
Report To:	Environment & Regeneration Committee	Date:	13 January 2022
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV007/22/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Assets Management – Public Report on Public Open Space Consultation Relative to Rankin Park, Greenock		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of the outcome of a consultation process recently completed in relation to a proposal to construct an indoor tennis facility with associated parking, in the Rankin Park, Inverkip Road, Greenock, details of which are shown outlined in red on the plan attached at **Appendix 1**, to which the public currently have access. The consultation was carried out in order to obtain and consider the views of the community in relation to the proposal.

2.0 SUMMARY

Rankin Park - Indoor Tennis Facility

- 2.1 Colleagues in Community Learning & Development are progressing a proposal for the development of an indoor tennis facility within Rankin Park, Inverkip Road, Greenock, on the site of a former bowling green. As this project involves the Council changing the use by granting a lease of land consisting of, or forming part of, an open space, it is necessary for a public consultation to be carried out in relation to same, in terms of the Sections 24 (2A) and 27 (2A) of the Town and Country Planning (Scotland) Act 1959. That consultation completed on 10th December 2020 and this report seeks to update Committee on the results of that consultation. All responses to the consultation are attached within the appendices.
- 2.2 There is a separate report (part B) on the agenda for this meeting in the private and exempt section. That separate report provides options for the Committee, dependent on the outcome of the open space consultation.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 Notes the outcome of the open space consultation in relation to the proposed indoor tennis development at Rankin Park, Inverkip Road, Greenock and the terms of the representations received as detailed in **Appendix 2**; prior to consideration of the recommendations at 3.2 and in the Part B report.
- 3.2 Having regard to those representations, decides either:
- not to approve the proposed change of use; or
 - to approve the proposed change of use, for construction of an indoor tennis facility and associated parking within the Rankin Park all as more accurately

described in the planning application, reference number 21/0235/IC, noting that further reports will be brought by officers to the Education and Communities Committee on the progress and development of the project.

Stuart Jamieson
Interim Director, Environment & Regeneration

4.0 BACKGROUND

- 4.1 Rankin Park, Inverkip Road, Greenock is owned by the Council and classed as open space, it is currently maintained by the Council's Environmental Services. Over the past 3 years Inverclyde Leisure and the Council have been progressing a funding bid to develop a new indoor tennis facility within the park, the proposed development is shown on the plan at **Appendix 1**. Should Committee approve the proposed change of use then further update reports will be brought back to the Education and Communities Committee.
- 4.2 As the project involves a proposal to both change the use of and to grant a lease of land forming part of an open space, a consultation was required in terms of S.24 (2A) and S.27 (2A) Town and Country Planning (Scotland) Act 1959. The Committee approved this process on 26 August 2019. An initial consultation exercise was completed in January 2020, however as development of the proposal progressed, a need to change the proposed location was identified. Accordingly, prior to reporting to the Committee officers carried out a further consultation exercise to provide an opportunity for representations to be made in respect of the changed location, this closed on 10 December 2021.
- 4.3 The consultation was advertised on the Council website, in the Greenock Telegraph and by notices posted at the site. Responses received in both parts of the consultation are included in Appendix 2. In addition, a summary of the main issues raised in response to the public consultation along with observations from the relevant officers is as follows:

Site contamination – concern about health and safety risk to children and users.

Environmental Service observations - The Council's model planning conditions will be applied to this development. Any land and water quality issues will be picked up by geo-environmental investigation and risk assessment. Any identified pollutant linkages would then be remediated as part of the site development.

Pollutant linkages to the water environment would also be considered in the assessment – although groundwater in this area does not contribute to the drinking water supply there is the wider water environment and aquatic habitats that would be considered in the assessment. The installation of water supply pipes is regulated by Scottish Water and there are protective measures that can be applied as part of the development if necessary.

Congestion and roads access – that the proposal will cause roads congestion in the area.

Roads Service Observations - During the planning consultation, Inverclyde Roads and Transport Scotland had no objections to the proposed layout. The facility connects directly onto the trunk road network and this can cope with the additional traffic movements from the tennis facility.

The planning response from Inverclyde Roads states that the new development requires 20 car spaces and this volume of traffic will have no impact on the existing network.

There is no new proposed connection to the existing roads network, the proposed facility connects at the existing roundabout which has existing pedestrian crossing points.

Budgetary Priorities – that the proposal is not a priority for funding by the Council at this time.

