

Report To: The Planning Board

Date: 3 September 2025

Report By: Interim Director - Regeneration

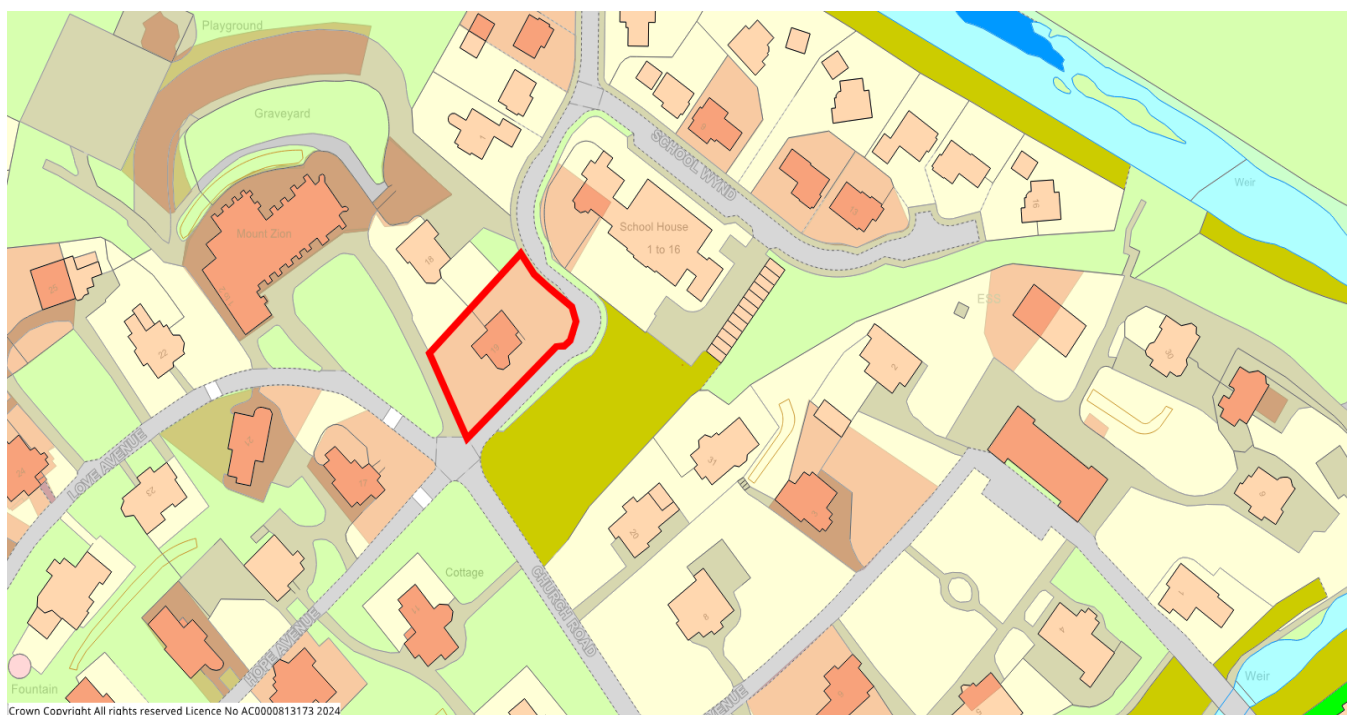
Report No: 25/0080/IC

**Local Application
Development**

**Contact
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**Subject: Change of use from Residential Care home to House in Multiple Occupation (HMO) at
Cottage 19 (Ashgrove), Church Road, Quarriers Village**



SUMMARY

- The proposal is acceptable when assessed against National Planning Framework 4.
- The proposal accords with the adopted and proposed Inverclyde Local Development Plans.
- There have been 133 representations with 130 objecting to the application.
- The recommendation is to GRANT PLANNING PERMISSION subject to conditions.

Drawings may be viewed at:

[25/0080/IC | Change of use from Residential Care home to House of Multiple Occupation \(HMO\) | Cottage 19 \(Ashgrove\) Church Road Quarriers Village PA11 3SX](#)

SITE DESCRIPTION

The application site comprises a detached two storey traditional villa with a single storey rear extension. The property is of traditional construction, with a high-pitched slate roof, blonde sandstone to the main/original building with a render finish on the rear extension. The building is situated on the north-east side of Church Road where it meets Hope Avenue and backs onto School Wynd. The building is surrounded by a tarmacked area used for parking and garden ground/areas of soft landscaping. Areas of undesignated open space exist immediately out-with the site to the southeast and west. The surrounding area is mainly residential in character. Neighbouring properties are similar in terms of their scale, design and materials. The houses are set within large plots, a good distance apart with relatively open garden ground around each house. The building is presently unoccupied.

