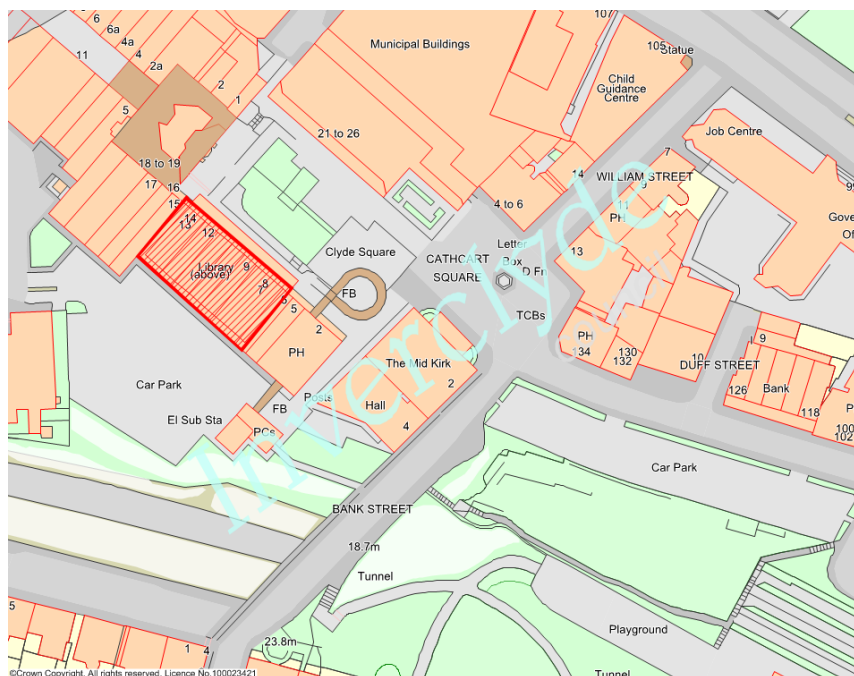


<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>9th January 2013</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>12/0328/IC Plan 01/13</b>
<b>Contact Officer:</b>	<b>David Ashman</b>	<b>Contact No:</b>	<b>01475 712416</b>
<b>Subject:</b>	<b>Formation of access doors to plant room at rear of building (amendment to planning permission 12/0068/IC) at Former Central Library Building, Clyde Square, Greenock.</b>		

**SITE DESCRIPTION**

The former Central Library, on the south west side of Clyde Square, Greenock, formed the upper two floors of a three storey building, with a parade of shops and offices forming the ground floor. Pedestrian ramps leading from Clyde Square and Bank Street lead to a large paved courtyard at first floor level from where access to the former library is gained. Below the courtyard is a bar/diner and shop. To the rear is a car park operated in association with the Oak Mall shopping centre. The Municipal Buildings is directly across Clyde Square, while the building entrance faces the side elevation of the Mid Kirk.



## PROPOSAL

In April 2012 the Planning Board granted planning permission for alterations including the formation of a new access from Clyde Square to facilitate conversion of the library to offices. It has subsequently become clear that a new boiler requires to be fitted and ventilation of the boiler room improved to accord with Building Standards. The proposed works involve the removal of existing louvres and the formation of new access doors. These are to be steel louvre fitted with a security mesh and fly screen, similar to other rear doors along this section of the building which face onto the car park.

## LOCAL PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow;
- (c) Gourock; and

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (k) By Station/Pier, Wemyss Bay.

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

Local Plan Policy R2 - Support for Designated Centres

The designated Centres identified in Policy R1 will be protected, enhanced and developed, where resources allow, through a range of initiatives aimed at achieving the following:

- (a) encouraging a diversity of retail, leisure, civic, public administration, office, residential and other uses, of the type which the Council, as Planning Authority, considers to be appropriate to the development of the individual Centres, in order to support their vitality and viability, particularly through mixed use developments and through the use of upper floors of commercial premises;
- (b) identifying and promoting opportunities for new development and for the redevelopment and reuse of existing premises, both within and on the edge of the defined Centres;
- (c) improving the quality of the urban environment through implementing programmes for the improvement of individual properties, the streetscape and open spaces;

- (d) improving accessibility and integration of services by bus, train, ferry and taxi;
- (e) improving accessibility for pedestrians and cyclists through the provision of safe and convenient facilities and routes both into and within the town centres;
- (f) managing provision of freight access and of car, motorcycle and cycle parking for residents, visitors, workers and shoppers in accordance with an approved strategy;
- (g) managing traffic flows to minimise congestion and pollution and to give priority to the disabled, pedestrians, cyclists, public transport and service vehicles; and
- (h) developing Town Centre Action Plans in partnership with other agencies.

#### Local Plan Policy R3 - Town Centre Uses

The following town centre uses will be directed towards the Central Shopping Area of Greenock, the other two Town Centres (Port Glasgow and Gourock) and the Local Centres:

- (a) Use Class 1 (Shops);
- (b) Use Class 2 (Financial, Professional and other Services);
- (c) Use Class 3 (Food and Drink);
- (d) Use Class 11 (Assembly and Leisure); and
- (e) Related uses such as public houses, hot food take-aways, theatres, amusement arcades and offices for taxis for public hire.

Outside these designated Centres, the above uses will be permitted in principle in the Outer Mixed/ Commercial Area around the Central Shopping Area of Greenock Town Centre, according to the specification in Policy R5. Applications for any of the uses listed will be considered subject to the criteria outlined in Policy R10. Proposals for other uses in designated Centres will be considered on their merit.

#### **CONSULTATIONS**

No consultations were required on this application.

#### **PUBLICITY**

The application was advertised in the Greenock Telegraph on 16th November 2012 as there are no premises on neighbouring land.

#### **SITE NOTICES**

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

#### **PUBLIC PARTICIPATION**

No representations have been received.

#### **ASSESSMENT**

The material considerations in determination of the application are the Local Plan and the visual impact of the proposed alterations.



There are no Local Plan policies which relate specifically to minor works of this nature. I consider that the proposed doors, which reflect others in the building, are visually in accord with the rear elevation and will have a neutral impact on the appearance of the building.

## RECOMMENDATION

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan
3. Planning permission 12/0068/IC.



Crown Copyright. All rights reserved  
(1000023421) 2010

Ordnance Survey maps, and maps created from Ordnance Survey material are subject to Crown copyright. Information on Ordnance Survey map licensing can be found on their website <http://www.ordnancesurvey.co.uk/oswebsite>.