuscript

Applicant(s)

Name JEREMY SANDLE
 Address THE FAULDS PARK DEVELOPMENT SYNDICATE
C/O RYDEN
 Postcode
 Contact Telephone 1 /
 Contact Telephone 2 /
 Fax No /
 E-mail*

Agent (if any)

Name RYDEN
 Address 130 ST VINCENT STREET
GLASGOW
 Postcode G2 5HF
 Contact Telephone 1 0141 204 3838
 Contact Telephone 2 0141 270 3107
 Fax No 0141 204 3554
 E-mail* ged.hairey@ryden.co.uk

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

Yes No

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

Planning authority

INVERCLYDE COUNCIL

Planning authority's application reference number

09/0377/1C

Site address

THE POINT, FAULDS PARK, FAULDS ROAD, GOURICK

Description of proposed development

CHANGE OF USE FROM CLASS 5 TO CLASS 11
(ASSEMBLY & LEISURE)

Date of application

24 NOV

Date of decision (if any)

15 MARCH '10

Note. This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

A HEARING SESSION WOULD BE HELPFUL, PROVIDING THE OPPORTUNITY FOR THE LOCAL REVIEW BODY TO EXPLORE ISSUES.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 1. Can the site be viewed entirely from public land? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

THE LOCAL REVIEW BODY WOULD REQUIRE TO BE ACCOMPANIED FOR AN INTERNAL INSPECTION OF THE PROPERTY.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

SEE ATTACHED REPORT.

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

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

1. EVIDENCE RELATING TO PREVIOUS APPEAL DECISIONS.
 2. EXAMPLE OF A DEVELOPMENT WHICH IS SIMILAR IN SCALE | CHARACTER TO THE PROPOSAL
 3. LETTERS OF SUPPORT SUMMARY REPORT.
 THE ADDITIONAL EVIDENCE WAS NOT PREVIOUSLY SUBMITTED PRIMARILY BECAUSE IT WAS ~~NOT~~ CONSIDERED TO BE PREMATURE OR WAS NOT AVAILABLE. THE INFORMATION RELATING TO THE EXISTING FACILITY IS AIMED TO HELP THE REVIEW BOARD TO COME TO AN INFORMED DECISION.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

APPEAL
 PLANNING STATEMENT (APPEAL)
 LOCATION PLAN (1:1250)
 BLOCK PLAN (1:500)
 PLANNING APPLICATION - PLANNING STATEMENT
 SEQUENTIAL TEST REPORT FEB 2010
 EMPLOYMENT TABLE (MINIMAL NUMBER)
 FAULDS PARK, GOURCOCK EMPLOYMENT LAND SUPPLY REVIEW,
 FEB 2010.
 LETTERS OF SUPPORT
 SUMMARY REPORT

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

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

Declaration

I the ~~applicant~~/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed _____

Date 24 | 5 | 10

Ryden

Planning Statement to Inverclyde Council Local Review Body

Topic : Proposed Change of Use from Class 5 (General Industrial) to Class II (Leisure)

Site : The Point, Faulds Park, Gourock

1. Introduction

An application for a change of use to Class II Leisure has been refused by Inverclyde Council Planning officials, through their delegated powers. In response, Ryden on behalf of the Faulds Park Syndicate, owners of the property, are now submitting an appeal to Inverclyde Council's Local Review Body.

2. Background

The Point, located within a former Enterprise Zone, was provided and wholly funded by the Faulds Park syndicate, a group of some 20 private investors and not by public funds. These investors provided equity from their own resources and also secured a bank loan on which they have been paying interest for the past 8 years. In 2002 planning consent was granted originally for industrial use. Despite considerable marketing efforts the building remained vacant and, therefore, to widen the market for potential occupiers, in 2005 planning consent was sought for Class 6 storage or distribution, which was granted by Inverclyde Council. Despite having these consents in place and further extensive marketing, the building continued to remain vacant.

3. Reasons for Refusal

The Planning Official's reason for refusal is that the proposal fails to safeguard the site for business and industrial use and, as such, is contrary to the Development Plan.

4. Grounds of Appeal

It is contested that there are very significant and robust material considerations which fully justify a departure from the development plan in this case. These are now expanded upon below:-

4.1. Preferred location for manufacturing / storage and distribution.

It is important to note the preferred location for strategic manufacturers and storage and distribution operators is the central belt of Scotland, within the "Golden Triangle" created by M8, M9 and M73 / M74. The key factor is ease of access to the national motorway network. The subject property has poor access to the motorway network, making a very unattractive location for any major industrial or storage or distribution operators. This is clearly demonstrated by the fact that The Point has remained vacant for an inordinate period of time.

4.2. Industrial Property and Employment Land Supply

Submissions by Ryden demonstrate that the proposed use of the property will not significantly impact on employment land. In summary there is 71,000 sq m of vacant industrial space in Inverclyde, a 73% increase in vacant industrial space from 2007 to 2009 and nearly a third higher than the 10 year average. In terms of quality, at present there is a range of smaller, medium and larger industrial units available across Inverclyde, providing over eight years supply.

It should also be noted that the building will be retained and could be used for industrial / storage / distribution uses in the future.

4.3. Employment Land

The Council's own report "Industry and Business Land Supply 2008" notes that there is 26 ha of marketable and non-marketable supply in Inverclyde, against a 10 year demand forecast of 0.88 ha, providing nearly **300 years supply**.

It is absolutely clear that use of The Point for leisure use will not have any significant impact on the supply of industrial property or land. This fundamental "material consideration" has not been addressed or contested by Planning Officials in their assessment of the proposal. Rather they have simply fallen back on policy without assessing the facts.

Ged Hainey
17 May 2010

4.4. Marketing

The property, built in 2002 and never occupied, has been actively marketed for industrial and storage or distribution uses for a period of 7 years, by three of Scotland's largest agents specialising in commercial property. This marketing exercise coincided with a period of sustained growth, arguably the strongest economic cycle in recent Scottish history and no tenant / occupier has made an offer to lease or buy the property, on any basis to date. In times of severe economic recession, the likelihood of securing an industrial or storage or distribution occupier is now even more remote.

In June 2009, Ryden was appointed with a new mandate to market the property with a new marketing budget for industrial, storage or distribution. Advertising extensively on Radio Clyde, national and local press as well as the Scottish Property Network, offering the property at a minimal "asking rent" of just £1.50 per sq ft, has failed to secure an occupier.

In addition to offering the building at a rent significantly below any comparable building, the owners have also offered the building cost free and with finance for a start up business to get the building occupied. All known agencies both private and public, have been made fully aware that the building is available on any terms. Even approaches to Scottish Enterprise, Riverside Inverclyde and even the local SMP have failed to secure an occupier on any terms.

It has now been demonstrated that the property is wholly unattractive to the market for its current designated use and a new approach is now required to get the building in active use.

The marketing has resulted in enquiries from potential tenants seeking only a smaller amount of space, and such enquiries have been followed up vigorously but no offers have been received for any of the space.

Due to the configuration of the building, the sub division of the warehouse into two or a maximum of 4 units, may be possible, (subject to substantial expenditure) and the property has been marketed on that basis. There is however no apparent demand for

Ged Hainey
17 May 2010

such small sections and indeed the neighbouring building, which is of better quality than the subject property, is already sub-divided and capable of providing this size of space for immediate entry. Please note, it is particularly relevant that the adjacent property remains vacant and the marketing agent advises there is currently no interest.

4.5.

4.6. Active Interests

As a result of the marketing campaign, active interests have been expressed to use the property for sports / leisure related uses, including five aside football complex, training facilities for rugby / football / tennis. With regards to industrial / storage and distribution uses, whilst still marketing The Point for these uses, there is no realistic prospect of securing an occupier.

4.7. Local Support for Leisure Uses

There is extensive local support for the proposal. This is demonstrated by representations made by local residents and organisations, including Greenock Morton FC, in support of the planning application to use the property for leisure uses. (See Appendix 1: Letters of Support Summary Report).

4.8. Social & Economic Benefits

The proposal will generate significant employment opportunities for the people of Inverclyde. On opening 20 people will be employed and it is anticipated that, as the business matures, employment opportunities will increase. Real jobs in the leisure industry now is better than a forlorn hope of some jobs in another sector. The proposal

Ged Hainey
17 May 2010

will provide a unique facility which will have a direct and positive impact on the health and general well being of Inverclyde residents.

4.9.

