
Report To: Environment and Regeneration Committee **Date:** 1st May 2014

Report By: Corporate Director Environment, Regeneration & Resources **Report No:** R327/14/AF

Contact Officer: Aubrey Fawcett **Contact No:** 01475 749822

Subject: East India and Victoria Harbours Development – Progress Report

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the progress regarding the redevelopment of East India and Victoria Harbours Development and seek approval for a range of proposals.

2.0 SUMMARY

- 2.1 The development of East India and Victoria Harbours was approved by Members in 2007 as a joint development between Riverside Inverclyde(ri) and Clydeport Holdings. A further report was considered by Members in 2011 where delegated authority was given to the Corporate Director Environment, Regeneration & Resources to agree revisions to the extent and timeline for the development of the Phase 1 infrastructure works.
- 2.2 Following the recent decision to grant planning permission for the development of a new family restaurant by Greene King, negotiations have been proceeding between ri and Clydeport to formalise arrangements and extent of Phase 1 infrastructure works and future phasing of infrastructure works.
- 2.3 In addition, following on from the decision by the Council to fund the Homecoming Muster and Commonwealth Flotilla at a cost up to £250,000, feasibility work is ongoing to explore the legacy aspect of the proposals and how these might benefit the East India and Victoria Harbours Development and the wider Greenock Town Centre. In this regard consideration has been given to using the floating pontoon, which is currently used by the Ocean Youth Trust and located within Victoria Harbour, by transferring this temporarily to the James Watt Dock for the duration of the event from 20th to the 25th July 2014 and thereafter relocating the pontoon to East India Harbour on a permanent basis for use as a visiting harbour for use by boating visitors to access the town centre shops and restaurants.
- 2.4 ri is also undertaking a study into the feasibility of reusing the stonework of the former Harbour Trust Building which was located in the vicinity of the Beacon Theatre.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee delegate authority to the Corporate Director Environment, Regeneration & Resources to:
- a) conclude agreements to the revised masterplan for phasing of development plots and re-phasing the site infrastructure works as outlined in para. 5.2;
 - b) develop and negotiate appropriate agreements with Clydeport and ri to procure the implementation of works to establish a seasonal visiting harbour facility in East India Harbour so as to provide a long term legacy following the Homecoming Muster and Commonwealth Flotilla event in July 2014; and
 - c) provide further updates to Committee in due course.

Aubrey Fawcett
Corporate Director Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Regeneration Committee approved the establishment of a joint development between Clydeport and ri in 2007 to bring forward a mixed use development of East India and Victoria Harbours.
- 4.2 The Regeneration Committee delegated authority to the Corporate Director Environment Regeneration & Resources in May 2011 to agree the extent and timeline for the revised Phase 1 infrastructure works at the East India and Victoria Harbours Development and report back to Committee in due course. Clydeport had previously advised due to the state of the housing market and lack of interest in the site by developers it would not be appropriate to progress infrastructure works until such time as the market returned. Although some environmental works had taken place it became evident that the site was becoming unsightly and unkempt.
- 4.3 The Council also approved the £250,000 to fund the Homecoming Muster and Commonwealth Flotilla in July 2014. It was intended that this funding would also assist in providing a long term legacy for the area.

5.0 PROPOSALS

- 5.1 The Council and ri have been in dialogue for some time with Clydeport to bring forward a definitive date to commence elements of the infrastructure works to enable development of East India and Victoria Harbours to proceed as well as addressing the poor state of the environs. This has become more acute following the recent decision to grant planning consent by the Council for a new family restaurant adjoining East India Harbour.
- 5.2 In respect of the above, negotiations with ri and Clydeport has resulted in the following proposals be brought forward for Members' consideration at this time, namely:
- the revised masterplan layout for phasing of development plots following the construction of the Beacon Theatre as outlined in Appendix 1 (please note, any changes to the originally approved masterplan from a planning perspective requires approval through the normal statutory planning process);
 - the form and extent of the extent of phase 1 works to enable sites A and B to be developed and environmental improvements to be undertaken by Clydeport during 2014 as outlined in Appendix 2; and,
 - the future phasing of infrastructure works as outlined in Appendices 3, 4 and 5 to enable sites C-H to be completed within 6 months of concluding agreement to develop each of the sites. Details of the public realm work to be agreed in advance with the Corporate Director.
- 5.3 In addition, discussions have been ongoing between ri, Clydeport and the Council regarding the opportunity to develop a legacy component to the Commonwealth Flotilla event in July 2014. Such an opportunity has presented itself following dialogue with Ocean Youth Trust (OYT), who has advised that for a number of reasons it is considering relocating its water related activities which will free up the pontoon which it uses in Victoria Harbour. ri had agreed with OYT in 2009 to provide a pontoon facility at no cost, subject to OYT covering the cost of maintaining the pontoon. OYT also rents out accommodation at Victoria House.

