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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>7th December 2011</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>11/0245/IC Plan 12/11</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>David Ashman</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Upgrade of existing play area and creation of community hub at Sir Michael Street Play Area, Sir Michael Street, Greenock</b>		

## **SITE DESCRIPTION**

The application site is a 550 square metres area of ground located off Sir Michael Street and situated between two blocks of four storey high tenements. The site is bound by a high mesh fence and was previously used as a kickabout area.

## **PROPOSAL**

The proposal is submitted by Greenock Central Residents Action Group and seeks to address an underprovision of formal play opportunities within the neighbourhood.

It is proposed to formalise play provision within this area through the introduction of a variety of play equipment ranging from springers and slides to climbing centres and puzzle boards. This is designed to provide play opportunities for a range of age groups from toddlers to teenagers. New seating and fencing is to be provided, with reductions in the height of some boundary walls to accommodate the new seating arrangements. The area is also to be re-surfaced with the introduction of safety surfacing.

## **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** - The proposed designs are as discussed with the applicant.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 7th October 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 the subject of neighbour notification and press advertisement. No representations were received.

## **ASSESSMENT**

The material considerations in determination of this application are the Local Plan and the consultation response.

The application site is within an area identified for residential purposes in the Local Plan under Policy H1. Play facilities are associated with residential areas and, as such, I am satisfied that equipping the site with items to encourage active use is compatible with the character and amenity of the area.

As the site is within the Council's ownership and as the future maintenance of it will pass to the Council it is important to ensure that the Head of Environmental and Commercial Services is satisfied that the scheme is fit for adoption. The application, as submitted, accords with pre-application discussions and is acceptable.

## **RECOMMENDATION**

That the application be granted subject to conditions

### Conditions

1. That prior to their use, details of the colour of the external render to be used on the walls and any staining/colour treatment of the seats and benches shall be submitted to and approved in writing by the Planning Authority.

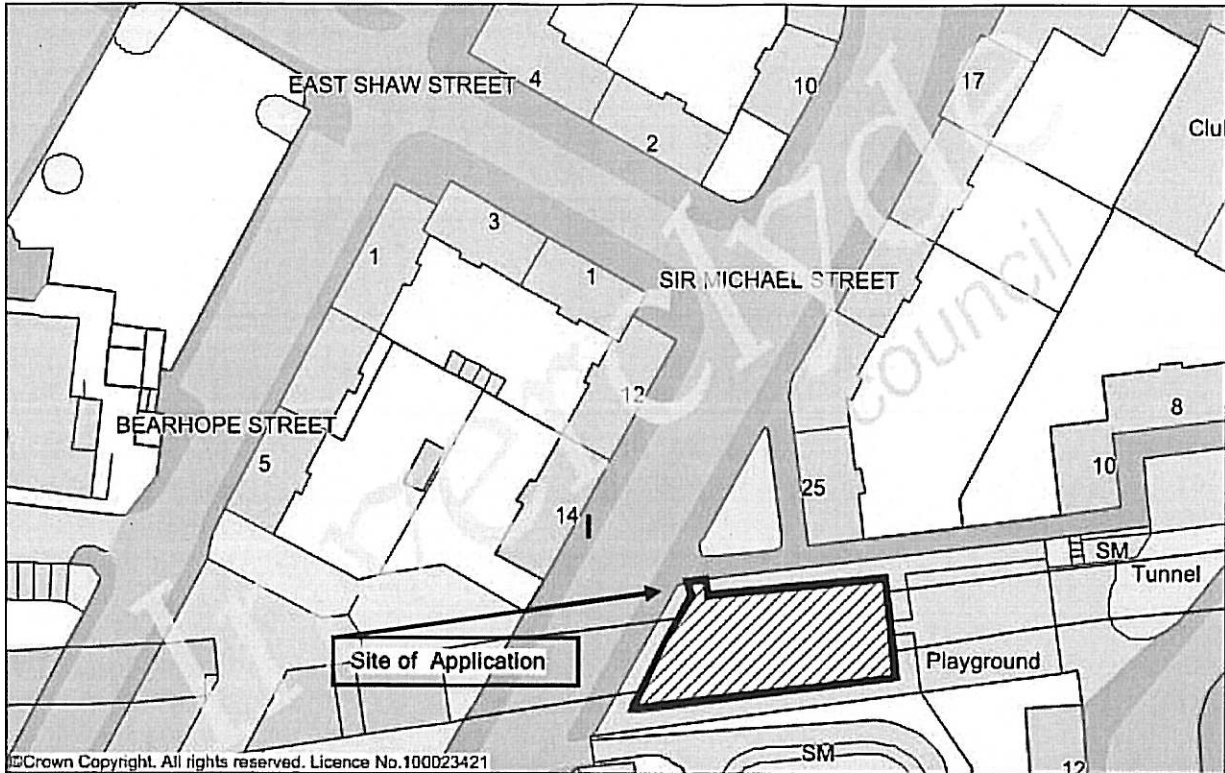
### Reasons

1. To ensure the appropriateness of these treatments.

Stuart Jamieson  
Head of Regeneration and Planning

## **BACKGROUND PAPERS**

1. Application form
2. Application plans
3. Inverclyde Local Plan
4. Consultation responses



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Application Number	11/0245/IC
Location	Sir Michael Street Play Area Sir Michael Street Greenock
Proposal	Upgrade of existing play area and creation of community hub



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