5. Conclusion

Despite an extensive marketing campaign, The Point has never been occupied since its completion 8 years ago and the likelihood of securing an industrial/storage/distribution use is increasingly more remote. However, there are active interests from leisure use operators. This type of use would not only make use of a long term vacant building but would also enhance the existing opportunities for the residents of Inverclyde to participate in sport, all year round. The proposal would also provide employment opportunities and will have only positive impacts on Inverclyde. With this in mind, we urge the Local Review Body to grant consent for this very worthwhile project.

Ged Hainey
14 May 2010

Ged Hainey
17 May 2010

APPENDIX 1

Letters of Support Summary Report

Introduction

The proposed use of the Point for leisure use gained significant support from local residents and local sports organisations, including Greenock Morton FC, Scottish Hockey, local football teams / players and prospective occupiers.

Letters of Support

The letters of support are attached for information. From reading these letters, there are a number of themes and these can be categorised in the following way :-

- Leisure use would be a fantastic opportunity for Inverclyde.
- Creation of jobs.
- The building has been vacant for years and unlikely to be occupied.
- There would be significant health benefits.
- There is a huge demand for the proposed facility from a range of groups and teams.
- The proposal would provide all year round facilities, particularly important in winter.
- The proposal will fill a gap in the market and stop leakage to other towns / local authority areas.

Grant Kennedy

From: Guy Phillips
Sent: 22 March 2010 13:42
To: Grant Kennedy
Cc: Audrey-Alaria Lever
Subject: FW: Indoor Football Centre

Grant,

Please send Ms Smith an Obj3 letter and a copy of the Report of Handling.

Guy Phillips
Planning & Housing
Inverclyde Council
6 Cathcart Square
Greenock
PA15 1LS

Telephone 01475 712422

If responding, please reply to devcont@inverclyde.gov.uk

From: Nicholas McLaren On Behalf Of Devcont Planning
Sent: 12 March 2010 08:46
To: Audrey-Alaria Lever
Subject: FW: Indoor Football Centre

fao Guy

From: Guy Phillips
Sent: 11 March 2010 16:36
To: Devcont Planning
Subject: FW: Indoor Football Centre

From: Leslie Smith [REDACTED]
Sent: 11 March 2010 16:30
To: Guy Phillips
Subject: Indoor Football Centre

Hi,

It has recently been highlighted to myself and others in my local area that a proposed Indoor Football Complex was being considered in the Faulds Park Business estate. However we have learned that this fantastic opportunity for the community may be rejected in favour of future developments that may occur. In theory this seems OK but the unit in question has been empty since construction and with the current financial climate it may remain unused indefinitely.

On the other hand the local area has a huge demand for football pitches to hire. From youth teams, to Sunday league teams and the average group of keen players, quality indoor parks are badly needed. From personal experience, it can be impossible to keep up weekly games in the winter months on the outdoor facilities for obvious weather reasons. At this moment I name 34 local players who have

missed at least one game per week for the last month and that does not include organised teams.

Clearly the benefits are numerous on many levels with a project like a football centre. Jobs, social fitness and revenue creation through the hired time slots are only a few.

I hope you may consider my opinion as it is shared by many.

Thank you,

Leslie Smith
Greenock resident.

Grant Kennedy

From: David Ashman on behalf of Devcont Planning
Sent: 05 March 2010 13:21
To: Grant Kennedy
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourock

09/0377/IC

From: Guy Phillips
Sent: 05 March 2010 10:15
To: Devcont Planning
Subject: FW: Planning application for change of use to create an major indoor sports venue - Gourock

From: Ken McCormick [REDACTED]
Sent: 05 March 2010 04:58
To: Guy Phillips
Subject: Planning application for change of use to create an major indoor sports venue - Gourock

I write in support of the change of use of building to an indoor sport centre.

If the building is empty and has been for the past 8 years then it makes no sense to continue to support an empty building on the basis that by creating a sport centre it will create pleasure leisure and job creation opportunities.

If we are to help create healthier opportunities for our people for the future then we need create many more of these opportunities.

Ken McCormick

Chairman
Scottish Aeromodellers Association

Grant Kennedy

From: David Ashman on behalf of Devcont Planning
Sent: 05 March 2010 13:22
To: Grant Kennedy
Subject: FW: Gourrock indoor sports venue.

09/0377/IC

From: Guy Phillips
Sent: 05 March 2010 12:58
To: Devcont Planning
Subject: FW: Gourrock indoor sports venue.

From: Brent Deans [REDACTED]
Sent: 05 March 2010 12:37
To: Guy Phillips
Subject: Gourrock indoor sports venue.

Dear Guy,

I have recently been made aware of issues around the planning application for the indoor sports venue at Gourrock. As the planned facility has been empty for some 8 years and in light on the economic down turn I would see the indoor sports project as a tremendous opportunity & boost for the area and would therefore fully support its development.

Regards

Brent Deans | Chief Executive | Scottish Hockey
589 Lanark Road | Edinburgh | EH14 5DA

tel: [REDACTED] | mob: [REDACTED] | fax: [REDACTED]
web: www.scottish-hockey.org.uk

**Summer Camps
July 2010**

9-11 Inverclyde, Largs
Age group: 10-13

12-16 Strathallan School, Perthshire
Age group: 14-17

Goalkeeping camp
Age group: 14-17

18-23 Glenalmond College, Perthshire
Age group: 14-17 (girls only)

23-25 St. Leonard's School, St Andrews
Age group: 10-17

Click here for more info
Email: youth@scottish-hockey.org.uk | web: www.scottish-hockey.org.uk

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GREENOCK MORTON Football Club Ltd

Cappielow Park, Sinclair Street, Greenock PA15 2TY

CMR/KSB

4th March 2010

Mr Fraser Williamson
Head of Planning
Inverclyde Council
Municipal Buildings
Greenock

Dear Fraser,

Planning Application -

Change of use to leisure, The Point, Faulds Park, Gourock. (ref 09/0377/1C)

We write to confirm Morton FC's support to the above planning application for a change of use to leisure use.

During the last few months we experienced great difficulty in finding training facilities and used the indoor facilities at Toryglen on a daily basis. It was a real eye opener to us and reaffirmed how viable and unique such a facility would be in Inverclyde, allowing not only Morton but many other Clubs to train indoors on a "state of the art" artificial grass pitch. There would also of course be significant benefits for the people of Inverclyde who wish to play indoor football on a more informal basis.

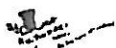
We would urge the council to approve this application.

Yours sincerely,

[Redacted Signature]
Crawford Rae
Greenock Morton Football Club

09 MAR 2010 ✓

5504
04/0377/1C
GR



Sponsor of Greenock Morton FC: The Golden Casket Group
Directors: Douglas Rae (Chairman) Crawford Rae Alistair Donald Stuart Duncan
Hon. Vice Presidents: Iain D Brown CA, Arthur Montford
Vat. Reg no GB265 2588 36



J & A Ferguson

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 12 March 2010 08:46
To: Audrey-Alaria Lever
Subject: FW: Faulds Park Indoor Fooball

FAO Guy

From: Guy Phillips
Sent: 12 March 2010 08:40
To: Devcont Planning
Subject: FW: Faulds Park Indoor Fooball

From: David Brady
Sent: 11 March 2010 20:57
To: Guy Phillips
Subject: Faulds Park Indoor Fooball

Dear Mr Phillips

As an Inverclyde resident I would like to voice my support to the proposed indoor football facility at Faulds Park. Not only will this use a facility which has largely remained closed for a number of years, it will create jobs in a deprived area. Added to this, it will surely help improve the bleak health and fitness statistics of Inverclyde.

I am sure you will consider these points in helping you make your decision.

Yours truly,

David Brady
21 Methil Rd
Port Glasgow
PA14 6JH

Grant Kennedy

From: Guy Phillips
Sent: 11 March 2010 14:49
To: Grant Kennedy
Subject: FW: The Point Gourrock

Follow Up Flag: Follow up
Flag Status: Flagged

From: Brian Hamilton [REDACTED]
Sent: 11 March 2010 11:45
To: Guy Phillips
Subject: The Point Gourrock

Good morning,

My company is representing a group that is interested in converting a disused warehouse space to provide indoor sport. The point in Gourrock is a fantastic building that would lend itself to this kind of business. We would create employment and bring a valuable resource for the local community of Inverclyde to use.

We would like to officially voice our support for this venue and would welcome the opportunity to discuss our plans further.