PROPOSAL

Planning permission is sought for the change of use of the building from a residential care home (Class 8) to a house in multiple occupation (HMO) (a sui-generis use). The Planning Statement further clarifies that the proposed use will offer vulnerable adults affordable, shared accommodation without any required care component on site.

The property contains 7 ensuite bedrooms with shared communal facilities including kitchen and living areas. No external alterations are proposed. The parking layout plan proposes 7 parking spaces within the curtilage of the property, including two EV bays and one disabled bay. The disabled bay is located at the front of the property encroaching onto the garden ground. Cycle parking is also marked on the plan.

DEVELOPMENT PLAN POLICIES

NATIONAL PLANNING FRAMEWORK 4

NPF4 was adopted by the Scottish Ministers on 13th February 2023. NPF4 forms part of the statutory development plan, along with the Inverclyde Local Development Plan and its supplementary guidance. NPF4 supersedes National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP) (2014). NPF3 and SPP no longer represent Scottish Ministers' planning policy. The Clydeplan Strategic Development Plan and associated supplementary guidance cease to have effect from 13th February 2023 and as such no longer form part of the development plan.

Policy 1- Tackling the climate change and nature crisis

When considering all development proposals significant weight will be given to the global climate and nature crises.

Policy 7- Historic assets and places

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Policy 14- Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency.

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Further details on delivering the six qualities of successful places are set out in Annex D.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Policy 16- Quality homes

c) Development proposals for new homes that improve affordability and choice by being adaptable to changing and diverse needs, and which address identified gaps in provision, will be supported. This could include:

- i. self-provided homes;
- ii. accessible, adaptable and wheelchair accessible homes;
- iii. build to rent;
- iv. affordable homes;
- v. a range of size of homes such as those for larger families;
- vi. homes for older people, including supported accommodation, care homes and sheltered housing;
- vii. homes for people undertaking further and higher education; and
- viii. homes for other specialist groups such as service personnel.

ADOPTED 2019 LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing development proposals, consideration must be given to the factors set out in Figure 3. Where relevant, applications will also be assessed against the Planning Application Advice Notes Supplementary Guidance.

Policy 11 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network. Development should comply with the Council's roads development guidelines and parking standards. Developers are required to provide or contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 28 - Conservation Areas

Proposals for development within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area. Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

PROPOSED 2021 PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy 1 - Creating Successful Places

Inverclyde Council requires all development to have regard to the six qualities of successful places. In preparing and assessing development proposals, consideration must be given to the factors set out in Figure 2 and demonstrated in a design-led approach. Where relevant, applications will also be assessed against the Planning Application Advice Notes and Design Guidance for New Residential Development Supplementary Guidance. When assessing proposals for the development opportunities identified by this Plan, regard will also be had to the mitigation and enhancement measures set out in the Strategic Environmental Assessment Environmental Report.

Policy 12 - Managing Impact of Development on the Transport Network

Development proposals should not have an adverse impact on the efficient operation of the transport and active travel network.

Development should comply with the Council's roads development guidelines and parking standards, including cycle parking standards.

Developers are required to provide or financially contribute to improvements to the transport network that are necessary as a result of the proposed development.

Policy 20 - Residential Areas

Proposals for development within residential areas will be assessed with regard to their impact on the amenity, character and appearance of the area. Where relevant, assessment will include reference to the Council's Planning Application Advice Notes Supplementary Guidance.

Policy 28 - Conservation Areas

Proposals for development, within or affecting the setting of a conservation area, are to preserve or enhance the character and appearance of the area. In assessing such proposals regard will be had

to any relevant Conservation Area Appraisals or other information relating to the historic or architectural value of the conservation area.

Where the demolition of an unlisted building is proposed, consideration will be given to the contribution the building makes to the character and appearance of the conservation area. If such a building makes a positive contribution to the area, there will be a presumption in favour of retaining it. Applicants should demonstrate that every reasonable effort has been made to secure the future of the building. Proposals for demolition will not be supported in the absence of a planning application for a replacement development that preserves or enhances the character and appearance of the conservation area.