Observation – the Council has considered the proposals at the Education and Communities Committee on many occasions in relation to the prospective financial and strategic priorities of the project.

Timescale for Consultation – that there is inadequate time for Community Consideration.

Observation – The timescales for consultation involved periods of 6 weeks for part 1 and 4 weeks for part 2 and these are in full compliance with the statutory provisions.

Increased Flood Risk – This was submitted relative to the part 1 consultation.

Environmental Service Observation – the proposal has been relocated.

Loss of Open Space – that there is an unacceptable loss of open space.

Observation – the relocated facility partly utilises the location of an existing bowling green which is not part of direct public access for open space. The roadway access and parking for the proposal does impact on open space provision but not to any material extent all as shown on the proposed plan. The ground which is proposed to be leased to IL is only comprised of the building footprint, its adjacent paths and the roadway access and parking. The facility will be available in the future for the use of the public in Inverclyde.

5.0 IMPLICATIONS

5.1 Finance

Financial Implications:

This report seeks to address the consultation on the change of use of Rankin Park only, all Financial implications of the proposed development will be reported through reports to the Education & Communities Committee

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
N/A					

5.2 Legal

As the proposals in the report involve a change of use of land consisting of open space, it was necessary for a consultation in terms of Section 27 the Town and Country Planning (Scotland) Act 1959 to be undertaken, and for the Committee to have regard to the outcome of any such consultation prior to reaching a decision on whether or not to proceed.

5.3 Human Resources

None.

5.4 Equalities

Equalities

(a) Has an Equality Impact Assessment been carried out?

<input type="checkbox"/>	YES
--------------------------	-----

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

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

None.

6.0 CONSULTATIONS

6.1 None.

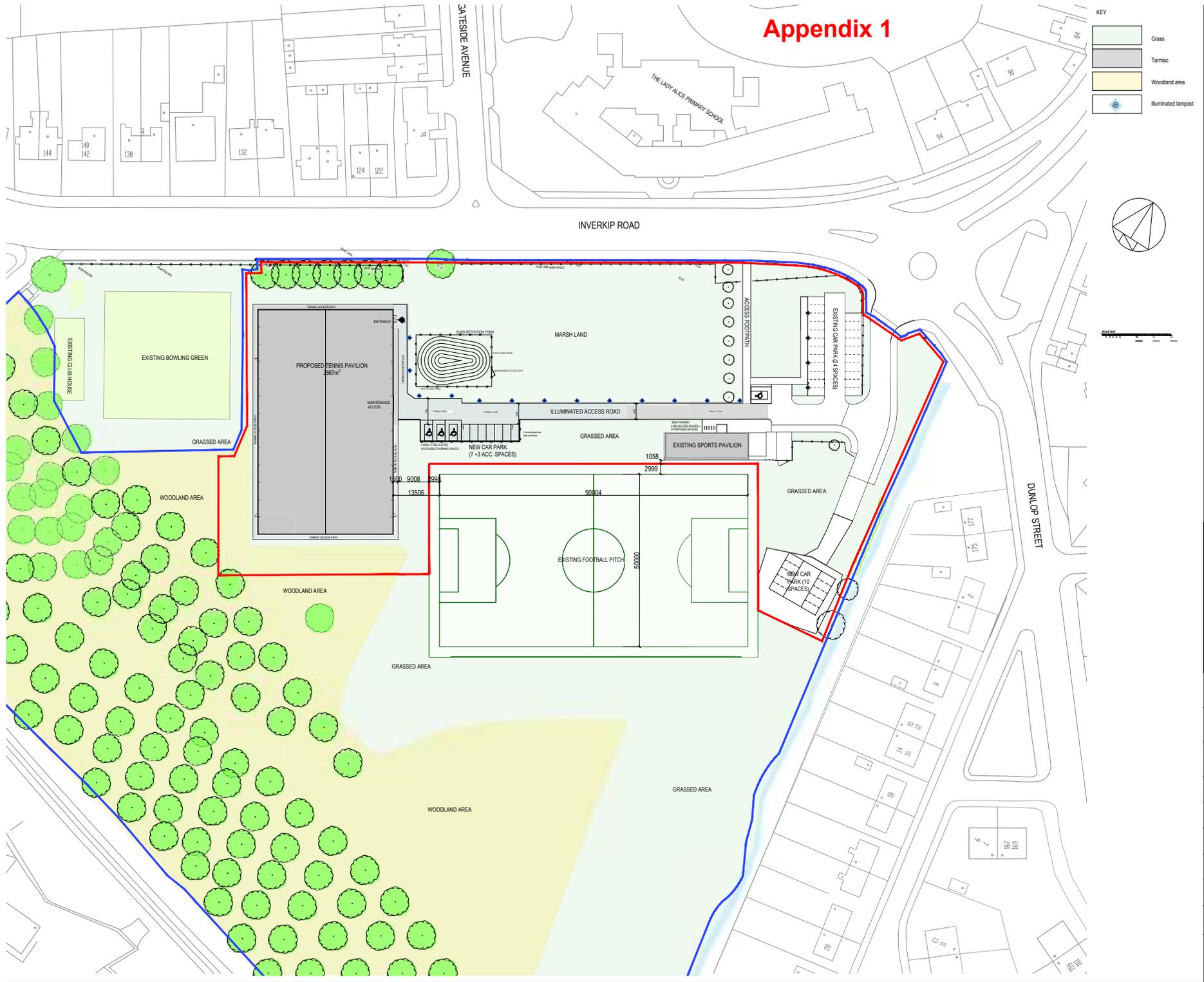
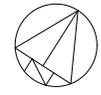
7.0 BACKGROUND PAPERS