Regards

Brian

Brian Hamilton
Director
Synthetic Grass Solutions
Tel.
Mobile.
Web. www.sgsgrass.co.uk



Synthetic Grass Solutions
we work for the grass that grows your feet

Disclaimer:

This message is intended only for use of the addressee. If this message was sent to you in error, please notify the sender and delete this message. Synthetic Grass Solutions Ltd cannot accept responsibility for viruses, so please scan. Views expressed in this message do not necessarily reflect those of the company who will not necessarily be bound by its contents.

Grant Kennedy

From: Guy Phillips
Sent: 12 March 2010 08:41
To: Grant Kennedy
Subject: FW: indoor football

From: [REDACTED]
Sent: 11 March 2010 21:51
To: Guy Phillips
Subject: indoor football

I object to Inverclyde Council decision to reject the indoor football facility at Faulds Park in Gourock. Yours, Michael Gaffney

Guy Phillips

From: Nicholas McLaren on behalf of Devcont Planning
Sent: 15 March 2010 16:07
To: Jim Lynn
Subject: FW: New indoor 5-a-side football complex in Faulds Park in Gourrock

From: Guy Phillips
Sent: 15 March 2010 08:59
To: Devcont Planning
Subject: FW: New indoor 5-a-side football complex in Faulds Park In Gourrock

09/0377/IC

From: Neil Mclaughlin
Sent: 12 March 2010 22:10
To: Guy Phillips
Subject: New indoor 5-a-side football complex in Faulds Park in Gourrock

Hi Guy,

I would like to voice my support for the plans to open a new indoor 5-a-side football complex in Faulds Park, Gourrock. These facilities would be greatly appreciated, especially the indoor parks, which would allow games to take place in the harsh Scottish winters.

Thanks,

Neil.

Do you want a Hotmail account? [Sign-up now - Free](#)

Inverclyde council

Planning Department

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

Thank you for completing this application form:

ONLINE REFERENCE 000003892-001

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

Type of Application

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

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

- Application for Planning Permission (including changes of use but excluding mineral working)
- Application for Planning Permission in Principle
- Further Application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions
- Application for Mineral Working

Note. If you select 'Application for Mineral Working' before you complete this form, please check with the planning authority if they have an alternative form to be submitted or if they require additional information over and above the questions asked in this form.

Description of Proposal

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

Change of use from Class 5 (General Industrial) to Class 11e (Assembly & Leisure)

Is this a temporary permission? * Yes No

Please state how long permission is required for and why: * (Max 500 characters)

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Have the works already been started or completed? *

No Yes - Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

Applicant or Agent Details

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

Applicant Agent

Agent Details

Agent Company Name:

Ryden

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

Agent's Ref. Number:

Building Name:

Agent First Name: *

Michelle

Building Number:

130

Agent Last Name: *

Docherty

Address 1 (Street): *

St Vincent Street

Telephone Number: *

0141 270 3147

Address 2:

Extension Number:

Town/City: *

Glasgow

Mobile Number:

Country: *

UK

Fax Number:

Postcode: *

G2 5HF

Email Address: *

michelle.docherty@ryden.co.uk

Applicant Details

Applicant's Title: *

Other

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

Other Title: *

The

Building Name:

Applicant's First Name: *

Faulds Park

Building Number:

Applicant's Last Name: *

Development Syndicate

Address 1 (Street):

Company Name:

Address 2:

Telephone Number:

Town/City:

Extension Number:

Country:

Mobile Number:

Postcode:

Fax Number:

Email Address:

Site Address Details

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

Address 1:	<input type="text" value="workshop 2"/>	Address 5:	<input type="text"/>
Address 2:	<input type="text" value="Faulds park road"/>	Town/City/Settlement:	<input type="text" value="Gourock"/>
Address 3:	<input type="text"/>	Post Code:	<input type="text" value="PA19 1BD"/>
Address 4:	<input type="text"/>		

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

Northing	<input type="text" value="675914"/>	Easting	<input type="text" value="221362"/>
----------	-------------------------------------	---------	-------------------------------------

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement (note 1) is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (Max 500 characters)

Advice was provided on the correct planning procedure and proposed development from Guy Phillips

Title:	<input type="text" value="Mr"/>	Other title:	<input type="text"/>
First Name:	<input type="text" value="Guy"/>	Last Name:	<input type="text" value="Phillips"/>
Correspondence Reference Number:	<input type="text"/>	Date (dd/mm/yyyy):	<input type="text"/>

Note 1. A processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

Please state the measurement type used: Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: (Max 500 characters)

Vacant Industrial Workshop

Access and Parking

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

Yes No

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

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

Yes No

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

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

171

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

171

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

Water Supply and Drainage Arrangements

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

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
- No – proposing to make private drainage arrangements
- Not Applicable – only arrangements for water supply required

What private arrangements are you proposing? *

- New/Altered septic tank.
- Treatment/Additional treatment (relates to package sewage treatment plants, or passive sewage treatment such as a reed bed).
- Other private drainage arrangement (such as chemical toilets or composting toilets).

What private arrangements are you proposing for the New/Altered septic tank? *

- Discharge to land via soakaway.
- Discharge to watercourse(s) (including partial soakaway).
- Discharge to coastal waters.

Please explain your private drainage arrangements briefly here and show more details on your plans and supporting information: * (Max 500 characters)

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

Yes No

Note: -

Please include details of SUDS arrangements on your plans

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

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

Yes

No, using a private water supply

No connection required

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

Assessment of Flood Risk

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

Yes No Don't Know

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

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

Yes No Don't Know

Briefly describe how the risk of flooding might be increased elsewhere. In addition you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact SEPA or your Planning Authority for advice on what information may be required: * (Max 500 characters)

Trees

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

Yes No

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

Waste Storage and Collection

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

Yes No

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

Proposal is for a change of use

Residential Units Including Conversion

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

Yes No

How many units do you propose in total? *

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development - Proposed New Floorspace

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

Yes No

All Types of Non Housing Development - Proposed New Floorspace Details

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 11 Assembly and Leisure

Gross (proposed) floorspace (In square metres, sq.m) or number of new (additional) rooms (if class 7 or 8): *

8233

If Class 1, please give details of internal floorspace:

Net trading space:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008) *

Yes No Don't Know

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

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

Planning Service Employee/Elected Member Interest

Are you or is the applicant, or the applicant's spouse/partner, a member of staff within the planning service or an elected member of the planning authority?

Or are you/the applicant/the applicant's spouse or partner a close relative of a member of staff in the planning service or elected member of the planning authority? *

Yes No

Please provide further details: * (Max 500 characters)

Certificates and Notices

Certificate and Notice under regulation 15 8 – Town and Country planning (General Development Management Procedure) (Scotland) Order 1992 (GDPO 1992) Regulations 2008

One Certificate must be completed and submitted along with this application form. This is most usually Certificate A ,Form 1 or Certificate Form B or Certificate C, but if this is a Minerals application, you will need Certificate Form D.

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

Yes No

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

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed: Michelle Docherty

On behalf of: The Faulds Park Development Syndicate

Date: 13/11/2009

Please tick here to certify this Certificate

Checklist - Application for Planning Permission

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

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

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

Yes No Not applicable to this application

b) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major developments, have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and County Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

c) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

d) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2008) have you provided a Design Statement? *

Yes No Not applicable to this application

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

Yes No Not applicable to this application

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

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|----------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

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

Planning Statement

Declare - For Application to Planning Authority

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

Declaration Name: Michelle Docherty
Declaration Date: 24/11/2009

Payment Details

Cheque: Faulds Park Development Syndicate, 000017

Created: 24/11/2009 15:39



Planning Statement in support of Change of Use Planning Application from Class 5 (General Industrial) to Class 11(e) (Assembly & Leisure)

Site : **The Point, Faulds Park, Gourock**

Introduction

Ryden has been instructed by the owners of The Point, The Faulds Park Development Syndicate, to submit an application for a change of use as detailed above, with a view to marketing the property for such uses.

Location and Brief Description of Property

The Point building is located within Faulds Park, a former enterprise zone. This highly specified building was developed in 2002 and has never been occupied despite extensive marketing over this period. There has been very little interest from industrial occupiers despite a renewed marketing campaign although there has been recent interest from the leisure sector, in particular a five-a-side football operator. To aid in the marketing exercise, it is considered prudent to demonstrate that the premises can be used for both Class 5 (General Industrial) and Class 11 (e) (Assembly & Leisure).

Policy Context

National Planning Policy

SPP2: Economic Development

The planning system has an important role to play in delivering economic development in Scotland. Planning needs to be flexible to respond to changes in the economy which tend to be unpredictable and result in new challenges to be addressed.