CONSULTATIONS

Head of Service - Roads and Transportation – advises as follows:

1. Parking should be provided in accordance with the National Roads Development Guidelines:

Development type	Car parking
Residential Care Home	1 space per staff member + 1 visitor space per 3 beds
1 bedroom dwelling	1 parking space per dwelling

2. The parking requirement within the National Guidelines for the existing property was calculated as follows:
 - 7 beds, 1 visitor space per 3 beds = 3 spaces;
 - Approx. 1 staff per 5 residents. $7/5 = 2$ spaces.

The total existing parking requirement is 5 car parking spaces.

3. Application proposes 7 flats each with 1 bedroom in a House of Multiple Occupancy, which can be likened to 1-bedroom dwellings.

Each property requires 1 parking space. The total parking requirement is 7 car parking spaces. The application shows 7 parking spaces, including 1 disabled bay and 2 EV bays.

4. The parking bays shall be a minimum of 2.5m x 5.0m. Applicant shall show this can be met on all spaces.
5. The “nose in” bays shall have an aisle width of 6m. The current layout meets this requirement.
6. The 2 EV bays from School Wynd shall be fully paved and have a maximum gradient of 10%.
7. A visibility splay of 2.0m×20.0m×1.05m can be achieved from the driveway on School Wynd. This shall be maintained in perpetuity.
8. The bicycle parking shown as part of this application is sufficient.

Head of Public Protection - no objection however recommends condition to be placed on any grant consent relating to waste storage containers.

PUBLICITY

The application was advertised in the Greenock Telegraph on 16th May 2025 as a development affecting a conservation area.

SITE NOTICES

A site notice was posted on 16th May 2025 for development affecting a conservation area.

PUBLIC PARTICIPATION

The application was the subject of neighbour notification, whereby 133 representations were received comprising of 130 objections from individuals and community groups: 1 neutral comment and 2 in support of the application. The comments received are summarised below:

Objections:

Social and safety concerns

- Residents in HMO would increase risk to this already vulnerable community.
- Tension between tenants.
- Transient tenants and lack of community cohesion.
- Licencing and enforcement issues - not all HMOs are properly licenced - hard to monitor safety and standards.
- Will undermine community well-being and security.
- HMOs have chequered history and associated with groups which could be problematic.
- Safety implications for children and vulnerable people in the village.
- Prohibits a diverse and balance residential community.
- Tenants are unsuitable for this area.
- Overprovision of care establishments in the village.
- Will discourage private residential development.
- Will discourage homeownership.
- Will adversely impact the peaceful and community-orientated atmosphere in the village.
- Mixed lifestyles amongst tenants.
- Does not meet the needs of the local area and is not providing accommodation required for the village.
- Commercial property which is a danger to the village/existing residents.
- Anti-social behaviour.
- Would the tenants work?
- There has not been any communication with existing residents regarding this proposal.
- Tenants would be isolated, including socially isolated.
- Can the council guarantee the safety of existing residents.
- Would result in loss of a family home or even 2, if subdivided.
- Who polices disturbance between long standing and new residents?

Traffic, parking and accessibility

- Multiple tenants - more vehicles per property.
- Will be an overprovision of vehicles at the property as public transport connections are poor.
- Two new staircases are not shown on plan however there is parking in those areas - would not be possible to manoeuvre and park.
- Other spaces are created following the removal of garden ground. Would necessitate parking on a blind corner.
- No visitor parking spaces provided.
- No analysis on whether spaces are usable in terms of swept path analysis.
- Parking plan has no dimensions and is extremely tight.
- No space for emergency vehicles.
- Parking areas may require trees to be removed, which are protected.
- Parking plan does not show steps at the side of the building which will limit parking/turning space.
- Parking adjacent to fire exit - safety implications.
- Limited parking at the property and no pavements - risking safety.

- The proposed parking on School Wynd is not suitable as the trees create a blind spot. Loss of trees is not acceptable.

Utilities, infrastructure and local amenities

- Increased demand on local services, utilities and infrastructure.
- Removal of green space would impact flooding/drainage.
- Infrastructure is insufficient to accommodate the development safely.
- The village cannot keep expanding unless facilities and infrastructure are upgraded.
- Not consistent with '20-minute neighbourhood' as no facilities.
- The local bus service has recently been cancelled. The nearest bus service is a 2 mile walk on the A761.

