

**Argyll and Bute Council**  
**Development and Infrastructure Services**

**Delegated or Committee Planning Application Report and Report of handling as required by Schedule 2 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 relative to applications for Planning Permission or Planning Permission in Principle**

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**Reference No:** 18/01614/PP

**Planning Hierarchy:** Major Application

**Applicant:** Executive Director Development and Infrastructure Argyll and Bute Council

**Proposal:** Erection of new leisure building including swimming pool, improved flood defences, new car park including public realm works and demolition of existing swimming pool

**Site Address:** Helensburgh Swimming Pool, 1B West Clyde Street, Helensburgh

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## **DECISION ROUTE**

### **Local Government Scotland Act 1973**

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#### **(A) THE APPLICATION**

##### **(i) Development Requiring Express Planning Permission**

Erection of new leisure building including swimming pool, improved flood defences, new car park including public realm works

##### **(ii) Other specified operations**

Demolition of existing swimming pool and skate park.

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#### **(B) RECOMMENDATION:**

It is recommended that planning permission be granted subject to:

- i) the holding of a pre-determination discretionary local hearing;
  - ii) the conditions and reasons detailed in this report.
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#### **(C) HISTORY:**

98/01367/OUT: Mixed use development incorporating leisure development (restaurants/cafes) swimming pool, health club, multi-storey car park, public promenade and sculpture. Decision: Withdrawn 30.6.00.

00/00209/DET: Erection of supermarket and associated car parking and landscaping works. Decision: Called in. Application refused by Reporter.

00/01015/OUT: Mixed use development incorporating leisure development (restaurants/cafes), swimming pool health club, public promenade sculptural garden and surface car parking (revised application). Withdrawn 12.3.13

04/00271/DET: Erection of discovery centre and leisure facilities. Decision: Withdrawn

05/00891/PP: Change of use of land to skate park. Approved

August 2009 Masterplan Turley Associates - Mixed use development comprising leisure, retail, residential and recreational uses. Adopted as Supplementary Planning Guidance. Contained retail evaluation reports and market analysis information.

11/01767/PAN: Demolition of existing buildings. Mixed use development including retail (Class 1), residential, food and drink, petrol filling stations, public realm works, access, car parking and associated engineering works. Decision: PAN Agreed 25.11.11

May 2012 Masterplan Addendum – Gareth Hoskins

Masterplan deletes proposed residential development from 2009 Turley's Masterplan but retains both Leisure and retail uses. Places Leisure uses to south of site and retail to north.

18/00603/PAN: Proposal of Application Notice for Erection of new leisure building to include swimming pools, associated gym facilities, new flood defences and public realm areas. Decision 27.3.18.

18/01430/SCREEN - Pre application consultation screening opinion for Construction of new leisure building, new car park for 265 cars, improved flood defences, new public realm areas and demolition of existing swimming pool building. Decision: No EIA required 17.7.18

Planning history related to minor works to the existing pool building and also temporary planning permissions over a number of years for use of part of the site for amusement fair on a temporary basis is considered by Officers not to be material to the determination of the current planning application and have therefore not been separately listed. Full details of the complete planning history are available through public access.

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**(D) CONSULTATIONS:**

**SEPA** (Dated 22.08.18) - No objection to proposals. The proposal constitutes no increase in land use vulnerability and provides the opportunity to provide flood risk betterment to a leisure facility through constructing flood defences and the adoption of appropriate finished ground levels. Expect Council to undertake their responsibilities as the Flood Risk Management Authority.

Alterations suggested to proposed method of surface water treatment.

Members are requested to note that SEPA have been approached separately by Helensburgh Community Council on matters relating to flooding. The response by SEPA to Helensburgh Community Council dated 26.9.18 and its contents will be addressed in the Officer report. The full SEPA response is available on public access.

**Area Roads Engineer** - (Dated 4.10.18) - No objection to proposals subject to conditions. Area Roads Engineer considers wider parking issues for Helensburgh Town Centre require further consideration in particular details to address loss of town centre parking during construction, further details on the construction, phasing and material delivery

arrangements and the provision of parking spaces for the building to be available before public use of building commences.