7.1 None.

Appendix 1

KEY

	Grass
	Tarmac
	Woodland area
	Illuminated lampost



Responses Received in Consultations Under S.24 (2A) and S.27 (2A) of the Town and Country Planning (Scotland) Act 1959 (as amended) in Relation To Proposed Disposal and/or Appropriation Of Land At Rankin Park, Greenock.

This document contains verbatim transcriptions of email correspondence between respondents to the consultation and council officers, subject to the necessary redactions shown.

It should be noted the views and opinions expressed in the responses received are those of the respondents, and should not be read as the views or opinions of the Inverclyde Council or its officers.

There were two consultation exercises conducted in this process. Following the closure of the first in January 2020 the proposed location for the facility was moved, and as a result a further consultation was undertaken.

1) RESPONSES TO FIRST CONSULTATION - CLOSED 30 JANUARY 2020	ii
a) Port Glasgow West Community Council	ii
b) Inverclyde Bothy and Inverclyde Local Access Forum	ii
c) Duncan Macintyre	iv
d) Gourock Community Council	vi
2) RESPONSES TO SECOND CONSULTATION - CLOSED 10 DECEMBER 2021	xii
a) Port Glasgow West Community Council	xii

1) RESPONSES TO FIRST CONSULTATION - CLOSED 30 JANUARY 2020

a) Port Glasgow West Community Council

From: Tommy Rodger [mailto:pgwestcommunitycouncil@gmail.com]

Sent: 18 December 2019 14:57

To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>

Subject: Re: (Official) Rankin Park - Proposed Indoor Tennis Facility

Hi Peter

Port Glasgow West Community Council has no objections to the proposal.

Regards

Tommy Rodger
(Secretary)

b) Inverclyde Bothy and Inverclyde Local Access Forum

From: Lorna McCartney [EMAIL REDACTED]

Sent: 18 January 2020 14:08

To: Peter MacDonald

Cc: [VARIOUS EMAILS REDACTED]

Subject: Fw: (Official - Sensitive) Rankin Park - Proposed Indoor Tennis Facility

Hi Peter,

Would you please answer [REDACTED]'s question below about future access to the additional 10 space car park, and his potential concerns regarding this? ***[The email referred to contained the following query "My only comment would be about the control of access to the car park, looking at the photo there are lockable bollards, if the car park is going to be formalised is the plan still to use them, my possible concern being access to the wider area by 4x4s and other vehicles?"]***

Thanks,
Lorna

From: Peter MacDonald

Sent: 20 January 2020 16:57

To: 'Lorna McCartney' [EMAIL REDACETD]

Cc: [VARIOUS EMAILS REDACTED]

Subject: RE: (Official - Sensitive) Rankin Park - Proposed Indoor Tennis Facility

Hi Lorna

The Client Service come back to me in response, their having in turn discussed matters with Inverclyde Leisure (IL) with whom the Council is developing this proposal.

It is proposed that management of the Car Park, including the area inside the bollards which (depending on bookings) may be used as an overflow carpark, be undertaken by IL as part of their management of a completed facility. In this regard, the intention is to have a member of IL staff in the building during operational times and together with CCTV at such facility to help mitigate the risk.