- 5.4 OYT is currently exploring (1) the use of James Watt Dock for berthing as the current Victoria Harbour location has restrictions due to its exposure to waves in storm conditions and (2) likely future locations. It is proposed that the existing pontoon could be temporarily transferred to service the Commonwealth Flotilla event (thus saving on renting some temporary pontoons) and then relocated to a permanent location in East India Harbour to form a seasonal visiting harbour. Although the East India Harbour does experience considerable tidal movement, particularly in winter, it is likely that the pontoon would be less prone to storm damage compared to its current location in Victoria Harbour. Should Members accept this proposal delegated authority is sought for the Corporate Director Environment, Regeneration & Resources to negotiate appropriate arrangements with Clydeport and ri regarding the management and charging of harbour dues for visiting boats and yachts. It is envisaged at this time that the fees generated would assist in covering the cost of maintaining the pontoon. Should this not be the case Members will be advised accordingly.
- 5.5 The East India Harbour area was originally owned by Scottish Enterprise during which time consent was granted, as part of a Section 75 Agreement, to remove the former Harbour Trust Building and store for future reuse/rebuilding on the site. The stonework is currently stored at East Hamilton Street Depot. ri is undertaking a study into the feasibility of reusing/rebuilding the stonework. Members will be advised on the outcome of the feasibility in due course. In addition, Members will be aware that approval was also given in May 2011 to make a 'clawback' payment of £731,250 to Scottish Enterprise from the profits emerging from the development, which was subject to confirmation by Scottish Enterprise. In this regard the Council awaits a response from Scottish Enterprise.

6.0 IMPLICATIONS

6.1 Financial Implications One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Earmarked Reserves	Homecoming Muster and Commonwealth Flotilla	2014/15	£250,000	n/a	Contained within existing budgets

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
n/a	n/a	n/a	n/a	n/a	n/a

6.2 Legal Legal and Procurement advice continues to be sought regarding the proposals.

6.3 Human Resources
There are no human resource issues arising from this report.

6.4 Equalities

Has an Equality Impact Assessment been carried out?

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YES (see attached appendix)

X

NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

6.5 Repopulation
The regeneration works outlined in this report should contribute to retaining and increasing the population within the area.