**Environmental Health** - (Dated 4.10.18) – No objection to proposals subject to conditions Suggested conditions in respect of addressing contamination on the site as a suspensive condition and also in respect of noise levels at sensitive receptors.

**Biodiversity Officer** (Dated: 22.08.18 and 14.9.18) – No objection. Notes original surveys undertaken outside optimum time.(\*Note: these have been updated September 2018) Welcomes the content of the construction method statement. This should be included in a Construction Environmental Management Plan (CEMP) as part of the site management documentation. CEMP should also address potential noise impact on Marine Mammals and include a nesting bird check.

Updated Response Dated 14.9.18 Satisfied with the bat and otter surveys and proposed mitigation measures during construction for otters.

**SNH** (Dated: 27.08.18) – No Objection. Consider proposals sufficiently distant from RAMSAR and SSSI to make impacts unlikely. A Habitats Regulations ‘appropriate assessment’ is therefore not required by SNH. In respect of otters, the development should be carried out in accordance with the Preliminary Ecological report (Page 15) recommendations and annex A. Proposals are unlikely to require a special licence under protected species legislation. Recommend that a bat survey of the existing building be carried out.

(\* Members should note this has now been undertaken September 2018 as set out in updated September 2018 ecology report)

Use of barge for construction unlikely to cause noise levels to disturb marine mammals and represent a low risk. If piling was required as part of construction then this position would change and noise which could cause disturbance to marine mammals could take place. Further details would be required for consideration in such a scenario.

**Council Flooding Advisor** (Dated 13.08.18 and 11.10.18) - No objection subject to conditions

1. Finished floor levels of the building shall be a minimum of 5.4m AOD
2. Detailed design of flood defences to be appropriate and fully account for wave overtopping through the lifetime of the development.
3. Flood plan to be developed and implemented. This to include actions to be undertaken in event of a flood, including safe evacuation.

**Access Manager** (No Response) No impact on core path network.

**West of Scotland Archaeology Service** (Dated 17.08.18) – No objection. No requirement for archaeological investigation.

**Scottish Water** (No Response). Will require to authorise fresh and foul water connections for the building as part of development process.

**Helensburgh Community Council** (Dated 29.9.18) – Object to the proposed scheme. Full grounds of objection set out in Consultation response with issues summarised at Page 4. Matters raised can generally be summarised as:

- Inadequate parking
- Inadequate pool facilities
- Retail space reserved with no assessment/justification of this
- Site of existing pool to be gravelled instead of landscaped, visually unattractive
- No budget set aside to replace skate park
- Building will be on most exposed location
- Leisure centre location not in accordance with 2012 Masterplan
- Contrary to SG LDP CST 1 – Coastal Development
- Contrary to LDP STRAT 1 – Sustainable Development
- A number of recommended changes to the scheme are also made in the submission related to addressing the above issues.

**Rhu and Shandon Community Council** (Dated: 15.10.18). Object to proposals  
Do not object to the provision of a new facility, but do not support the current proposals.

**Marine Scotland** (No Response)

Previous EIA screening for flood defence works undertaken by Marine Scotland. Confirmed that proposal raises no significant Environmental Issues. Marine Licence from Marine Scotland related to construction of rock armour will be required in accordance with normal practice.

**Council Marine and Coastal Development Officer** (Dated: 20.08.18.). No objection.

The proposal will contribute either directly or indirectly to Council priority/action in the Local Development Plan and Economic Development Action Plan. The adopted Local Development Plan and National Marine Plan are both supportive of improvements to existing developments. The proposal works are considered to be consistent with SG LDP CST 1 (Coastal Development), SG LDP TRAN 8 (Piers and Harbours), and relevant policies of the National Marine Plan.

**(E) PUBLICITY:**

Newspaper and Site notice in respect of development affecting a conservation area.  
Publicity period expired 06.09.2018.

