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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b> 7 <sup>th</sup> June 2012
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration &amp; Resources</b>	<b>Report No:</b> R245/12/AF
<b>Contact Officer:</b>	<b>Aubrey Fawcett</b>	<b>Contact No:</b> 01475 712762
<b>Subject:</b>	<b>Gourock Pier Head – Progress Report</b>	

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to advise Members on progress regarding the development of the Gourock Pier and Railhead Development Area and seek approval relating to a range of issues.

## 2.0 SUMMARY

- 2.1 The progress of the Gourock Central Development is a key priority for the Council. Members delegated authority in July 2011 to the Corporate Director Environment, Regeneration and Resources to engage Riverside Inverclyde (ri) to deliver the Gourock Pier and Railhead Development Area Project and further approved the revised development framework at the Regeneration Committee in October in 2011. In addition, the Policy and Resources Committee in February 2012 approved the funding for the project.
- 2.2 ri is progressing with the pre planning application consultation process and will be submitting a planning application for the overall development in due course. In the mean time ri is progressing with the approved enabling works to facilitate the implementation of the revised development framework. Members should also note that since the last approval meetings have taken place with Gourock Community Council and Trader Representatives.
- 2.3 The report seeks approval to instruct ri to submit the planning application for the revised development framework.

## 3.0 RECOMMENDATIONS

- 3.1 That Committee:
1. Delegate authority to the Corporate Director Environment, Regeneration and Resources to instruct ri to submit the planning application for the revised development framework and subject to obtaining planning consent proceed with early implementation of the works;
  2. That the Corporate Director Environment, Regeneration and Resources provides:
    - Quarterly progress reports through the Capital Programme report to the Environment & Regeneration Committee.
    - Details of the revenue implications of the proposals to the next Committee cycle prior to any legally binding commitment being made by the Council.
  3. Approves the additional works, subject to the costs of the works being contained within the overall approved budget of £4.7m, as outlined in 5.3.

Aubrey Fawcett  
Corporate Director, Regeneration and Environment

## 4.0 BACKGROUND

4.1 The Regeneration Committee on the 27<sup>th</sup> October 2011 approved the revised development framework for the redevelopment of the Gourock Pier and Railhead Development Area, including the one-way system to Kempock Street. The Policy and Resources Committee also approved the funding for the project in February 2012.

4.2 ri as requested has been progressing with pre planning application consultation and will be submitting a planning application in due course. In addition:

- ri has been developing the detailed design and have commenced the implementation of enabling works;
- ri has also progressed with the pre tender process of seeking contractor interest through an appropriate OJEC notice.

4.3 In addition, the Leader of the Council and local ward Members together with officers from the Council and ri met with representatives from Gourock Community Council and Shore Street and Kempock Street Traders' Groups. The following observations were made:

1. Gourock Community Council and Shore Street Traders (SST) meeting on 21<sup>st</sup> March 2012.

- a. Shore Street Traders (SST) raised concerns over the scope of work and expressed disappointment over the omission of Shore Street in the proposals. ri are now considering ways in which to incorporate Shore Street improvements into the wider masterplan.
- b. SST raised particular concerns over the lack of adequate car parking at key points along Shore Street. ri are investigating ways to improve car parking capacity on Shore Street.
- c. SST also raised concerns over the lack of consultation over the creation of two new bus stops that have removed crucial car parking spaces outside Shore Street shops. IC officers agreed to raise this with the SPT liaison officer.
- d. Concerns were raised by SST over the maintenance of residential properties directly above retail premises. IC officers made it clear there was limited scope for IC to act on this except where properties were in such poor condition they posed a danger to the public. ri also explained this issue was outwith the scope of their remit.
- e. IC offered to liaise with Economic Development officers within IC to identify possible funding sources of property improvement/repair for shop fronts.
- f. SST expressed concerns over the impact of tree maintenance on Shore Street as the mature trees impeded lighting causing security concerns and posed a trip hazard in the deciduous season. After a review by ri's retained landscape architect and separately by IC officers it is considered the removal of the trees would detract from the appearance and character of Shore Street and instead a more regular maintenance regime should be informed by IC.
- g. It was agreed that both the representatives from the Community Council and SST were in broad agreement to the revised proposals subject to the inclusion of satisfactory improvements to the Shore Street area. Any additional work within Shore Street will result in additional costs as it was not originally within the scope of the £4.7m scheme. ri will work with the design team to identify cost savings within the original scheme to accommodate any additional work agreed in Shore Street.

2. Kempock Street Traders (KST) meeting on 20<sup>th</sup> March 2012.

- a. A major concern raised by the KST was flooding on the new link road and the subsequent ability to revert to a two way system on Kempock Street in the event of an emergency. ri have advised that a detailed flood risk assessment has been conducted. As with many areas in Inverclyde the flood risk can not be completely mitigated and a meeting to discuss detailed arrangements for

contingency plans has been arranged with IC Roads and Strathclyde Police.