7.0 CONSULTATIONS

7.1 The Head of Legal & Property Services has been consulted on this report.

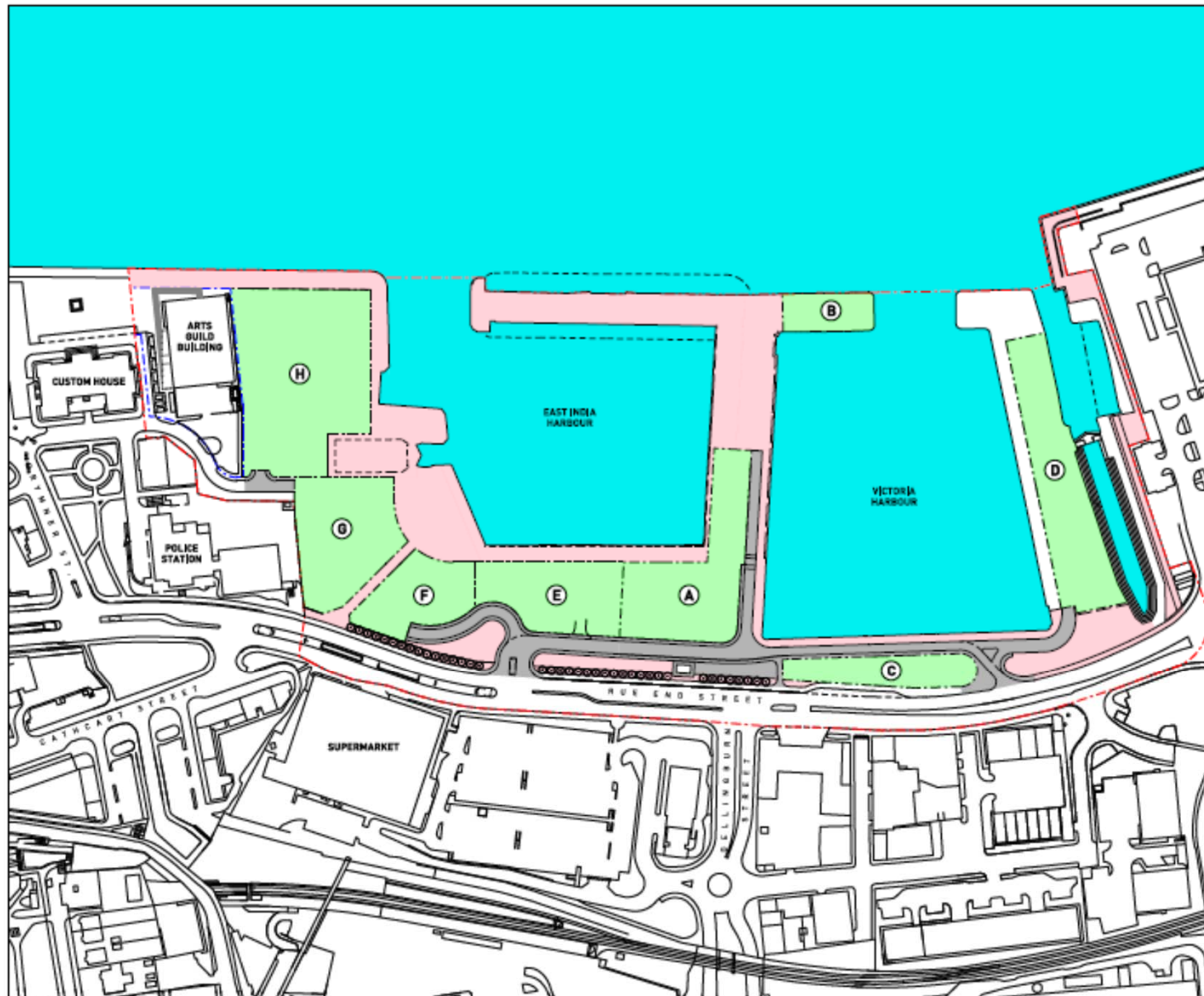
7.2 The Head of Regeneration & Planning has been consulted on this report and advises approval of the development's masterplan must be undertaken through the regulatory planning process.

7.3 The Head of Property Assets & Facilities Management has been consulted on this report.

7.4 The Head of Environmental & Commercial Services has been consulted on this report.

7.5 OYT, Riverside Inverclyde and Clydeport have been consulted on this report.

Appendix 1



NOTES
 Do not scale from drawings.
 All dimensions are to be taken from the centre of the plot.
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- KEY:**
- - - Development site boundary
 - - - Greenock Arts Guild (GAG) boundary
 - Development plot
 - New road works
 - Public realm works

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
1	Final issue for comment.	15/12/18	ED

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 22 Buchanan Street, Glasgow, G2 4JH
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PLAN 3