**(F) REPRESENTATIONS:**

At the time of writing some 115 objections, 4 neutral representations and 61 expressions of support for the proposals have been received. Details of these are contained within Appendix B of the report:

**(i) Summary of issues raised by objectors**

1) Consultation Process with Community and incorporation of views into design

Applicant has failed to listen to the community and have ignored all the consultations that the community councils have done. Consultation process has not had any meaningful engagement unlike Hermitage Park development process, which has resulted in poor quality decision making in this case.

Should not rush into development but properly engage with the local community to get things right. If this is allowed by the Council it will show them to be out of touch with the majority of the Helensburgh Public who asked for a completely different brief for this project. Proposals should be halted and reconsidered through improved public consultation.

*Comment: Officers are content that the PAN process was undertaken appropriately and the PAC report which accompanied the application clarifies both the PAN process undertaken to consult the community, notes the comments given by the community, and clarifies how the proposals have been amended to take on board those comments received.*

## 2) Layout and Location of the Proposals

- Proposed location next to the water ignores SPP advice and the Council's own policies which require siting away from the shore and integration to the townscape. The building will be isolated both visually and functionally. Locating the leisure centre so far away from the town will harm the future viability of the town centre. Unless the plans are changed to more closely relate to the town centre, future impacts are likely to occur.
- Location of pool compromised by reserving land for a "retail opportunity". Would be better located where the current skate park is and where the old outdoor pool used to be, or as shown on 2012 Masterplan. If relocated away from the far edge of the pier would not require such expensive flood prevention measures and would be better connected to the town centre. This would allow more investment in the facilities.
- Proposed location of building does not comply with previously approved 2012 masterplan which had the pool midway up the pier aligned north-south. Change in location will increase exposure to elements. Moving it back to previous location would probably reduce flood defence costs.
- Proposals ignore the rest of the pier and will have a run-down pier next to development rather than incorporating it into proposals. The proposals should seek to refurbish the pier.
- If the retail element is a requirement of a viable scheme this will add an obtrusive and unattractive feature when viewed from West Clyde Street and if the leisure centre development depends on this it should not be approved.
- No room has been left for a skate-park, playpark, bonfire site and for other community events. There should be an area for an upgraded skate park. A commitment to provide space for a skate park was given by the Helensburgh and Lomond Area Committee. There is no commitment in the scheme to provide a replacement skate park. This contrary to the 2012 Masterplan proposals.

*Comment: These matters raised in the above points are addressed in the assessment below.*

- Chamber of Commerce and public wish the area identified for future retail use to be retained for leisure and recreation.

*Comment: No application to define the future use of the land in question has, as yet, been submitted. However the approved 2012 Masterplan indicates that the land should be used for retail purposes. To promote an alternative future use would not accord with the approved Masterplan.*

## 3) Design, Scale and Appearance

- Design is not of sufficient merit for such an important part of the town and proposal makes an £18m investment appear cut price, dull and in no way contemporary in appearance. Quality of materials has been reduced since pre-application consultations and design has been “value managed” to the detriment of the quality of the scheme.
- Design is aesthetically unappealing and lacking in ambition and modernity required when spending millions of pounds. Roof-scape and resultant box-like form uninspiring and entire project lacks vision. The development lacks the “wow” factor which would attract visitors to the town. A more ambitious design and range of facilities in the pool is required. This is a missed opportunity for real innovative design to act as a visitor attraction.
- Design does not comply with the pier head masterplan as this states that the new leisure centre should be of such a high standard that it will attract many more visitors to the town boosting local businesses. The current proposals fail to do this and does not meet the requirements of the Councils own long term economic plans.
- Key element of landscaping to link proposals to the town are absent from the proposal which is a major omission.