- b. KST claim that the new number of additional car parking spaces is not clear. ri advised that in total 105 new spaces were originally envisaged. This excludes additional spaces to the north east of the railway station. The 105 spaces did include extra spaces on the north side of Kempock Street which it is accepted is not practical due to loading and servicing requirements of existing retail premises. A further 47 spaces are currently under consideration as part of the advance works to minimise car parking congestion during construction works. It should be noted these spaces are intended to be temporary in nature. Should additional works take place in Shore Street this will further increase car parking capacity.
- c. KST claim that there may be structural damage to properties on the south side of Kempock Street during the construction phase. ri's project Engineers, WA Fairhurst, have advised that they do not anticipate any such damage. Condition surveys will take place in advance and properties will be closely monitored to protect against claims of damage to property during the construction phase of the project.
- d. KST claim there has been insufficient consultation. ri have made it clear they disagree entirely with this statement as there have been two publicly advertised consultation meetings in August and December 2011, with the two further follow up meetings also arranged as described in the proceeding paragraphs.
- e. KST requested ri and IC consider ways to restrict heavy goods vehicles travelling through Shore Street, this has been resisted however due to the potential impact on nearby businesses such as Devol and Amazon who are both based at nearby Faulds Park, this would not be practicable.
- f. KST stated that they were not clear on the justification or business case for the increased expenditure on the revised scheme but were broadly supportive of the original £2.4M scheme. IC advised that Roads officials considered the reduction in roads congestion worthy of the additional investment.

4.4 Members should be aware that following these meetings the proposals were reviewed and additional work was undertaken as follows:

- Grant Support for Retail Premises  
Economic Development officers have made a number of visits to retail premises advising proprietors of the grant support available;
- Lighting on Shore Street  
Lanterns have been changed between King Street and John Street (10 units) and two have been changed at Kempock Street end and the remainder in this section (Gamble Halls to Kempock Street) were completed by the end of April. The lights were changed from Sola luminaries (yellowish light) to Cosmopolis lamps which is a bright warm white light;
- Additional Parking on Shore Street  
Riverside Inverclyde and the Roads Service have been looking at how to increase the parking on Shore Street; and,
- Trees along Shore Street  
Officers have examined the trees along Shore Street and it is intended to retain these but increase the inspection regime.

## 5.0 PROPOSAL

5.1 In order to progress matters Council officers and ri representatives have re-examined the proposals and confirm that the original revised development framework is the most suitable option and that the planning application process should proceed. Members should be aware that as part of the normal planning application process, Members of the Planning Board will be informed of comments and objections received and will decide independently on the merits of the planning application. If planning consent is forthcoming it is proposed that works will commence as soon as possible thereafter.

5.2 Subject to approval of this paper, detailed planning consent and a land agreement with Network Rail the indicative project timescales are as follows:

- Mid June 2012 – submit detailed planning application
- October 2012 – receive planning consent
- Nov & Dec 2012 – finalise contractor tenders
- January 2013 – start on site
- July 2014 – estimated completion

5.3 In recognition of the comments made by the various stakeholders above, it is proposed that provided the costs of the works can be contained within the overall approved budget of £4.7m the following works are also undertaken:

- Additional appropriate signage to ensure traffic passing through Gourock are made aware of the shops and facilities on offer; and,
- Additional parking is provided where possible on Shore Street.

## 6.0 CONCLUSION

6.1 Due to the extensive period of time involved over many years in developing a range of proposals for Gourock Waterfront, it is considered appropriate that the project proceeds timeously to demonstrate the Council's commitment to the project.

## 7.0 CONSULTATIONS

7.1 Financial Implications - One Off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Programme	Gourock Transport Interchange	2011/15	£4,700,000	n/a	

Financial Implications - Annually Recurring Costs / Savings

There will be revenue implications of maintaining the assets created/improved and these are being quantified and will be reported to a future meeting of the Committee. Clarity will be needed as to where the liability for these costs lies in the short and longer term.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if applicable)	Other Comments
Roads and Environmental Infrastructure*	To be identified	To be identified	To be identified	To be identified	Savings against 2011/12 budget contribution already factored into the Council's Financial
Economic Regeneration	Riverside Inverclyde	2013/14	(£300,000)		

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- Costs for maintaining roads and environmental public works are being developed and will be reported back to Committee in due course.

- 7.2 The Head of Legal & Democratic Services has been consulted on the proposals.
- 7.3 The Head of Regeneration and Planning has been consulted on the proposals.
- 7.4 The Head of Property Assets & Facilities Management has been consulted on this report.
- 7.5 The Head of Environmental and Commercial Services advises that the above proposals present very significant improvement to the traffic movement within Kempock Street and are to be commended.
- 7.6 Riverside Inverclyde has been consulted on the preparation of this paper.