DRAWING COMPLETED WORKS

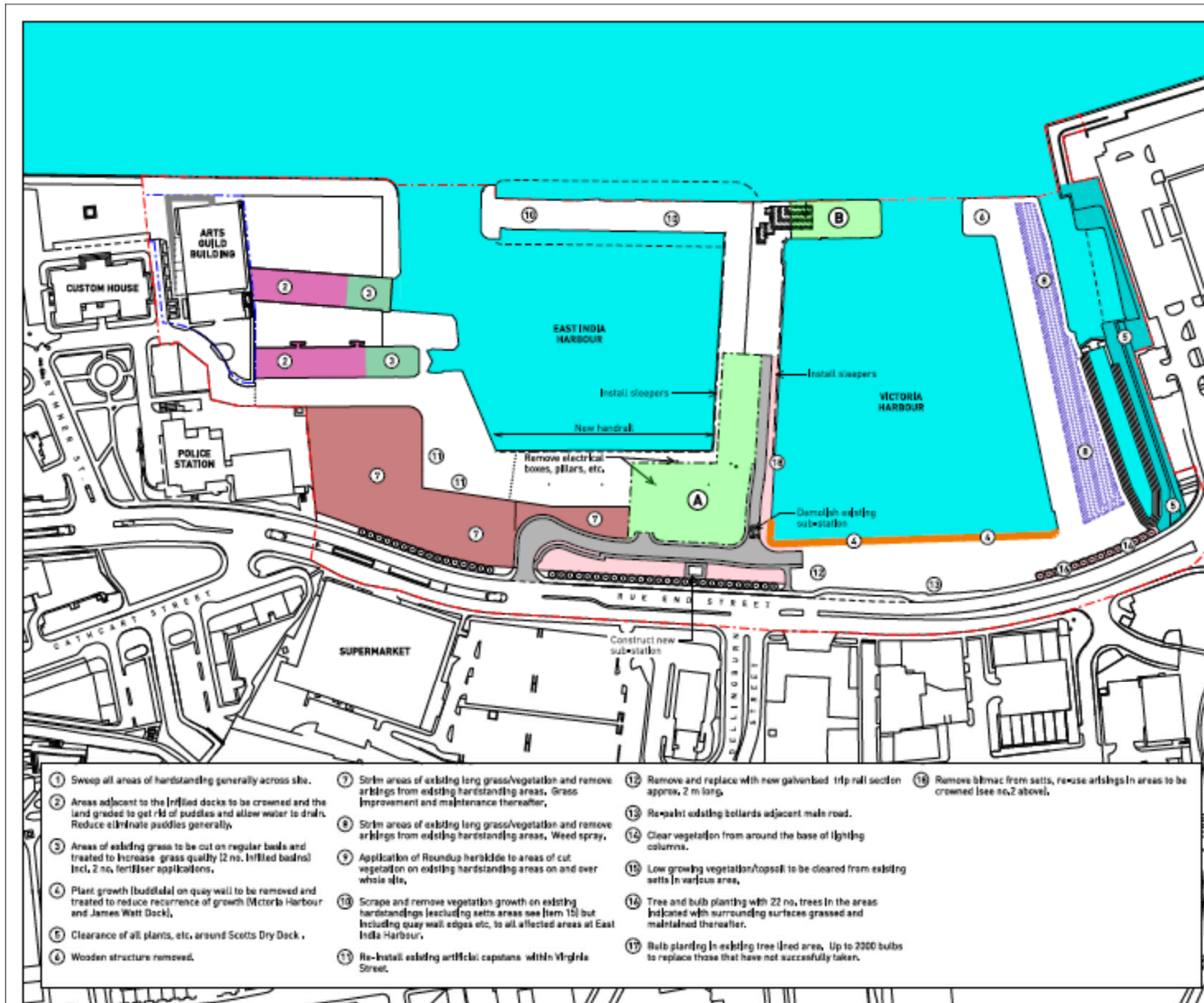
PROJECT REDEVELOPMENT
 THE HARBOURS, GREENOCK

CLIENT CLYDEPORT
 14 ROBERTSON STREET, GLASGOW, G2 8EG

DATE	DRAWN	SCALE	ORIGINAL
09/12/18	SK	1:2000	A3
PROJECT NO.	DRAWING NO.	REVISION	
0904	SK(2)17	-	

Appendix 1

Appendix 2



- 1 Sweep all areas of handstanding generally across site.
- 2 Areas adjacent to the filled docks to be crowned and the land graded to get rid of puddles and allow water to drain. Reduce silt/runoff puddles generally.
- 3 Areas of existing grass to be cut on regular basis and treated to increase grass quality (2 no. filled baftrol Incr, 2 no. fertiliser applications).
- 4 Plant growth (buddala) on quay wall to be removed and treated to reduce recurrence of growth (Victoria Harbour and James Watt Dock).
- 5 Clearance of all plants, etc. around Scotts Dry Dock.
- 6 Wooden structure removed.
- 7 Storm areas of existing long grass/vegetation and remove arisings from existing handstanding areas. Grass improvement and maintenance thereafter.
- 8 Storm areas of existing long grass/vegetation and remove arisings from existing handstanding areas. Weed spray.
- 9 Application of Roundup herbicide to areas of cut vegetation on existing handstanding areas on and over whole site.
- 10 Scrape and remove vegetation growth on existing handstandings (including setts areas see item 15) but including quay wall edges etc. to all affected areas at East India Harbour.
- 11 Re-install existing artificial capstans within Victoria Street.
- 12 Remove and replace with new galvanneal trip rail section approx. 2 m long.
- 13 Repaint existing bollards adjacent main road.
- 14 Clear vegetation from around the base of lighting columns.
- 15 Low growing vegetation/topsoil to be cleared from existing setts in various areas.
- 16 Tree and bulb planting with 22 no. trees in the areas indicated with surrounding surfaces grassed and maintained thereafter.
- 17 Bulb planting in existing tree lined area. Up to 2000 bulbs to replace those that have not successfully taken.
- 18 Remove bitmac from setts, reuse arisings in areas to be crowned (see no.2 above).