*Comment: In respect of all of the above matters, these are addressed in the assessment below.*

#### 4) Traffic, Parking and Access

- Reducing parking numbers and the number of available free parking spaces on the pier is short sighted given the expected increase in demand due to increased naval personnel and their families expected and the many new homes proposed. Tourists also need car parking next to the town. This will be detrimental to trade in the town centre, undermine the economic future of Helensburgh and deter people from visiting the town. Difficult to frame a detailed objection based on parking evidence when the latest traffic management plan for Helensburgh currently under preparation consultants.
- Unhappy with current parking arrangements, including area around the pier which is spoiled by car and coaches. Multi storey car park would be more appropriate and would generate income.
- There needs to be more spaces for visiting coaches and two spaces is far less than the five indicated in the previous masterplan. Parking survey recommended that coaches can park in residential streets which is unacceptable to residents.
- Disabled parking bays adjacent to West Clyde Street currently outside the leisure centre being moved some 220m from the town centre.
- Concerns expressed over circulation of pedestrian and vehicle traffic in proposed car park
- Insufficient electric charging points have been incorporated into the design.
- No truck parking has been provided.

*Comment: In respect of all of the above matters, these are addressed in the assessment below.*

- Concerned over lack of access for Helensburgh Lifeboat to land casualties and lack of access to the public slipway which would allow vehicle access for the use of boats and kayaks etc. to be launched from pier in a safe environment.

*Comment: Helensburgh lifeboat is based and launched from Rhu Marina not Helensburgh Pier. Access is maintained for Helensburgh Lifeboat to the existing pier at area 16 of the proposed site plan. No works are proposed to this area of the pier.*

#### 5) Flooding and Drainage

- The relocation of the swimming pool to the far end of the pier will increase exposure to elements and the risk of flooding and damage. If the pool was relocated to the previous site set out in the 2012 Masterplan it would not be so vulnerable to weather and wave action flooding.
- The proposed location of the building exposes it to the most extreme wave actions and the issue of increasing wave heights due to climate change have been ignored. The leisure centre will therefore be subject to flooding through wave out topping within the life time of the building.
- The proposed flooding alleviation measures will not be adequate post 2080.

*Comment: In respect of all of the above matters, these are addressed in the assessment below.*

#### 6) Other Material Considerations

- Swimming pool and all facilities need to be fully accessible to ensure fair treatment of persons with disability. A “changing places” toilet, not just an “accessible” toilet should be provided and the development should be fully inclusive.

*Comment: This has been provided in the development.*

- The changes of height will cause issues for access for significant groups of people

*Comment: The building and associated external works have all been designed to accommodate persons of mobility impairment in accordance with necessary access standards.*

- Application is incomplete due to a large portion of the site being shaded in white yet not included in the application. Construction of retail units may not take place for many years, if at all and whole of the NW corner shaded in white will be left in a rough state for an indefinite period. This will harm appearance of town and deter visitors.

*Comment: It is a requirement to determine the application that has been submitted. These matters are not part of the current planning application. Appropriate conditions to ensure the land is maintained in a tidy and appropriate manner will be imposed to address the appearance of the land. Future planning applications will be required for future development.*

#### 7) Other matters raised not considered by Officers to be material planning considerations in determining this application.

- It is a waste of money to create a new swimming pool when a similar one already exists. Needs to have flumes, wave machines and indoor soft play areas etc. for

families to encourage time and money to be spent in Helensburgh. In promoting only a swimming pool the proposal fails to design in contemporary leisure “best practice” models followed by the competition in the vicinity. Most families will go to other pools with more fun facilities instead.

*Comment: The internal design of the pool and its operational characteristics are not matters which fall to be assessed as part of the planning process.*

- Challenge the validity of Area Committee’s decision to approve change of location for pier from 2012 Masterplan location in approving the project brief in December 2017, in advance of the public consultation process which ran from Feb 2018 to May 2018.

*Comment: This is not a planning matter*

- Plant rooms are located on SW west corner of building which has best views to the Clyde estuary.

*Comment: The internal design and layout of the pool is not a land use planning consideration.*

- No viewing area or capacity for swimming events and competitions. Helensburgh amateur swimming club (HASC) which has 82 members not officially consulted. Proposed design not suitable to accommodate club’s activities and has inadequate space or seating. Urges decision-makers to consider the importance to the community of HASC and its needs in making any decision.