SPP 2 states that planning authorities should:

"promote the re-use of previously developed sites and buildings in sustainable locations where these meet the requirements of particular sectors"

Glasgow & Clyde Valley Joint Structure Plan 2006

Faulds Park is identified as a Strategic Industrial & Business Location in the GCVJSP where priority should be given to industry, business and infrastructural investment.

Inverclyde Local Plan (Adopted 2006)

The site of the property is identified as a High Amenity Site for Inward Investment in the Local Plan. It is covered by Policy B3 which safeguards Faulds Park as a 'Business & Industrial Area' where new business and industry development proposals will be supported.

Justification for Change of Use

The purpose of this application is to change the use of The Point to Class 11 (Assembly & Leisure), and specifically within this class, use as *'(e) swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms'*.

Allowing Class 11 (e) use will allow for greater flexibility in the use of the building and increase the potential occupier market. This is particularly important in the current economic downturn to increase the likelihood of securing a tenant in the short to medium term. As well as generating new employment opportunities within the local area, it will also bring into use a property which has lain vacant for a considerable period of time after failing to attract an industrial use despite extensive marketing, which has included an attractive rental package.

Access and Existing Layout

The access arrangements and layout will remain unaltered. This also applies to the car park which provides 171 spaces.

Potential External Alterations to Building

At this stage it is not possible to establish the specific alterations which may be proposed to the external appearance of these buildings. However, given the minor nature of any likely alterations, for example, new door(s), it is anticipated that any alterations proposed could be assessed through appropriately worded conditions.

Drainage / Flooding

Given the nature of the proposal, consisting of a change of use of existing buildings and that no additions to the existing buildings are proposed nor alterations to the external layout/parking areas, the submission of drainage flooding reports have not been submitted.

Conclusion

The owners of The Point at Faulds Park are seeking to change the use of the property to Class 11 (e) Assembly & Leisure as it has been vacant since it was developed over seven years ago for industrial use. The building was built to a high quality to attract inward investment to the Inverclyde area in accordance with the development plan. However, despite an extensive marketing campaign, it has remained unoccupied with little interest from industrial users.

Changing the use of the property will provide greater flexibility for its use and make it more likely an occupier will be found. Class 11(e) uses are compatible with the existing industrial uses within Faulds Park and will continue to provide employment opportunities within the area.

Michelle Docherty/Ged Hainey

20 November 2009

Anticipated Employment -The Point

Posts	Full Time	Description	Part Time	Grand Total
Management:	3	General Manager & 2 x Assistant Managers		
Reception	2		2	
Administration:	1			
Maintenance	1	Full Time Maintenance Technician		
Security			2	
Bar Staff / Catering			4	
Kids Party			1	
Coaching			2	
Cleaning			2	
Total	7		13	20
				Grand Total



Planning Statement

In Support of Planning Application
Incorporating Sequential Test
Site, The Point, Faulds

Client : Chancery

By Ryden

February 2010

Consulting Group
Ryden LLP
130 St Vincent Street
Glasgow G2 5HF
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Appendices

Appendix A – xx

1 Introduction

The aim of this report is to provide additional background information regarding the rationale behind locating the proposal for a Class 11 Leisure Use within the Point, Faulds Park, Gourock and to assess, in the context of a sequential test, that The Point, Faulds Park is the only realistic location for this proposal in Gourock.

2 Inverclyde Local Plan (Adopted 2005)

Employment Land

Policy B3 (Strategic Employment Locations) safeguards three strategic locations for business / industrial purposes, including The Point, Faulds Park. Within these areas, the Local Plan encourages new Class 4 and 5 developments.

Furthermore, Policy B5 (Business and Industrial Proposals and Development Opportunities) encourages business and industrial development on sites within Local Plan Schedule 6.1, including this part of Faulds Park.

However, although the Local Plan safeguards and promotes business and industrial development in this location, there is no embargo on alternative uses, subject to satisfying specific criteria.

2.1 Material Consideration - Marketing

As noted in the supporting Planning Statement, the Point has been extensively marketed for industrial/business uses for around 7 years, with no take-up. This clearly demonstrates that the market does not consider The Point to be an attractive proposition for business or industry. This is a material consideration to be taken into account when determining the planning application and fully justifies a departure from the adopted Local Plan.

3 Unique Occupier Requirements

The proposed uses, which fall within the Use Class 11, require:

- Indoor facilities
- Large floor area
- Parking

The financial realities are that the anticipated uses cannot finance the construction of a new, bespoke complex. Therefore, the only option is to consider the re-use of large buildings. Given the characteristics and scale of The Point, Faulds Park, it is considered that this building is ideally placed to meet these very specific requirements. It is within this context that the planning policy and specifically, the sequential test, are now considered in more detail.

4 Provision of Sports Facilities

The Local Plan sets out a clear process which requires to be followed when assessing proposals for sports facilities:

"Policy LR3 (Provision of Recreational and Sports Facilities) states:-

Development of Leisure, recreation and sports facilities within the built-up area will be assessed against the following criteria:

- the potential detrimental impact upon neighbouring land uses and in particular, residential amenity in terms of excessive noise, overspill floodlighting, disturbance, traffic congestion and road safety and parking;
- the potential impact on Inverclyde's heritage resource;
- the potential impact upon the vitality and viability of an existing centre, where appropriate;
- The application of the 'town centre sequential test'(*), where appropriate; and;
- Other relevant Local Plan policies.

[Note: (*) The town centre sequential test is defined in NPPG8 as ' first preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge of centre sites, and only then by out-of-town sites in locations that are, or can be made easily accessible by a choice of means of transport]"]

Taking these matters in turn, I make the following detailed comments:-

4.1 Potential Detrimental Impact

The proposal consists of a leisure activity located within an existing building, which is both detached from other industrial uses and some distance from residential properties which are located to the east. In terms of impact, it is argued that the leisure use would likely have less impact than an industrial / business use. Furthermore, the existing road layout and extensive provision of parking will allow leisure traffic and residential traffic to be segregated further protecting the residential amenity currently enjoyed by existing residents and occupiers.

4.2 Potential Impact on Inverclyde's Heritage Resource

The proposal will utilise an existing modern building and no significant external alterations are proposed. In view of this, it is argued that the proposal will have no impact on Inverclyde's Heritage Resource.

4.3 Potential Impact upon Vitality and Viability of Existing Centre

The proposal is unique and no other facilities of similar nature exist in Gourock or indeed the wider Inverclyde area. Furthermore, in practical and financial terms, this type of proposal cannot be located in town centres. It is for these reasons that the impact on existing centres is not an issue. It is now appropriate to consider in detail the sequential test approach.

5 Town Centre Sequential Test

Although the Local Plan makes reference to NPPG8, this document has been superseded by Scottish Planning Policy 8 Town Centres and Retailing (SPP8). Following discussions with Council officials, it has been agreed to apply the most recent document.

SPP8 requires that where the proposed development is not consistent with the development plan, a sequential approach to site selection should be used.

SPP8 requires the sequential approach be adopted and that locations are considered in the following order:-

1. Town Centre
2. Edge of town centre site
3. Other commercial centres identified within the development plan.
4. Out of centre sites

It is important to note and of particular relevance to this proposal that SPP8, paragraph 16, states that when identifying and developing sites, "making use of existing vacant and under-used land or premises" is promoted.

5.1 Town Centre Sites

Given the required scale of building and layout there are no options available with the area designated as "Town Centres and Retailing" (Policies R1-R5). Furthermore, the proposed use is not appropriate within the town centre, given the required land up-take, scale of building and parking requirements.

5.2 Edge of Town Centres

Given the required scale of building and layout there are no options available with the area on the edge of the land designated as "Town Centres and Retailing" (Policies R1-R5).

5.3 Other Commercial Centres

There are no other commercial centres within Gourrock.

5.4 Out of Centre

There are a very limited number of sites and buildings which could perhaps be considered for such a use and these are considered in detail below:-

1. Barr Hill / Tower Hill, Broomberry Drive / Gourock Park, Larkfield Road

Large areas of open space exist within these parks, identified within the Inverclyde Local Plan as open space. Although there may be available space, there are no suitable buildings and therefore the proposal would not be financially viable. Furthermore, development within this area would result in the loss of open space, contrary to the thrust of the relevant local plan policies.