NOTES:
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 Any dimensions to be taken as indicated unless otherwise stated.

- KEY:**
- - - Development site boundary
 - - - Greenock Arts Guild (GAG) boundary
 - Refer to specification note 4
 - Development plot
 - New road works
 - Completed public realm works
 - Refer to specification note 2
 - Refer to specification note 3
 - Refer to specification note 5
 - Refer to specification note 7
 - Refer to specification note 8

- NOTES:**
- 11 Clyde Marine building demolished.
 - 12 Access road to development site A constructed (reusing existing finishes wherever possible).
 - 13 Existing sub-station demolished.
 - 14 New sub-station constructed.
 - 15 New handrail installed to harbour edge.
 - 16 Railway sleepers installed at harbour edge.
 - 17 Electrical boxes removed.
 - 18 Public realm improvements.
 - 19 Development plots A and B released for construction.

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
-	Final issue for comment.	09/12/23	ES
A	Standing updated as per discussion with client. Drawing status changed to 'Plan F'.	11/02/24	ES
B	Boundary to Plot A updated, through road tunnel updated to full O&A. Standing added at Scotts Dry Dock.	09/02/24	ES
C	Revised.	02/02/24	ES
D	Updated in accordance with client comments.	11/02/24	ES



PLAN 5

PHASE 1 DEVELOPMENT

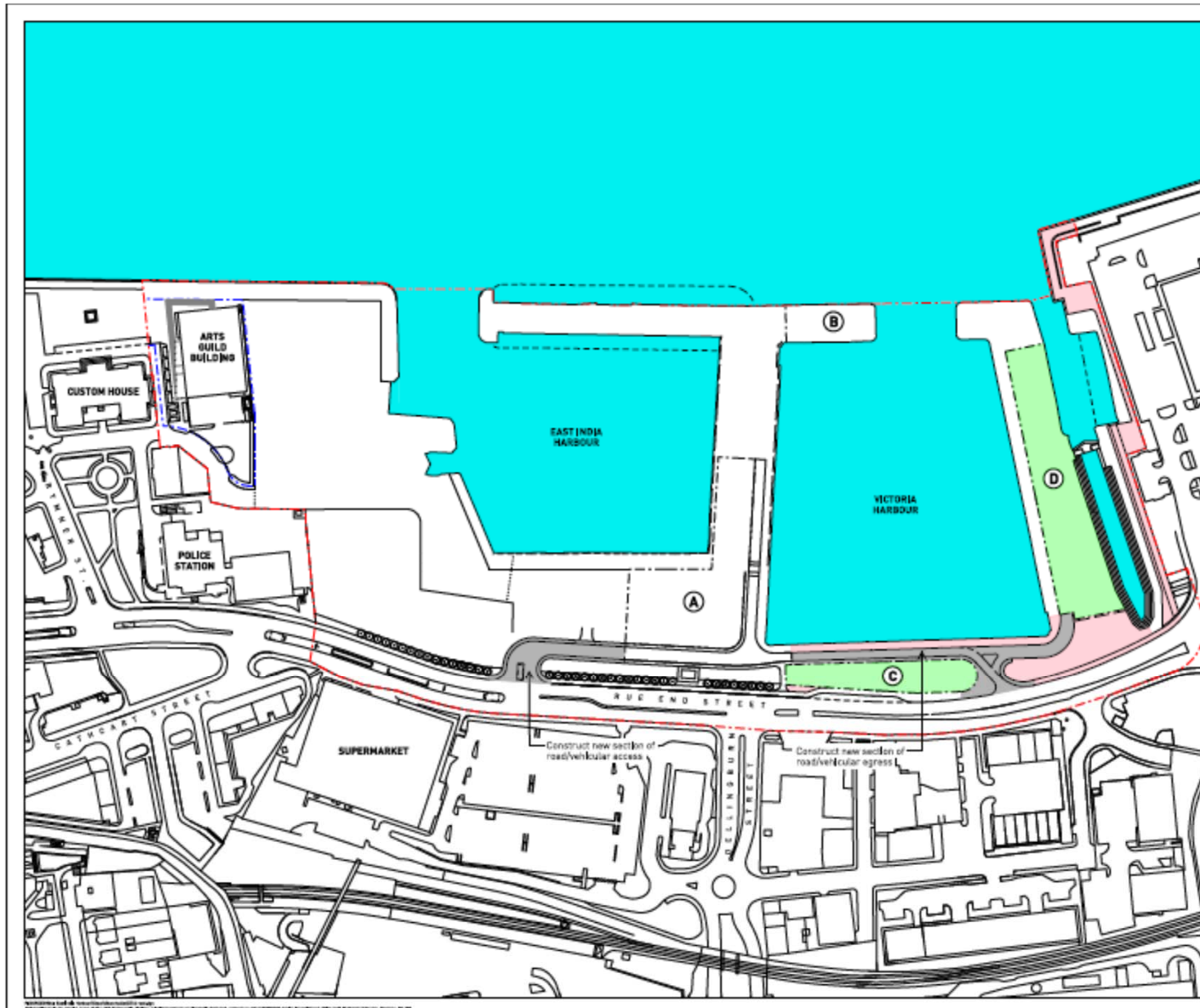
PROJECT
 REDEVELOPMENT
 THE HARBOURS, GREENOCK

CLIENT
 CLYDEPORT
 14 ROBERTSON STREET, GLASGOW, G2 8GS

DATE	DRAWN	SCALE	SHEET NO.
09/12/23	ES	1:500	A3
PROJECT NO. 6904	DRAWING NO. SK(2)13	REVISION D	

Appendix 2

Appendix 3



NOTES:
 Do not scale from drawings.
 All dimensions to be confirmed on site.
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- KEY:**
- - - Development site boundary
 - - - Greenock Arts Guild (GAG) boundary
 - Development plot
 - New road works
 - Public realm works

- NOTES:**
- (1) Construct new sections of road including access and egress points.
 - (2) Public realm improvements.
 - (3) New fence to be installed.
 - (4) Development plots C and D released for construction.

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
1	Final issue for construction.	08/12/23	BD
A	Fence added at Development Plot D. Drawing updated as per discussion with client. Drawing status changed to 'Plan 6'.	11/12/23	BD