Residential amenity

- HMO properties are often overcrowded.
- There is no outside amenity space for occupants.
- Will lead to increased noise.
- More people - more rubbish.
- Frequent comings and goings, late night disturbances.
- No local services in the area.
- Negative impact on residential amenity to existing homes and residents outweigh any benefits.
- Very close to playpark.
- Without 24-hour care provision on site this could result in adverse impacts to neighbour's amenity.
- Residents should have their own bathroom facilities, as per most student accommodation.

Impact on the conservation area

- HMOs are inconsistent with the character of the village.
- Family orientated housing is the predominant use/character.
- Adverse implications to the character of the conservation area.
- This type of change of use will set a precedent and irreversibly change the area.
- Bicycle storage would have a significant impact on visual amenity.
- HMOs are more suited to accessible, urban areas.

Further information request

- Does not fully describe the intended use - how will it be managed/operate?
- No indication of who tenants will be.
- No detailed on the number of occupants.
- No detail on associated external care.
- More information required on prospective tenants.
- No information on who will be running the HMO.
- Lack of information with the proposed use.
- Will there be 7 or 14 occupants?
- Clarity on property management and security measures is needed.

Other matters

- Impact on property values.
- Approval risks setting a precedent for this type of residential accommodation.
- Simply a business venture.

- Will each tenant be vetted?
- Title deeds state that village houses are for families.
- The development/parking encroaches onto common land out-with the ownership of the property.
- HMOs benefit no one except the individual profiting financially.
- There is no demand for HMO accommodation in this area.

Support & Neutral:

- Addresses the growing need for affordable and diverse housing.
- The property is currently vacant and reuse to provide accommodation is both socially necessary and entirely appropriate given the previous use as a care facility and the historical use and ethos of the village.
- The proposal involves no external alterations and preserves the character of the conservation area. The use would remain residential.
- Well served by public transport with sufficient parking making it a sustainable location.
- It complies with NPF4 and the LDPs in supporting quality, affordable, sustainable homes and reuse of existing buildings.
- Objecting on the grounds of 'tranquillity' seems to ignore the properties history and broader community responsibility we share in supporting inclusive housing.
- Amidst housing and cost of living crises - this is required.
- It might bring a younger generation to the village.

These comments will be addressed within the assessment below.

ASSESSMENT

The material considerations in determination of this application are the National Planning Framework 4 (NPF4), the adopted 2019 Inverclyde Local Development Plan (LDP); the proposed 2021 Inverclyde Local Development Plan (LDP); Historic Environment Scotland's "Historic Environment Policy for Scotland", the "Managing Change in the Historic Environment" guidance note on "Setting"; the Quarrier's Homes Conservation Area Appraisal; the consultation responses received; and the representations received.

Policy Context

NPF4 recognises that proposals for development within conservation areas should preserve and enhance the character and appearance of the conservation area. Development is supported where it is consistent with the qualities of contributing to a successful place. The quality of being "Adaptable" is of relevance to this proposal in allowing for flexibility of buildings so they can be changed quickly to accommodate different uses as well as maintained over time. Adaptability in terms of housing provision and choice, and which address identified gaps in provision is also supported. This includes providing choice in the range of type and size of homes to cater for a diverse population.

Both LDPs locate the application site within an established residential area and within the Quarriers Homes Conservation Area, covered by Policies 28 of both LDPs and Policy 20 of the proposed LDP. Policy 20 relates to proposals for development within residential areas, requiring that they be assessed regarding their impact on the amenity, character and appearance of the area. Policy 28 requires that proposals for development within conservation areas preserve or enhance the character and appearance of the area. The HES Policy Statement and Guidance also instils these principles.

Impact on the conservation area

The application site and surrounding area has a diverse history and is within the grounds of the original "Orphan Homes of Scotland" part of Quarriers Village. The character of the Conservation

Area is defined by its mainly residential nature which evolved out of the discontinuance of the use of the buildings formerly associated with the provision of care facilities within the village. It should be noted, however, that some care provision remains within individual buildings and that there are also existing business operations. Therefore, whilst it is a residential area, it is not exclusively so. The present use class of this building is a residential care home (Class 8), and the proposal seeks to adapt the use of the building to provide low-cost rental residential accommodation for individual tenants under a 'Houses of Multiple Occupation' (HMO) provision. This type of residential accommodation offers more choice in terms of overall functionality, size, affordability and is often suited to students or other specialist groups such as service personnel. The Planning Statement further clarifies that the reuse would provide accommodation specifically for vulnerable adults who may require varying degrees of community support externally, with care provision not provided on-site. There is no need to specify any further on the group/individuals as the proposal can be appropriately assessed regarding the change of planning use classification.