I hope that assists however should you wish to discuss matters further, by all means come back to me.

Please also confirm I am to now treat the paragraphs highlighted below as your formal response, on behalf of both groups as indicated, or if you have further discussion to pursue before confirming or amending? ***[Paragraphs referred to are not copied in this document - per reply below they were not to be treated as the formal response]***

Thanks

Regards.

Peter

Peter J MacDonald
Solicitor
Inverclyde Council

From: 'Lorna McCartney' [EMAIL REDACTED]
Sent: 20 January 2020 17:11
To: Peter MacDonald
Subject: Re: (Official - Sensitive) Rankin Park - Proposed Indoor Tennis Facility

Thanks, Peter. I said to my colleagues and the ILAF members that I would respond on Friday, so I will do that, to give them the time I promised.

From: Lorna McCartney [EMAIL REDACTED]
Sent: 24 January 2020 14:52
To: Peter MacDonald
Cc: [VARIOUS EMAILS REDACTED]
Subject: Rankin Park - Proposed Indoor Tennis Facility - Inverclyde Bothy & ILAF response

Hi Peter, please find the response from Inverclyde Bothy & ILAF below. Thanks, Lorna

"Inverclyde Bothy and Inverclyde Local Access Forum (ILAF) fully supports the Rankin Park indoor tennis courts proposal. We are glad to see that there are already lowered kerbs in place and that there will be an additional 10 bike parking spaces near the building entrance and beside CCTV and street light.

We request that the pavement from the roundabout to the building is shared use if possible (cyclists and pedestrians).

If the bollards to the new parking area are no longer in place, we had a question regarding the prevention of antisocial behavior and damage caused by offroad vehicles being able to access the wider area. We were informed that Inverclyde Leisure (IL) will mitigate the risk with staff and CCTV. In which case, it would be best if the bollards remain in place apart from when the new car park is needed as an overflow car park.

If the bollards to the new parking area remain in place (apart from when overflow parking is required), we request that the area of road between the 2 lowered kerbs and the removable metal poles (bollards) en route to the overflow car park is painted with hashed lines to discourage parking between the lowered kerbs (there was a car parked there when I passed recently). I attach a photo of the area we're referring to."

c) Duncan Macintyre

From: Duncan Macintyre [EMAIL REDACTED]

Sent: 20 January 2020 16:25

To: Property <Property@inverclyde.gov.uk>

Subject: Proposed disposal and/or appropriation of land at Rankin Park, Greenock.

On the assumption that Council taxpayers' money will contribute to the completion of this proposed project, I write to object to this proposal in it's entirety.

At a time when vital council-funded services are being cut (today I read that the excellent Hillend Residential Respite and Day Care Centre is under threat of closure), I regard the creation of an Indoor Tennis Facility at Rankin Park as not only a gross misuse of taxpayers' money but also quite unnecessary.

The sporting culture of Inverclyde is such that the uptake of such a facility by the public, regardless of the fact that it is indoor, would be limited to say the least. Moreover, the tennis clubs at Fort Matilda and Ardgowan, whose courts lie empty for long periods, could be approached to allow their use for tuition and coaching. Also, the tennis court in Gourrock Park, which has lain derelict for years, could be restored to a playable condition and similarly utilised.

These alternatives could be employed at a fraction of the cost of the proposed project at Rankin Park, the expenditure on which would be entirely unjustified at a time of severe financial stringency as highlighted on several occasions by the leader of Inverclyde Council.

Duncan Macintyre
[ADDRESS REDACTED]

From: Peter MacDonald

Sent: 13 December 2021 16:36

To: Duncan Macintyre [EMAIL REDACTED]

Cc: Property <Property@inverclyde.gov.uk>

Subject: RE: (Official - Sensitive) Proposed disposal and/or appropriation of land at Rankin Park, Greenock.

Classification: Official - Sensitive

Dear Mr McIntyre

As you had emailed in terms of below in response to the initial consultation on proposals for this site, I have already emailed you (on 15/11) to advise a further period of consultation was being undertaken in light of a change in the proposed location for the facility.

With reference however to your said email below, my Client Service has discussed the various concerns that you raise with the relevant council services, and has asked me to provide you with their response to these concerns in the following terms.

