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**Report To:** The Planning Board

**Date:** 5th October 2011

**Report By:** Head of Regeneration and Planning

**Report No:** 11/0190/IC

Local Application  
Development

**Contact  
Officer:** James McColl

**Contact No:** 01475 712462

**Subject:** Partial demolition and alterations to former primary school buildings to facilitate reuse, together with new parking provision and erection of MUGA (multi use games area) court at St Lawrence's Primary, Ingleston Street, Greenock.

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## **SITE DESCRIPTION**

The former St Lawrence's Primary School is situated on the southern side of Ingleston Street, Greenock. The building is two storeys and finished in brown facing brick, white timber cladding and a flat roof. A variety of building and uses lie adjacent including St Lawrence's Church, business and industrial premises and a retail shop.

## **PROPOSAL**

It is proposed to partially demolish the building and refurbish the remainder building. The refurbishment includes external cladding, replacing windows finished in powder coated aluminium and removing the existing tank room. To the rear it is proposed to construct a Multi Use Games Area (MUGA) enclosed by a rigid mesh fence to a height of 4 metres.

The building will be used as an educational facility as currently provided at the Mearns Centre.

## **LOCAL PLAN POLICIES**

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas.

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded and, where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas.

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

## **CONSULTATIONS**

**Head Of Environmental And Commercial Services** – No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 26 August 2011 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was subject to neighbour notification and a press advertisement. No representations were received.

## **ASSESSMENT**

The material considerations in the determination of this application are the Local Plan, the visual impact of the proposal, impact on residential amenity and the consultation response received.

Policy H1 of the Inverclyde Local Plan seeks to protect existing residential amenity and policy H9 advises on the non-residential uses within existing residential areas. Whilst located within a designated residential area, the site is remote from any nearby residential properties being immediately adjacent to business, industrial and commercial uses and St Lawrence's Church. The use remains within the general category of education and the proposed MUGA will be used in conjunction with the use of the premises. It is not floodlit and opportunity for late evening use would be limited. The proposal therefore presents no conflict with policies H1 and H9 of the Inverclyde Local Plan.

Considering design, the building reflects the architectural style of the time. The refurbishment will have a positive impact on its appearance, helping to provide a sense of renewal to the locality. The new MUGA will be located to the rear of the site and will not be prominent within the streetscape.

The existing playground will be resurfaced and marked out for car parking provision. There is also a new parking area to the front of the site. The Head of Environmental and Commercial Services offers no objection to this arrangement.

## **RECOMMENDATION**

That the application be granted subject to condition

Condition

1. That prior to the commencement of works on site, samples of the external cladding to be used on the building must be submitted to and approved by the Planning Authority. Works shall then proceed as approved unless any alternative is agreed, in writing, by the Planning Authority.

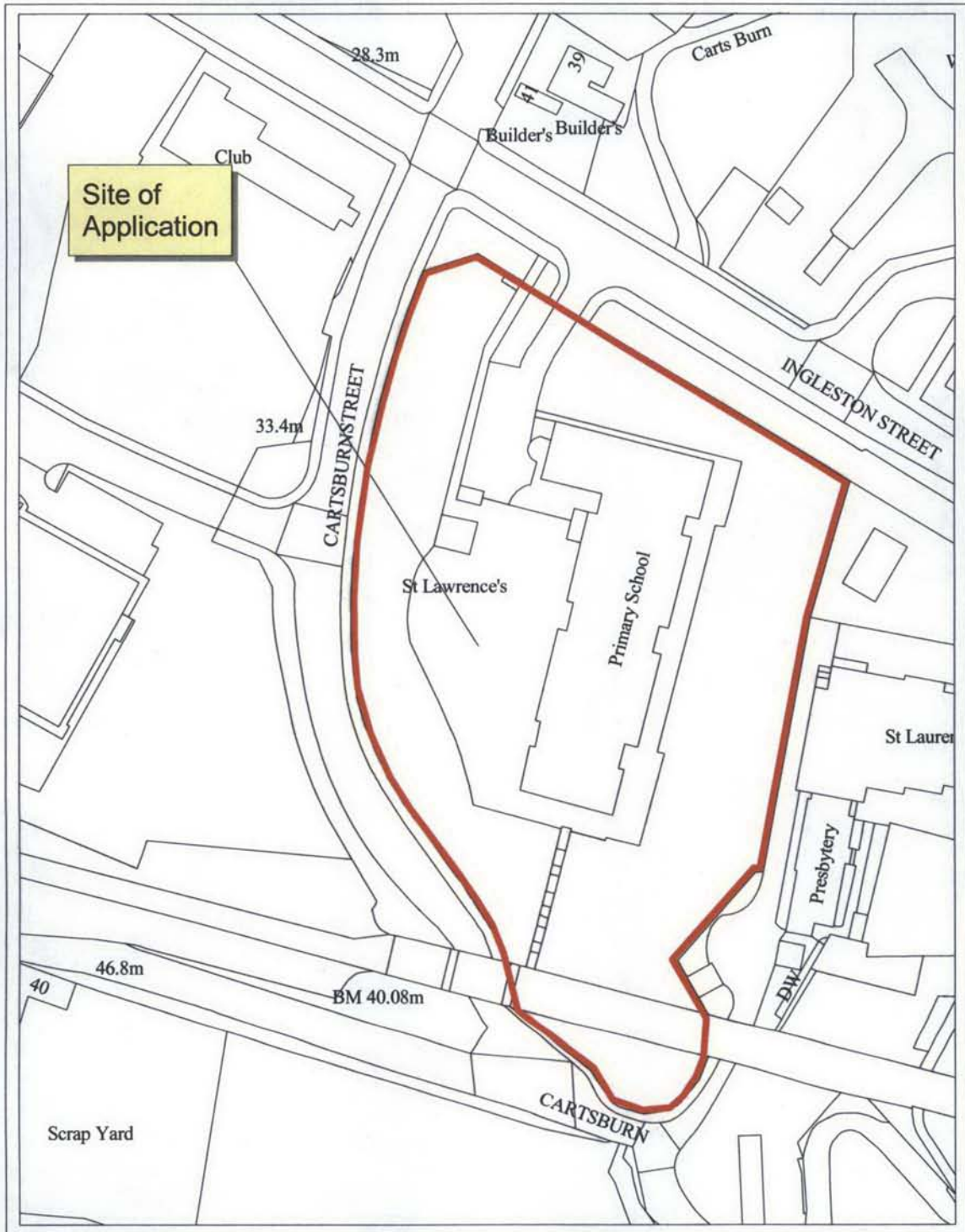
## Reason

1. To ensure the proposed cladding is visual acceptable.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan.
3. Consultation reply.



Drawing No. 11/0190/IC St. Lawrence's Primary, Ingleston Street, Greenock.

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