This type of residential accommodation therefore accords with Policy 16 of NPF4 in offering choice of housing provision. The proposal also complies with Policy 9 and 14 of NPF4 and Policy 1 of both LDPs in terms of being "Adaptable" in ensuring buildings can be adapted for a range of uses and avoiding creating buildings that will become neglected or obsolete; and being "Resource Efficient", under Policy of both LDPs, in making use of existing buildings. Detailed assessment is however required to ensure that the proposed use is acceptable in terms of functionality of the surrounding area, character and amenity of the area to ensure no adverse implications to residential amenity and to the character and amenity of the conservation area.

The Quarrier's Homes Conservation Area Appraisal was published in January 2020 and identifies that the Conservation Area represents a purpose-built village, with around 50 "cottage homes" constructed around its core between 1877 and 1910. This series of residences were each built to an individual specification, which has resulted in a series of unique buildings that exhibit elements of Baronial, Gothic and Tudor architectural styles which have largely survived with very little change to their form or setting. The pattern of development in the Conservation Area is an open village form, with each house set back from the avenues, deliberately placed in substantial plots. The extent of open grass areas and green space give a real sense of space and importance to the form of the Conservation Area. The plot patterns are quite similar throughout much of the Quarrier's Homes conservation area due to the consistent architectural styles deployed over several years by the architect Robert Bryden and the concept for the Village which was envisaged. The houses sit in large feus all set a good distance apart with open garden grounds around each house. These plot patterns differ considerably from the more modern houses constructed at School Wynd where the amenity space around each house is considerably lower.

The proposal does not include any internal or external alterations to the building. A change is proposed to the landscaping surrounding the building in that a disabled parking bay is proposed in the front curtilage of the property, within the existing front garden ground, to extend upon the existing adjacent hard surfaced driveway and access path leading from the driveway to the house. It is considered that whilst this does encroach into the soft landscaping/grassed area within the property it is minimal and the soft landscaping surrounding the building remains a key feature of the property. The benefits of providing accessible access to enable the inclusive reuse of the property is also acknowledged. Overall, the proposal will have little impact on the character, architectural integrity and urban form of the conservation area and the key characteristics identified by the appraisal. The proposal can therefore be considered to preserve the overall appearance of the area and to preserve the historic place in accordance with Policies 7, 9 of NPF4, Policy 28 of both LDPs and to meet the quality of being 'Distinctive' within Policy 1 of both LDPs and Policy 14 of NPF4.



View of the front of the property from west, from Church Road

Residential amenity

The proposed change of use follows the recent pattern of development and evolution from care facilities to private residential accommodation. The proposed residential use of the building will integrate into this existing established residential area and will preserve the overall character and amenity of the area in compliance with Policy 20 of the proposed Plan.

Concern has been raised by representation on the amenity impact of perspective residents including safety concerns, noise, litter and the “transient nature” of the proposed use. This proposed use may typically be more transient in nature given the number of residents. However, the fact that they will be tenants of rental accommodation, which may result in a higher turnover of tenants typically than homeowners, this would not be to a significant degree to cause more disturbance, noise, activity, litter than that associated with a typical residential property. The fact that the proposal is for multiple residents living together with shared facilities does not highlight any concerns that prospective residents could be disrespectful to the property, the wider community and village or unsafe individuals presenting anti-social behaviour, which would cause disruption to the existing community. These comments are therefore conjecture and are not material planning considerations relevant in the assessment or determination of this application for the change of use.

The same applies to the request for further information on residents/tenants and that they be ‘vetted’ prior to occupation. The operation of private rental accommodation and management to ensure no adverse implications to existing residential amenity is sufficiently detailed and addressed within the Planning Statement submitted.

Any excessive noise would be a matter to be reported to the Council’s Public Protection Service to investigate under their remit and any anti-social behaviour/safety concerns reported to the Police.