2. Factory Unit, Earnhill Road

Although, in terms of scale, the property may be large enough with regards to net floor space, there remains significant doubt regarding the suitability of the building in terms of internal layout and construction. The proposed use requires large areas of open floor space unrestricted by pillars, partitions or walls, as found in The Point. However, there remains doubt as to whether the Earnhill building can provide the required unrestricted open space.

Critically, the building is currently being occupied and is in active economic use and is therefore not available. Furthermore, the Earnhill Road premises are controlled by similar local plan policies in terms of use and, in terms of sequential testing, offers no significant advantage over The Point, Faulds Park.

6 Conclusion

This report clearly demonstrates that, given the unique proposal, financial realities and very constrained supply of suitable sites, the Faulds Park site is the most appropriate location. The sequential test evidence above identifies only a few sites with very limited potential. However, none of these sites/properties are considered suitable. They are limited because of the lack of availability of suitable buildings and the only building which may be suitable is not available and concerns remain regarding the suitability of the internal layout. Therefore, the sequential test, as required by Policy LR3 has been fully satisfied.

APPENDIX A – xx

Ryden

Faulds Park, Gourock
Employment Land
Supply Review

For Chancery

By Ryden

February 2010

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1 Introduction

1.1 Background

Ryden was instructed by Chancery in February 2010 to prepare an employment land supply review for the Inverclyde Council area. The review has been prepared in support of a planning application for The Point building at Faulds Park in Gourock. As the development proposal involves a Class 11 Leisure Use this necessitates a change of use justification to be made. Should the Council require any further information or clarification, we are happy to supplement this submission.

This Review makes the case for a change of use. The Review is also a response to observations submitted by Inverclyde Council's Head of Economic & Social Regeneration who is:

"opposed to the proposal on the grounds that it is contrary to the Local Plan and if the proposal were implemented it would further erode the available commercial and industrial premises within Inverclyde."

Through a robust analysis of the local employment land and industrial property market, our Review ascertains whether this development proposal would have a detrimental effect on Inverclyde's ability to meet indigenous and mobile demand.

The Review does not seek to disprove demand in Inverclyde but simply to investigate the nature of demand, i.e. sizes sought and where occupiers desire to operate from, and to identify where there is existing land and property to meet this demand.

1.2 Structure

Following this introductory chapter the report is structured as follows:

- Chapter 2 – Supply Context
- Chapter 3 – Demand Context
- Chapter 4 – Key Findings

Appendix A sets out Inverclyde's available industrial property.

2 Supply Context

2.1 Introduction

This chapter analyses the supply of industrial property and employment land at an Inverclyde level. Office premises are not discussed as Faulds Park is not promoted as an office location for a number of reasons including lack of public transport connectivity, lack of business park amenities, lack of critical mass office occupiers, etc.

2.2 Competing Supply – Industrial Property

This section covers the supply of industrial property at an Inverclyde level. Inverclyde has a substantial total stock of over 350,000 sq m of industrial floorspace. This market is largely focussed outwith Gourock in Greenock and Port Glasgow.

Inverclyde has a high proportion of new industrial premises, eg. 35% of its floorspace is 1990's or newer, compared to 19% for Central Scotland¹.

In terms of availability there is an **increasing** amount of vacant industrial space in Inverclyde. Since the start of 2007 availability increased from just over 41,000 sq m to over 71,000 sq m of industrial floorspace on the market by the end of 2009 as shown below compared to total stock this represents a 20% vacancy level:

¹ Ayrshire, Dunbartonshire, Edinburgh & Lothian, Fife, Forth Valley, Glasgow, Lanarkshire and Renfrewshire.

Table 1: Inverclyde Industrial Availability

Year	Number of Properties on Market	Floor Area on Market (sq m)
Jan – Dec 00	26	27,975
Jan – Dec 01	25	35,724
Jan – Dec 02	33	54,099
Jan – Dec 03	31	72,396
Jan – Dec 04	30	72,287
Jan – Dec 05	25	56,433
Jan – Dec 06	20	44,421
Jan – Dec 07	21	41,278
Jan – Dec 08	41	65,909
Jan – Dec 09	40	71,330

Source: SPN

Given that Inverclyde's ten year average availability is 54,185 sq m of industrial floorspace on the market at any one time, current availability (71,330 sq m) is **significantly above** average.


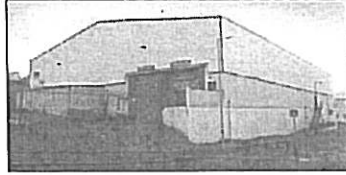





This level of availability indicates that in terms of **quantity** there is capacity in the industrial market across Inverclyde (particularly when levels of take-up are taken into consideration²).

In addition to the volume of floorspace available, there is also a range of properties in terms of **quality** available. Notwithstanding the choice of premises up to 999 sq m, there is a range of medium to larger industrial units (i.e. greater than 1,000 sq m) available across Inverclyde at present.

This includes the illustrative profile of new and second hand industrial property as set out in the table below. The full list of Inverclyde's available industrial property is provided as Appendix A:

² This is investigated in Chapter 3.

Figure 1: Industrial Availability (>1,000 sq m)

Property	Address	Available Floorspace (sq m)
	Block 10, Gareloch Road, Port Glasgow Industrial Estate	14,836
	Block 12 Dubbs Road, Port Glasgow Industrial Estate	6,145
	22 Ingleston Street, Greenock	1,884
	Unit 29, Lynedoch Industrial Estate, Greenock	1,394
	Kelburn Business Park, Port Glasgow	1,098
	Block 5, Earnhill Road, Larkfield Industrial Estate, Greenock	358-1,078
	Units 5A/5C, MacDougall Street, Greenock	430-1,010

Source: SPN

2.3 Competing Supply – Employment Land

In terms of employment land the Local Plan allocates significant amounts of land for industrial use across Inverclyde particularly when assessed against the actual take-up of land.

The Council's **Industry & Business Land Supply 2008** report finds there to be a total of 26 ha of marketable and non-marketable supply as set out below:

Table 2: Summary of Industry & Business Land Supply

SUMMARY OF INDUSTRIAL AND BUSINESS LAND SUPPLY AS AT 31 MARCH 2008 (IN HECTARES)								
	Marketable Supply		Non Marketable Supply				Specialised Supply	10 yr Demand
	Marketable Total	Quality Supply	Non Marketable Total	Remain in Industry	Reserved Sites	Review Sites		
Inverclyde	13.19	10.02	13.07	6.03	7.04	0	0	0.88

Source: 2008 Industry & Business Land Supply, Inverclyde Council

Against this supply it is noted that a ten year demand forecast of 0.88 ha is projected (based on an actual historic five year take-up of 0.44 ha³ multiplied by two).

It is also noted that the report states that there was no industrial and business land take-up in the time periods 2003/04, 2004/05, 2005/06 and 2007/08.

Comparing allocated supply to actual take-up, this produces nearly 300 years supply (26 ha divided by 0.088 ha per annum average take-up 2003-2008).

Although this was the supply position as of March 2008, it did not change the following year. Inverclyde Council's most recent published data contained in its **Monitoring & Update Report April 2009** still reports the 2008 figure of 26.26 ha of land supply.

³ Total Inverclyde employment land take-up from 2003-2008 was 0.44 ha on one site.

From this existing land supply set out above it is forecast that any future demand expressed could be offered a number of site options. In particular the following locations are considered to be well placed to attract new business and industry development:

- In Port Glasgow, Kelburn Business Park's 3.05 ha – this is well located next to the M8 Motorway/ A8 dual carriageway and Woodhall Train Station
- In Greenock, the former Kincaid's site at Cartsburn 1.35 ha – this is a centrally located Strategic Business & Industrial Location (SIBL)

3 Demand Context

3.1 Introduction

This chapter examines demand as part of the Review's justification for a change of use. Two main aspects are investigated:

- General levels of industrial demand across Inverclyde and demand expressed (enquiries made) for the subject property
- Potential to sub-divide the unit

3.2 Inverclyde Take-Up & Unit Enquiries

Industrial demand at an Inverclyde level over the last ten years has fluctuated peaking at 39,000 sq m of industrial take-up in 2004. The average ten year take-up has been 13,000 sq m either let or sold per annum. As take-up has fallen to 8,500 sq m per annum in 2009, it is currently **well below** average.

Using the current industrial availability of 71,000 sq m, this equates to around eight years of supply.

The Point has been actively marketed for 7 years by a number of well established property agents based in the West of Scotland including CBRE, James Barr and GVA Grimley. Despite the best efforts of these well experienced agents, and extensive time devoted to marketing, the property remained vacant.