Dear Mr Macintyre,

Thank you for email regarding your objection to the development of the indoor tennis facility at Rankin Park, Greenock. I fully understand your concern regarding the use of public money and the potential budgetary implications to provisions such as Hillend Residential Respite.

The development of the indoor tennis facility has been majority funded by external funding via the Transforming Tennis Fund (TSIT). The total cost for the project is £1.835m with Inverclyde Council contributing £635,000. If the project was not supported by Inverclyde Council then it would result in a loss of external funding investment of £1.2m within our local community.

Inverclyde faces a number of challenges in terms of lower life expectancy than the Scottish average and the level of deprivation in Inverclyde is a particular challenge. Tennis is embedded within the Active Inverclyde Strategy, lack of physical activity is one of the leading causes of premature death in Scotland and evidence shows that even a small increase in activity can help improve quality of life. The local Tennis clubs have a high level of membership and participation levels, however during the winter months/adverse weather the sporting activity ceases to commence. The indoor Tennis facility will also have a gym which will be managed by Inverclyde Leisure.

The development of the indoor tennis facility will:

- Assist the regeneration of the community and promote social and economic regeneration
- Encourage the involvement of local people in shaping and regenerating their community
- Promote local volunteering and increase community cohesion
- Help to increase the income stream for Tennis and the wider communities
- Encourage people to develop and innovate where they live

If you require any further information please not hesitate to let me know.

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me.

If you have any further questions or queries about the proposal, please come back to me or to my property colleagues (CCed in).

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

From: Duncan Macintyre [EMAIL REDACTED]
Sent: 13 December 2021 17:51
To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>
Subject: Re: (Official - Sensitive) Proposed disposal and/or appropriation of land at Rankin Park, Greenock.

Thank you for your email. I remain of the view that £635,000 expenditure of council taxpayers' money on this project is not only grossly inappropriate at a time of severe financial stringency but also that the five justifications you have listed will not be achieved.

Sent from my iPad

d) Gourock Community Council

From: Gourock Community Council [mailto:gourockcommunitycouncil@gmail.com]
Sent: 31 January 2020 04:50
To: Peter MacDonald
Subject: Re: (Official) Rankin Park - Proposed Indoor Tennis Facility

Dear Peter,

Thank you for passing on the email about concerns on development of the project at Rankin Park. There has been no reply and the deadline is already set for objections, which in this case is more definite now in the objection to the project from Gourock Community Council. This email is with points for your consultation a separate email is being sent to the link with a material consideration that is evidenced.

The proposal seems such an exciting addition to Inverclyde's facilities, and tennis has been given a focus the initial idea was to support this development. There also seems to be risks involved in the development of the open space and close to a busy area and primary school. It would be so unfortunate if there was no one to consider the health of the children there, as many of the contaminants could cause permanent disability and also premature death.

The two letters of notice for the school, sent in July, when the school is not open, were returned to sender unread. Gourock Community Council would like to see more investigations on the contaminants and more consultation time for the community. There are a number of considerations here that people representing communities and the families would immediately notice.

The consultation was during time leading up to and over the Festive Season and a very busy time for parents. There was also the election, so unusually in December and any community spirited people who might be inclined to research development plans might have been distracted with campaigning at most and at the least political issues for voting. The entire month of December most often has more going on in daily life than any other time for families of school aged children, January in Inverclyde is also our Festival, a lot of extra time for attending practices from weeks before, some families visiting the Town Hall several times to see the competitors. This is a measure of how much people love and care about their families, doing their best to keep involved, the wider community and world can be less obvious.

This is an area with no Community Council, which could be a symptom of many things like people struggling through daily life and not feeling empowered to get involved with important decisions outside of daily life's constant choices, its not always apathy. The professionals need to reach in to the community. The new Locality Boards are not yet running and will probably help to address a lot of this. Until then other Community Councils are able to support, in the knowledge that many Gourock people will be travelling through or visiting that area.

It is obviously legal but completely unacceptable that at a consultation stage more is not done to ensure engagement with the specific community especially when health could be at risk.

The planning department will be going by the book of material consideration for objections. At your consultation stage the above concerns are considerable and valid for delay. The four indicators could to be properly addressed and results made public with advice on the precautions. Its noted that there is a IPPC installed for single point management of the site but there will always be dangerous contaminants.

INCREASED FLOOD RISK

There will be increased likelihood of further flooding risk, already indicated as medium on SEPA Maps, the incidents of floods increases through reduction of open ground and an increase in run off water from the parking areas.