Transport, accessibility and infrastructure

Turning to the impact on transport and accessibility, the Head of Roads and Transportation offers no objection, accepts the proposed parking provision and advises on the gradient and safe access to and from the property. Based on the proposed site plan and parking plan, it is considered these requirements are met and can be secured by condition of any grant of planning permission. The proposal therefore accords with Policy 11 of the adopted LDP and Policy 12 of the proposed LDP and meets the 'Safe and Pleasant' quality of Policy 14 of NPF4 and Policy 1 of both LDPs.

No further requirements or implications to flooding or drainage of the site or surrounding properties was identified, and the proposal therefore accords with Policies 8 and 9 of the adopted Plan and Policies 9 and 10 of the proposed Plan.

Concern was raised by representation regarding insufficient parking, inaccuracy of the built form and exclusion of the external stairs on the parking plan, and 'blind spots' created by soft landscaping from existing parking areas. The parking plan was updated during the assessment of the application. The parking proposed and manoeuvring space and visibility splay is accepted by Head of Roads and Transportation. As mentioned, the implementation of parking and visibility splay requirements, minimum dimensions and gradient will be further secured by condition in the interests of safety. No treeworks have been indicated within this application and would require consent under a treeworks application.

Further concern was raised in relation to the location of the property not being close to local amenities and public transport connections which will instil reliance on private car. Whilst this reflects the character and rural nature of the village it does not prohibit any residential use of the buildings, as residents often choose to reside in a quiet area, whereby local facilities are not readily available or accessible within walking distance. Nevertheless, this is an existing building, within the settlement boundary of the village, within an established predominately residential area, in a property which was previously utilised by multiple occupants where limited local facilities and public transport connections are in place. It constitutes sustainable development and reuse of an existing building without causing any overdevelopment implications. This concern does not justify any reason to refuse the proposed change of use of the building to residential.

The comments relating to insufficient utilities and infrastructure are not a concern as this is an existing building, which was previously used as a residential care home with multiple residents. The connection to utilities and infrastructure is a private matter to be addressed by the property owner and occupants.

Outstanding Representations

Finally, to address all comments received by representation which have not yet been addressed within the assessment.

The neutral and supportive comments in relation to the application are noted.

This type of application will not set a 'precedent' for this type of development as each application is considered on individual merit, in which cumulative impacts will be considered. Presently it is not considered that there is an overprovision or concentration of HMO properties to any detriment to the character, amenity and functionality of the area.

Land ownership, the specifics of title deeds and impact on property values or demand for this type of accommodation are not material planning considerations which are relevant in the assessment and determination of a planning application.

Conclusion

In conclusion, the proposed use of the property for residential use, under HMO provision, is in keeping with the area's residential character and will contribute to housing diversity and affordability.

It presents no implications to residential amenity. As minimal alterations are proposed, the historic environment is preserved and accords with the principles of Historic Environment Scotland's policy and guidance and protects the characteristics and assets of the area, as listed within the Quarriers Homes Conservation Area Appraisal. The proposal is accepted in terms of impact on the transport network, meeting the parking and safe access requirements. Whilst mindful of the objections received, the proposal accords with all relevant Plan Policies and there are no other material considerations which would warrant refusal of the application, it stands that planning permission should be granted subject to the following conditions.

RECOMMENDATION

That the application be granted subject to the following conditions:

1. The development to which this permission relates must have commenced within 3 years from the date of this permission.

Reason: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended).

2. A visibility splay of 2.0m×20.0m×1.05m shall be maintained from the driveway onto the access road in perpetuity.
 - (i) The parking bays shall be a minimum of 2.5m x 5.0m.
 - (ii) The "nose in" bays shall have an aisle width of 6m.
 - (iii) The 2 EV bays from School Wynd shall be fully paved and have a maximum gradient of 10%.

Reason: In the interests of road safety.

3. That all parking and manoeuvring areas, hereby approved, shall be completed and sealed to a final wearing course prior to the building being occupied by the proposed use.

Reason: In the interests of vehicular and pedestrian safety.

4. Development shall not commence until details of the containers to be used to store waste materials and recyclable materials produced on the premises as well as where the containers are to be located have been submitted to and approved in writing by the Planning Authority. The approved containers shall be implemented on site before the first use/occupation of the use of the development and thereafter retained in position.

Reason: To protect the amenity of the immediate area, prevent the creation of nuisance due to odours, insects, rodents, or birds.

Neale McIlvanney
Interim Director
Regeneration