In June 2009 Ryden was instructed to market the property. A very comprehensive marketing campaign has been undertaken and is detailed below:

- Adverts in The Herald, Business Insider, Chamber of Commerce magazines (Glasgow and Inverclyde) and Property Week
- Month long Radio Clyde Advertisement Campaign
- Brochure Mail shots
- Direct Target Marketing
- Site Boards
- Internet – Ryden and Scottish Property

- Presentations/ viewings to Scottish Enterprise, Scottish Development International and Inverclyde Council
- Press Releases (local and national)

As a consequence, 48 enquiries have been recorded, coming from a number of sources, including direct targeting of potential buyers/ occupiers by Ryden.

Potential Leisure uses account for 33% of all enquiries, the highest category. In stark contrast, only 2% of enquiries relate to office use and 8.3% relate to manufacturing. The significance of the latter figure is further reduced when considering the type of enquiries. Of the four enquiries relating to manufacturing, one was specifically for temporary accommodation only and one has confirmed that they have no interest in the property. Of the two remaining, only one viewed the property and neither has responded to further requests for updates.

Enquiries relating to storage/ distribution account for 27%, the second largest category. However, almost 85% of these enquires are now considered to be "dead". Of the only two remaining, one is a charity, which does not qualify as a suitable occupier under the Enterprise Zone designation, and the other has not yet viewed the property, despite making their enquiry almost two months ago.

Of all enquiries, only 33.3% remain "live" of which half relate to leisure uses. When discounting the enquiries relating to investment purchases, which are subject to securing a suitable occupier, and undisclosed uses the proportion of "live" enquiries which are leisure related increases to 61%.

3.4 Sub-Division of the Accommodation

The unit was designed primarily for production users and in particular, the electronics industry. The main thrust of marketing has been to identify a single occupier however, a degree of flexibility has been included within the design which would allow the occupation of two separate companies. The unit has loading doors and yardage at either end of the building and the services are replicated at either end to allow a relatively cost effective sub-division.

The sub-division would likely be on a 50/50 basis however, the dividing wall could be positioned off centre and a split of 2,800 sq m is possible. It is our view that the cost of sub-dividing the unit into smaller sections would be prohibitive.

Despite early preparatory work, a sub-division is likely to cost in the order of £100,000. A full height wall would be required involving new steelwork, blockwork and jumbo stud partitions. The wall would require to be fire rated.

We have failed to identify occupiers for the sub-divided space and the strategy would not be pursued on a speculative basis.

In addition, the investors have already suffered financially on this project and the syndicate are reluctant to pursue further investment unless there is a guaranteed return.

The industrial market in Inverclyde has proven to be active below 465 sq m. However, there has been very little activity from occupiers requiring new facilities in excess of 2,000 sq m for production purposes. It is our view that a sub-division will not significantly increase the letting prospects.

4 Key Findings

4.1 Introduction

This final chapter sets out the review's key findings and demonstrates that the loss of industrial land in this location will not have a detrimental effect on Inverclyde's competitive business and industrial land and property position.

4.2 Key Findings

Based on our research the following key findings are presented:

Supply Context

1. The industrial market in Inverclyde is focused outwith Gourock in Greenock and Port Glasgow. In terms of stock, 35% of floorspace is 1990's or newer (Central Scotland's figure is 19%).
2. Industrial availability has risen sharply over the last three years to 71,000 sq m. This is well above the ten year average of 54,000 sq m. In terms of quantity of space available there is therefore significant capacity to meet demand.
3. In terms of quality and choice, there are a range of medium to large units available in the main business locations including Kelburn Business Park, Port Glasgow Business Park, Lymedoch Industrial Estate and Larkfield Industrial Estate.
4. There is also a significant amount of employment land allocated across Inverclyde; nearly 300 years supply (26 ha allocated / 0.088 ha take-up per annum).
5. This comprises a mix of marketable land (13.19 ha) and potentially marketable land (13.07 ha) in well located sites including Kelburn Business Park and Cartsburn.
6. Total employment land supply has not changed significantly partly due to no take-up (development) at all in the years 2003/04, 2004/05, 2005/06 and 2007/08.

Demand Context

7. Take-up of industrial property in Inverclyde has fallen to 8,500 sq m per annum in 2009 from a peak of 39,000 sq m in 2004. This level is currently well below the ten year average take-up of 13,000 sq m.
8. The availability of modern and second-hand industrial and office space elsewhere in Inverclyde currently offers the range of premises demanded by indigenous and mobile occupiers. There is eight years supply of industrial property on the market at present.
9. An exceptionally long and comprehensive marketing campaign has been implemented, which has failed to secure an occupier. The vast majority of enquires which remain "live" relate to leisure uses.
10. Sub-division would be costly. Without a specific occupier in place, would not be undertaken speculatively.

Concluding Statements







11. The development proposal finds a use for the site/ building without having to resort to demolition. It is thus attractive in terms of sustainability as it will deliver a use for a building which is not fulfilling its originally intended role.
12. The development proposal would preserve the building as it would not be altered to the extent that would preclude it being used for industrial purposes in the future.
13. It is not commercially viable to demolish, clear and prepare the site for redevelopment if only industrial and business values can be realised. Furthermore it is unlikely that demand will arise from investors/ developers seeking to develop modern industrial/ offices in this location.
14. It is concluded that due to existing and proposed industrial and office development in and around Inverclyde and the remaining capacity in the marketable and potentially marketable land supply, the proposed use of the building will not negatively impact on Inverclyde's competitive business and industry land and property proposition.

APPENDIX A – Inverclyde Available Industrial Property



Ryden LLP
Inverclyde Available
Industrial Property

Address	Description / Size	Marketing Agent
<p>S020369 Block 10 10 Gareloch Road Port Glasgow Industrial Estate Port Glasgow PA14 5XH</p>	 <p>Industrial Manufacturing Total Area 14,836 Sq Metres Currently available for lease Agent not quoting</p>	<p>James Barr Limited Lewis Pentland lpentland@jamesbarr.co.uk t:0141 300 8000 f:0141 300 8001 www.jamesbarr.co.uk Industrious Liz O'Neill lonell@industrious.co.uk t:0121 712 6673 f:0121 712 6661 www.industrious.co.uk Jones Lang LaSalle (Glasgow) Andrew McCracken \ Finlay Hunter andrew.d.mccracken@eu.jll.com t:0141 248 6040 f:0141 221 9032 www.joneslanglasalle.com</p>
<p>S057003 Former IBM Plant 401 Inverkip Road Spango Valley Business Park Greenock PA16 9EY</p>	<p>Industrial / Office Warehouse/Storage Unit Area: From 465 to 13,006 Sq Metres Currently available for lease Agent not quoting</p>	<p>Ryden (Glasgow) Alan Gilkison alan.gilkison@ryden.co.uk ddi: 0141 270 3138 t:0141 204 3838 f:0141 204 3554 www.ryden.co.uk James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S036051 Faulds Building Faulds Park Road Faulds Park Gourock PA19 1BN</p>	 <p>Industrial High Tech Unit Total Area 11,714 Sq Metres Currently available for lease Agent not quoting</p>	<p>Colliers CRE (Glasgow) Iain Davidson iain.davidson@collierscre.co.uk ddi: 0141 226 1056 t:0141 226 1000 f:0141 226 1099 www.collierscre.com</p>
<p>S052587 2.5 Acre Yard Bogston Lane Greenock PA15 2ND</p>	<p>Industrial Yard Total Area 10,117 Sq Metres Currently available for lease Agent not quoting</p>	<p>Embee Properties Ltd Angus MacMillan t:0141 959 0953 f:0141 959 5953 www.embee.co.uk</p>
<p>S040779 The Point Faulds Park Road Faulds Park Gourock PA19 1BN</p>	 <p>Industrial Warehouse/Storage Unit Total Area 8,233 Sq Metres Currently available for lease or sale</p>	<p>Ryden (Glasgow) Alan Gilkison alan.gilkison@ryden.co.uk ddi: 0141 270 3138 t:0141 204 3838 f:0141 204 3554 www.ryden.co.uk</p>
<p>S020430 Block 12 12 Dubbs Road</p>	 <p>Industrial Manufacturing Total Area 6,145 Sq Metres Currently available for lease</p>	<p>James Barr Limited Michael McDowall mmcdowall@jamesbarr.co.uk ddi: 0141 300 8037 t:0141 300 8000</p>