There is river flooding indicated already, and the area is considered potentially vulnerable. Drainage failure at busy junction Barrs Cottage impacts on many other parts of Inverclyde, through diversions and congestion, an increase in flooding is likely as everywhere is becoming more prone to flooding anyway.

Barrs Cottage problems impact Inverclyde infrastructure. Gourock roads and junctions are already overburdened at certain times of day, especially during excessive rainfall in Inverclyde drivers take routes through Gourock to avoid problems, creating more.

INADEQUATE ROAD SYSTEM

The increase in cars to the area from people visiting the facility will make entry to the roads around the project more congested. Increased possible accidents and incidents, with new entry and exit adding to an already complex system. Also increased risk for pedestrians including a lot of children precisely at the busy times.

POLUTION

There is risk of flooding and seepage from known contaminated ground. Could impact health and life expectancy.

LOSS OF OPEN SPACE

As a natural spot for trees, wildlife and wild flowers the space could help to keep the area more green and healthy.

Thank you Peter for bringing this to the attention of one community in support of another. With more time people could be consulted properly and IPPC instructions followed. The addition of indoor tennis is to be welcomed in Inverclyde.

Yours truly,

Geraldine Harron

From: Gourock Community Council [mailto:gourockcommunitycouncil@gmail.com]

Sent: 31 January 2020 04:50

To: Property <Property@inverclyde.gov.uk>; Peter MacDonald

Cc: [VARIOUS EMAILS REDACTED]

Subject: TO HEAD OF LEGAL & PROPERTY SERVICES

GOUROCK COMMUNITY COUNCIL

Gamble Halls, 44 Shore Street GOUROCK PA19 1RG

INVERCLYDE COUNCIL

MUNICIPAL BUILDINGS

Clyde Square

GREENOCK

PA15 1LX

30st January, 2020

TO THE HEAD OF LEGAL & PROPERTY SERVICES

property@inverclyde.gov.scot

Dear Mr Malone,

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1959 PROPOSED DISPOSAL AND/OR APPROPRIATION OF LAND AT RANKIN PARK, GREENOCK.

Notice is hereby given in terms of the Town and Country Planning (Scotland) Act 1959 S.24 (2A) and S.27 (2A) (as amended) that Inverclyde Council is, with Inverclyde Leisure, proposing to build a new Indoor Tennis Facility, on land at Rankin Park, Inverkip Road, Greenock, which land is currently open space. The intended project will involve the lease to Inverclyde Leisure of land and include the construction on that land of the Indoor Tennis Facility, associated facilities, landscaping and additional car parking (all of which are referred to in this notice as “the Project Works”). A copy of the plan showing the proposed location of the Project Works may be downloaded from www.inverclyde.gov.uk/rankinpark or requested by telephone on 01475 712 102 or by email to property@inverclyde.gov.uk.

OBJECTION TO THE ABOVE PROPOSAL

Gourock Community Council welcome the addition of new sports facilities for the people of Inverclyde but have many concerns and **object to the proposal of development at Rankin Park Project** on the following grounds.

INCREASED FLOOD RISK

There will be increased likelihood of further flooding risk, already indicated as medium on SEPA Maps, the incidents of floods increases through reduction of open ground and an increase in run off water from the parking areas.

There is river flooding indicated already, and the area is considered potentially vulnerable.

Drainage failure at busy junction Barrs Cottage impacts on many other parts of Inverclyde, through diversions and congestion, an increase in flooding is likely as everywhere is becoming more prone to flooding anyway.

Barrs Cottage problems impact Inverclyde infrastructure. Gourock roads and junctions are already overburdened at certain times of day, especially during excessive rainfall in Inverclyde drivers take routes through Gourock to avoid problems, creating more.

INADEQUATE ROAD SYSTEM

The increase in cars to the area from people visiting the facility will make entry to the roads around the project more congested. Increased possible accidents and incidents, with new entry and exit adding to an already complex system. Also increased risk for pedestrians including a lot of children precisely at the busy times.

POLUTION

There is risk of flooding and seepage from known contaminated ground. Could impact health and life expectancy.

LOSS OF OPEN SPACE

As a natural spot for trees, wildlife and wild flowers the space could help to keep the area more green and healthy.