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PLAN 6

DRAWING: PHASE 2 DEVELOPMENT

PROJECT: REDEVELOPMENT
 THE HARBOURS, GREENOCK

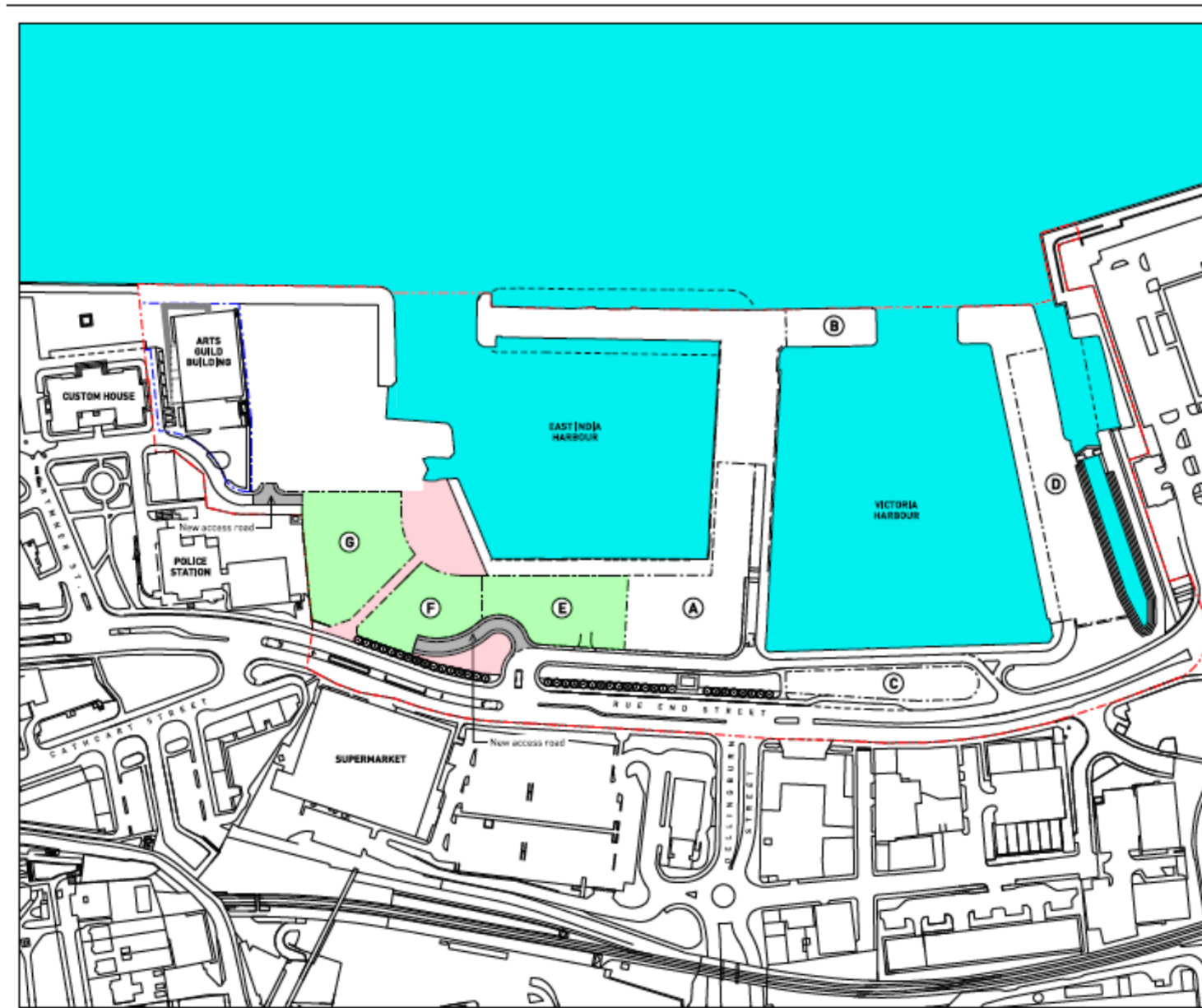
CLIENT: CLYDEPORT
 14 ROBERTSON STREET, GLASGOW, G2 4ES

DATE	DRAWN	SCALE	SHEET NO.
08/12/23	BD	1:500	A3

PROJECT NO.	DRAWING NO.	REVISION
6904	SK(2)14	A

Appendix 3

Appendix 4



Do not scale from drawings. All dimensions to be used for the purposes of the contract. Any dimensions to be used for the purposes of the contract, the contractor shall be responsible for checking the accuracy of the information.

- KEY:**
- - - Development site boundary
 - - - Greenock Arts Guild (GAG) boundary
 - Development plot
 - New road works
 - Public realm works

- NOTES:**
- (1) Construct new sections of road for residential plots.
 - (2) Development plots E, F and G released for construction.

REVISION HISTORY

REV.	DESCRIPTION	DATE	BY
1	Final issue for agreement	06/12/23	MS
A	Revisions: Grading updated as per discussion with client. Grading status changed to 'Plan 7'.	11/11/23	MS