<p>Port Glasgow Industrial Estate Port Glasgow PA14 5XH</p>	<p>Agent not quoting</p>	<p>f:0141 300 8001 www.jamesbarr.co.uk</p>	
<p>S020362 Block 1 1 Burnhead Road Port Glasgow Industrial Estate Port Glasgow PA14 5XH</p>		<p>Industrial Manufacturing Total Area 3,810 Sq Metres Currently available for lease Rent £ 123,000 pa</p>	<p>James Barr Limited Michael McDowall mmcdowall@jamesbarr.co.uk ddi: 0141 300 8037 t:0141 300 8000 f:0141 300 8001 www.jamesbarr.co.uk</p>
<p>S020445 Block 6 Industrial Premises 6 Gareloch Road Port Glasgow Industrial Estate Port Glasgow PA14 5XH</p>		<p>Industrial Manufacturing Area: From 139 to 3,252 Sq Metres Currently available for lease Agent not quoting</p>	<p>QI Property Ltd Joe Quinn t:0776 7371234 f:Not Listed</p>
<p>S029109 Modern Industrial Unit 22 Ingleston Street Greenock PA15 4UQ</p>		<p>Industrial Warehouse/Storage Unit Total Area 1,884 Sq Metres Currently available for lease Rent £ 80,000 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090 Montagu Evans (Glasgow) Stephen McVey stephen.mcvey@montagu-evans.co.uk t:0141 204 2090 f:0141 221 8441 www.montagu-evans.co.uk</p>
<p>S020563 Unit 29 Lynedoch Industrial Estate (Greenock) Greenock PA15 4AX</p>		<p>Industrial Warehouse/Storage Unit Total Area 1,394 Sq Metres Currently available for lease Rent £ 45,000 pa</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080 f:01475 746479 www.riversideinverclyde.com</p>
<p>S057251 60 Captain Street Greenock PA15 4LQ</p>		<p>Industrial / Office Workshop Area: From 319 to 1,173 Sq Metres Currently available for lease or sale Price £ 300,000 Rent £ 14,000 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S032231 5 MacDougall Street Greenock PA15 2TG</p>		<p>Industrial Warehouse/Storage Unit Area: From 534 to 1,114 Sq Metres Currently available for lease</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>

S051226
Office /
Production
Facility
Kelburn
Business Park
Port Glasgow
PA14 6TD



Office / Industrial
Modern Office
Total Area 1,098 Sq
Metres
Currently available for
lease or sale
Price £ 850,000
Rent £ 85,000 pa

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S020456
Block 5 Phase
2
34 Earnhill
Road
Larkfield
Industrial
Estate
Greenock
PA16 0EQ



Industrial
Warehouse/Storage
Unit
Area: From 358 to
1,078 Sq Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S032806
Unit 7
Eldon Street
Fort Matilda
Industrial
Estate
Greenock
PA16 7QB



Industrial
Warehouse/Storage
Unit
Total Area 1,017 Sq
Metres
Currently available for
lease
Unit Rent £ 2.50 psf

CNC Property Fund Management
t:01236 729955
f:01236 739818
James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S032229
Units 5A/5C
5 MacDougall
Street
Greenock
PA15 2TG



Industrial
Warehouse/Storage
Unit
Area: From 430 to
1,010 Sq Metres
Currently available for
lease or sale
Under Offer
Agent not quoting

Ian Ellis Transport
Alex Cowan
alexandercowan@hotmail.com
t:01475 888561
f:01475 721675
www.ianellistransport.co.uk

S057511
First Floor
Storage Unit
14
25 West
Stewart Street
Greenock
PA15 1SN



Industrial / Retail
Warehouse/Storage
Unit
Total Area 951 Sq
Metres
Currently available for
lease
Unit Rent £ 2.00 psf

Credential Holdings Limited
Marilyn Macmillan
m.macmillan@credentialholdings.com
t:0141 248 4155
f:0141 243 2056
www.credentialholdings.com
James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S057603
Block 6 Unit 5
6 Gareloch
Road
Port Glasgow
Industrial
Estate
Port Glasgow
PA14 5XH



Industrial
Workshop
Total Area 929 Sq
Metres
Currently available for
lease
Unit Rent £ 2.50 psf

QI Property Ltd
Joe Quinn
t:0776 7371234
f:Not Listed

S020564
Unit 30
30 Dellingburn
Street
Lynedoch
Industrial



Industrial
Warehouse/Storage
Unit
Total Area 844 Sq
Metres
Currently available for
lease

Speirs Gumley (Glasgow)
Mark Erunlu \ Tom Reid
merunlu@speirsgumley.com
t:0141 332 9225
f:0141 332 7899
www.speirsgumley.com

Estate
(Greenock)
Greenock
PA15 4AX

Rent £ 20,000 pa

S058137
0.129 Acre
Earnhill Road
SR Site
Earnhill Road
Greenock
PA16 0ER



Land
For Redevelopment
Total Area 523 Sq
Metres

Currently available for
sale at Auction on 24-
Feb-10
Closing date 24
February 2010
Agent not quoting

SVA Property Auctions Ltd
t:0131 624 6640
f:0131 624 6630
www.sva-auctions.co.uk

S006084
Unit 2
107A
Ardgowan
Street
Kingston
Business Park
Kingston
Industrial
Estate
Port Glasgow
PA14 5DG



Industrial
Workshop
Total Area 473 Sq
Metres
Currently available for
lease
Under Offer
Rent £ 21,000 pa

Ashtenne Industrial Fund
Derek Aitken
t:0141 221 8200
f:0141 221 2722
www.ashtenne-online.co.uk

S051237
Unit 8 & 11
Kelburn
Business Park
Port Glasgow
PA14 6TD



Industrial / Office
Workshop
Area: From 172 to 427
Sq Metres
Currently available for
lease or sale
Price £ 250,000
Unit Rent From £ 5.50
psf

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S006281
Block 5 Unit 1
5 MacKenzie
Street
Cappelow
Industrial
Estate
Greenock
PA15 2TW



Industrial
Workshop
Total Area 373 Sq
Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090
Montagu Evans (Edinburgh)
Andrew Veitch
andrew.veitch@montagu-evans.co.uk
t:0131 229 3800
f:0131 229 2588
www.montagu-evans.co.uk

S020561
Unit 28
Lynedoch
Industrial
Estate
(Greenock)
Greenock
PA15 4AX



Industrial
Workshop
Total Area 372 Sq
Metres
Currently available for
lease
Rent £ 15,500 pa

Riverside Inverclyde (Property
Holdings Limited)
David Martin
davidm@riversideinverclyde.com
t:01475 755080
f:01475 746479
www.riversideinverclyde.com

S052657
Unit 4
10 Carnock
Street
Cartsburn
Enterprise
Zone
Greenock



Industrial
Workshop
Total Area 372 Sq
Metres
Currently available for
lease
Unit Rent £ 5.00 psf

Ashtenne Industrial Fund
Derek Aitken
t:0141 221 8200
f:0141 221 2722
www.ashtenne-online.co.uk

PA15 1HB

S020403
Block 5 Unit 2
5 MacKenzie
Street
Cappielow
Industrial
Estate
Greenock
PA15 2TW



Industrial
Workshop
Total Area 364 Sq
Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090
Montagu Evans (Edinburgh)
Andrew Veitch
andrew.veitch@montagu-evans.co.uk
t:0131 229 3800
f:0131 229 2588
www.montagu-evans.co.uk

S056454
Block 5 Phase
2 - Unit 15
34 Earnhill
Road
Larkfield
Industrial
Estate
Greenock
PA16 0EQ



Industrial
Warehouse/Storage
Unit
Total Area 360 Sq
Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S056458
Block 5 Phase
2 - Unit 19
34 Earnhill
Road
Larkfield
Industrial
Estate
Greenock
PA16 0EQ



Industrial
Warehouse/Storage
Unit
Total Area 358 Sq
Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

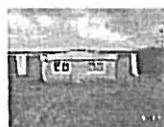
S056246
Office /
Workshop
Mentor
Gardens
1 Ratho Street
Greenock
PA15 2BU



Office / Industrial
Traditional Office
Total Area 343 Sq
Metres
Currently available for
lease
Agent not quoting

James McGee
James McGee
james@jamesmcgee.com
t:01475 522100
f:01475 521090

S020511
Units 5/6
Lynedoch
Industrial
Estate
(Greenock)
Greenock
PA15 4AY



Industrial
Warehouse/Storage
Unit
Total Area 297 Sq
Metres
Currently available for
lease
Rent £ 12,950 pa