Notetaker GCC Secretary: Geraldine Harron

[TELEPHONE NUMBER REDACTED]

All correspondence is shared with GCC Members and Associates. Please notify Gourock CC and delete this email if you are not an intended recipient. GCC disregard information that appears out-with regular work or is unhelpful in opinion or content for service. GCC accept no liability for harm or virus as a result of any electronic contact with your devices. There is compliance with Data protection. Meetings, to which all are made welcome, are on third Mondays of the month at 7.30 pm with a Forum to 'Have Your Say' at 7.00 pm and often an opportunity to 'Have Your Say' at the end of meetings, in Gamble Halls.

Find out more on www.gourockcc.org email us at info@gourockcc.org and Facebook @GourockCommunityCouncil or Twitter: @GourockCC

From: Peter MacDonald
Sent: 07 December 2021 13:51
To: 'Gourock Community Council' <gourockcommunitycouncil@gmail.com>
Cc: Property <Property@inverclyde.gov.uk>
Subject: RE: (Official - Sensitive) Consultation on Rankin Park Tennis Facility Proposal

Classification:

Dear Geraldine

Per my email to the Community Council on 15/11, a further period of consultation is presently under way regarding the above in light of a change in the proposed location for the facility. With reference however to the email below that you provided as a response in the initial consultation on this project, my Client Service has discussed the various concerns that you raise with the relevant council services, and has asked me to respond to these concerns in the following terms. Their responses follow the same headings as your comments for ease of reference.

Site contamination – concern about health and safety risk to children and users.

Environmental Service observations - The Council's model planning conditions will be applied to this development. Any land and water quality issues will be picked up by geo-environmental investigation and risk assessment. Any identified pollutant linkages would then be remediated as part of the site development.

Pollutant linkages to the water environment would also be considered in the assessment – although groundwater in this area does not contribute to the drinking water supply there is the wider water environment and aquatic habitats that would be considered in the assessment. The installation of water supply pipes is regulated by Scottish Water and there are protective measures that can be applied as part of the development if necessary.

Congestion and roads access – that the proposal will cause roads congestion in the area.

Roads Service Observations - During the planning consultation, Inverclyde Roads and Transport Scotland had no objections to the proposed layout. The facility connects directly onto the trunk road network and this can cope with the additional traffic movements from the tennis facility.

The planning response from Inverclyde Roads states that the new development requires 20 car spaces and this volume of traffic will have no impact on the existing network.

There is no new proposed connection to the existing roads network, the proposed facility connects at the existing roundabout which has existing pedestrian crossing points.

Budgetary Priorities – that the proposal is not a priority for funding by the Council at this time.

Observation – the Council has considered the proposals at the Education and Communities Committee on many occasions in relation to the prospective financial and strategic priorities of the project.

Timescale for Consultation – that there is inadequate time for Community Consideration.

Observation – The timescales for consultation involved periods of 6 weeks for part 1 and 4 weeks for part 2 and these are in full compliance with the statutory provisions.

Increased Flood Risk – This was submitted relative to the part 1 consultation.

Environmental Service Observation – the proposal has been relocated.

Loss of Open Space – that there is an unacceptable loss of open space.

Observation – the relocated facility partly utilises the location of an existing bowling green which is not part of direct public access for open space. The roadway access and parking for the proposal does impact on open space provision but not to any material extent all as shown on the proposed plan. The ground which is proposed to be leased to IL is only comprised of the building footprint, its adjacent paths and the roadway access and parking. The facility will be available in the future for the use of the public in Inverclyde.

I hope that is of assistance and goes some way to address your concerns. If however you have any further comments you wish me to pass on to the Committee when this proposal is considered by them, then please come back to me. If you have any further questions or queries about the proposal, please come back to me or to my property colleagues (CCed in).

Regards.

Peter

Peter J MacDonald
Principal Solicitor
Inverclyde Council

2) RESPONSES TO SECOND CONSULTATION - CLOSED 10 DECEMBER 2021

a) Port Glasgow West Community Council

From: Tommy Rodger [mailto:pgwestcommunitycouncil@gmail.com]

Sent: 16 November 2021 22:34

To: Peter MacDonald <Peter.MacDonald@inverclyde.gov.uk>

Subject: Re: (Official - Sensitive) Rankin Park - Proposed Indoor Tennis Facility

Hi Peter

No Objections, good idea for the land that has layen vacant for many years.

Regards

Tommy Rodger

(Secretary)