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PLAN 7

DRAWING: PHASE 3 DEVELOPMENT

PROJECT: REDEVELOPMENT THE HARBOURS, GREENOCK

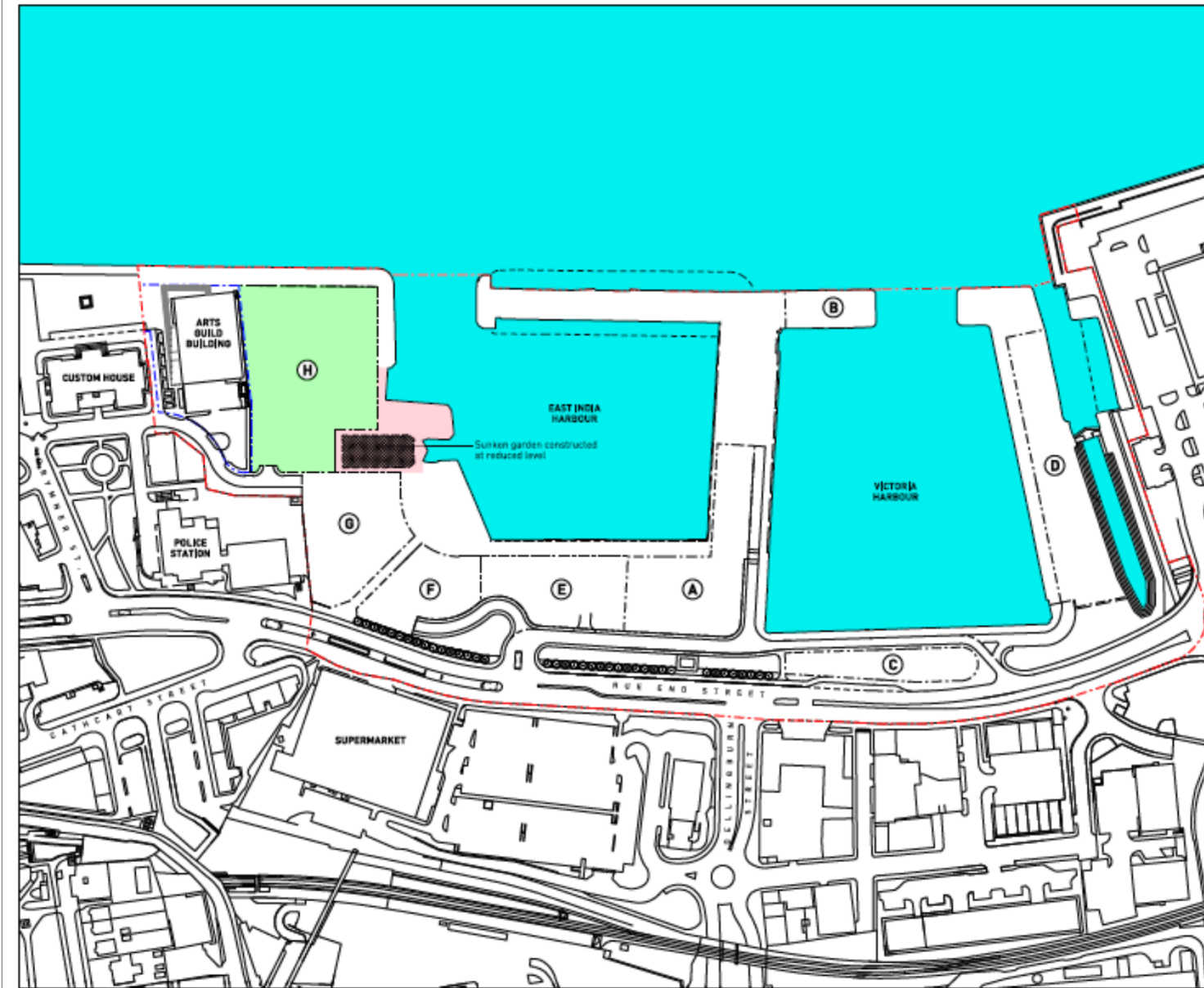
CLIENT: CLYDEPORT
14 ROBERTSON STREET, GLASGOW, G2 0ES

DATE	DRAWN	SCALE	ORIGINAL
01/12/23	MS	1/2000	A3

PROJECT NO.	DRAWING NO.	REVISION
6904	SK(2)15	A

Appendix 4

Appendix 5



All dimensions are to centre lines unless otherwise stated.
 All dimensions are to be taken from the centre line of the road.
 All dimensions are to be taken from the centre line of the road.

- NOTES:**
- KEY:**
- - - - - Development site boundary
 - - - - - Greenock Arts Guild (GAG) boundary
 - Development plot
 - Public realm works

- NOTES:**
- (1) Construct public realm works (including sunken garden to reduced level).
 - (2) Development plot H released for construction.

REVISION HISTORY	NO.	DESCRIPTION	DATE	BY
First Issue for comment.	1		08.12.13	GD



PLAN 8

DRAWING TITLE
PHASE 4 DEVELOPMENT

PROJECT
REDEVELOPMENT
 THE HARBOUR, GREENOCK

CLIENT
CLYDEPORT
 14 ROBERTSON STREET, GLASGOW, G2 8DS

DATE	DRAWN	SCALE	ORIGIN
05.12.13	SK	1:2000	A3
PROJECT NO.	DRAWING NO.	REVISION	
G904	SK(2)16		

Appendix 5