Riverside Inverclyde (Property
Holdings Limited)
David Martin
davidm@riversideinverclyde.com
t:01475 755080
f:01475 746479
www.riversideinverclyde.com

S003113
Unit 4
20 Earnhill
Place
Larkfield
Industrial
Estate
Greenock
PA16 0EQ



Industrial
Workshop
Total Area 279 Sq
Metres
Currently available for
lease
Rent £ 9,500 pa






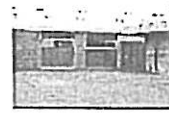


Inverclyde Council - Legal &
Administration
Audrey Galloway
audrey.galloway@inverclyde.gov.uk
ddi: 01475 712 102
t:01475 712503
f:01475 712137
www.inverclyde.gov.uk



S003114
Unit 5
20 Earnhill
Place



Industrial
Workshop
Total Area 279 Sq
Metres

Inverclyde Council - Legal &
Administration
Elaine Medinelli
elaine.medinelli@inverclyde.gov.uk
ddi: 01475 712503

<p>Larkfield Industrial Estate Greenock PA16 0EQ</p>		<p>Currently available for lease Rent £ 9,500 pa</p>	<p>t:01475 712503 f:01475 712137 www.inverclyde.gov.uk</p>
<p>S051228 Unit 2 Kelburn Business Park Port Glasgow PA14 6TD</p>		<p>Industrial / Office Workshop Total Area 255 Sq Metres Currently available for lease or sale Price £ 175,000 Rent £ 16,500 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S051227 Unit 1 Kelburn Business Park Port Glasgow PA14 6TD</p>		<p>Industrial / Office Workshop Total Area 254 Sq Metres Currently available for lease or sale Price £ 160,000 Rent £ 16,000 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S032319 20-24 Dellingburn Street Greenock PA15 4TW</p>		<p>Industrial Warehouse/Storage Unit Total Area 235 Sq Metres Currently available for lease Agent not quoting</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S020276 Unit 9 105 Ardgowan Street Ardgowan Industrial Estate Port Glasgow PA14 5DG</p>		<p>Industrial Workshop Total Area 211 Sq Metres Currently available for lease Rent £ 12,000 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S051238 Unit 12 Kelburn Business Park Port Glasgow PA14 6TD</p>		<p>Industrial / Office Workshop Total Area 164 Sq Metres Currently available for lease or sale Under Offer Price £ 99,000 Rent £ 10,000 pa</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S032537 Unit 19 Lynedoch Industrial Estate (Greenock) Greenock PA15 4AY</p>		<p>Industrial Warehouse/Storage Unit Total Area 149 Sq Metres Currently available for lease Rent £ 6,800 pa</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080 f:01475 746479 www.riversideinverclyde.com</p>
<p>S020512 Unit 16 Lynedoch Industrial Estate (Greenock)</p>		<p>Industrial Manufacturing Total Area 149 Sq Metres Currently available for lease</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080</p>

<p>Greenock PA15 4AX</p>	<p>Rent £ 6,800 pa</p>	<p>f:01475 746479 www.riversideinverclyde.com</p>	
<p>S055956 Unit 18 Lynedoch Industrial Estate (Greenock) Greenock PA15 4AX</p>	<p>Industrial Manufacturing Total Area 149 Sq Metres Currently available for lease Under Offer Rent £ 6,800 pa</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080 f:01475 746479 www.riversideinverclyde.com</p>	
<p>S020559 Unit 25 Lynedoch Industrial Estate (Greenock) Greenock PA15 4AY</p>		<p>Industrial Workshop Total Area 149 Sq Metres Currently available for lease Rent £ 6,800 pa</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080 f:01475 746479 www.riversideinverclyde.com</p>
<p>S005446 Unit 11 105 Ardgowan Street Ardgowan Industrial Estate Port Glasgow PA14 5DG</p>		<p>Industrial Workshop Total Area 102 Sq Metres Currently available for lease Agent not quoting</p>	<p>James McGee James McGee james@jamesmcgee.com t:01475 522100 f:01475 521090</p>
<p>S020581 Unit 4 1 St Andrew Street Victoria House Greenock PA15 1HE</p>		<p>Industrial Workshop Total Area 87 Sq Metres Currently available for lease Rent £ 5,400 pa</p>	<p>Riverside Inverclyde (Property Holdings Limited) David Martin davidm@riversideinverclyde.com t:01475 755080 f:01475 746479 www.riversideinverclyde.com</p>
<p>S032166 Workshop Premises 84 Lochwinnoch Road Kilmacolm PA13 4EB</p>		<p>Industrial Workshop Total Area 58 Sq Metres Currently available for lease Rent £ 25,000 pa</p>	<p>Allison Lightbody Waddell Sandy Lightbody sandy@alwsurveyors.co.uk t:0141 229 6020 f:0141 229 6025 www.alwsurveyors.co.uk</p>

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Rona McGhee

From: Ron Gimby
Sent: 21 June 2010 16:05
To: Rona McGhee
Cc: Fergus MacLeod; Lin Murray
Subject: Review of Decision to Refuse Planning Permission - 09/0377/IC

Rona,

Review of Decision to Refuse Planning Permission - 09/0377/IC

I refer to the letter of 9 June 2010 from the Head of Legal and Democratic Services to Fergus Macleod seeking further comment on the above review by 23 June. I have the following comments to make on the information submitted by Ryden in the Planning Statement to Inverclyde Council Local Review Body:

Paragraph 4.3 states that there is a 10 year demand forecast of 0.88ha, providing nearly 300 years supply of marketable and non-marketable industrial and business land. These figures have been taken from the 2008 land supply, which is now out of date. The 2009 land supply figures, which are available on the Council's website, show that the 10 year demand forecast is 2.48ha, which equates to a 10 year supply. Furthermore the 2010 figures, which have not yet been published, indicate that the 10 year demand forecast is likely to be 3.88ha, giving a land supply of only 6 years.

Paragraph 4.4 of the Planning Statement relates to marketing. It should be noted that the most south westerly building at Faulds Park, which is of a similar size and type to the subject property, was sold in May 2007.

I trust that this is satisfactory.

Ron Gimby
Planning Policy Team Leader
Regeneration and Planning
Inverclyde Council
Cathcart House
6 Cathcart Square
Greenock
PA15 1LS
01475 712491

Review of Decision to Refuse Planning Permission (Application Number 09/0377/IC)

Response to Council's Regeneration and Planning Comments of Review Submission

Introduction

This report aims to address a number of points highlighted in the Council's email dated 21 June. The conclusions demonstrate that there are sound planning reasons which justify the approval of the proposed change of use.

New Material

The Council's email introduces new material which raises the question as to whether this information is admissible to the review body. In particular, I draw your attention to "indicative figures" for 2010, which have not been published. We would suggest, in line with Section 43B of the Town & County Planning (Scotland) Act 1997, that this information should be discarded. In the meantime, I thought it prudent to address the points raised:-

Industrial Property Supply

The Council's email makes no reference to our submission relating to the industrial property supply. In view of this, it can be inferred that the Council does not dispute our research which has established that there is an adequate supply of available industrial property. It is considered that this directly addresses an initial concern of the Council that "if the proposals were implemented it would further erode the available commercial and industrial premises within Inverclyde".

Land Supply Figures

We note that the 2009 land supply figures are now available. A fundamental point to note is that the industrial land supply is divided into a number of categories. The subject property falls within Category 11 : Developed for Industry or Business. Category 11 does not fall within the definition of Marketable Land Supply nor the Non Marketable Supply. Its relevance is therefore questionable. In any case, the 2009 Audit states that there is a 10 year supply, and this is consistent with Structure Plan requirements and therefore supports the proposed change of use.

Adjacent Property

With regards to the comments relating to the most south westerly building at Faulds Park, Mr Gimby notes that this was sold in 2007 and is of a similar size and type. However, from discussions with Iain Davidson of Colliers (letting agents), I confirm more than half of the building since its purchase in 2007, has remained empty and is of a higher quality than the one which is the subject of this review. This point has already been noted in the previously submitted Employment Land Statement and supports the position that the subject property is likely to remain vacant, giving further weight to the proposal for a change of use.

Planning application 09/0377/IC

Should planning permission be granted the following conditions should be attached:

1. That the development to which this permission relates must be begun within 3 years from the date of this permission.
2. That the facility shall be closed by 11pm every evening.

Reasons

1. To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
2. In the interests of the amenity of adjacent residents.