*Comment: The internal design of the pool and its operational characteristics are not are not matters which fall to be assessed as part of the planning process.*

- Pool is not of an adequate size or scope for the growing needs of the area given projected growth in population.

*Comment: Capacity of the facility is not a land use planning consideration.*

- Proposals must be financially viable for running costs and maintenance. Concerned that there has been no assessment of economic impact to justify improvement claims as facilities are only what is there already. There is therefore no reason to think that it will cause significant economic improvement which is one of the objectives of the proposal.

*Comment: Operational and financial aspects of the development are not land use planning considerations. Any economic benefits associated with the proposal would be planning considerations and it would be for Members in their capacity as decision-makers to reach their own conclusions as to the likely extent of these, having regard to the details of the proposals.*

- If the pool was built to international standards there is an opportunity to attract international events. Breakwater and beach with sand should be incorporated into the design.

*Comment: The internal design of the pool and its operational characteristics are not are not matters which fall to be assessed as part of the planning process.*

- Reference to retail element being essential to viability of scheme not considered justified. The retail element will not add to the shops in Helensburgh instead it will



cause existing shops to close and lie empty. The Council should be doing more to encourage the re-use of buildings in the town not build new retail space.

- There is no economic impact assessment of the retail proposal which seems to be trying to sneak its way through on the coat tale of the current planning application for the new pool.
- Retail element should be dropped completely as Helensburgh already has enough retail space a lot of which is of poor quality and struggling. The retail site should be redeveloped for public leisure space.

*Comment: The application does not include retail development and any future retail proposals would require a separate planning application at which time any necessary details in respect of qualitative and/or quantitative need and impact analysis will require to be addressed.*

- Pier should be improved to accommodate larger vessels and promenade to council offices created. Pool and car park use of this land use not the right development for such a valuable site. A pool could go anywhere. A function hall would be better with improved landscaping.

*Comment: It is a requirement to determine the application that has been submitted. These matters are not part of the current planning application.*

- The location of the pool maximises exposure of the building and visitors to inclement weather.

*Comment: The weather climate of the proposed location is not a material planning consideration. The responsibility for ensuring that the building fabric is suitable for its location rests with the applicant and the Building Warrant process.*

**(ii) In support of the application the following matters have been raised as set out below:**

- The proposed pool, gym. Exercise rooms and café will be a vast improvement of current facilities. The new facility will be a big improvement with better access for those with disabilities.
  - Location at the end of the pier is a good choice and better than having a large building looming over West Clyde Street.
  - Car parking provision looks reasonable/adequate especially given the new spaces made available in the new car park off East Clyde Street. Support scheme but plenty of adjacent parking essential
  - Supports scheme but it would be nice to see flumes and water slides incorporated to appeal to the young.
  - Flooding protection should be over engineered to guarantee flooding will not occur.
  - The town desperately needs a new swimming pool and leisure centre as the old one has reached the end of its useful life.
  - A space is identified for a skate park which has the opportunity to provide a permanent facility.
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**(G) SUPPORTING INFORMATION**

**Has the application been the subject of:**

- (i) Environmental Statement: No**
- (ii) An appropriate assessment under the Conservation (Natural Habitats) Regulations 1994: No**
- (iii) A design or design/access statement: Yes**
- (iv) A report on the impact of the proposed development eg. Retail impact, transport impact, noise impact, flood risk, drainage impact etc: Yes**
  - PAC Report
  - Flood Risk Assessment
  - Drainage Impact Assessment and Drawings
  - Design and Access Statement
  - Noise Impact Assessment Report
  - Transportation Assessment
  - Development Masterplan Town Centre Parking Review
  - Geo-environmental Report
  - Preliminary Ecological Appraisal
  - Updated Ecological Appraisal
  - Ecological Survey

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**(H) PLANNING OBLIGATIONS**

**Is a Section 75 agreement required: No**

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- (I) Has a Direction been issued by Scottish Ministers in terms of Regulation 30, 31 or 32: No**
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**(J) Section 25 of the Act; Development Plan and any other material considerations over and above those listed above which have been taken into account in the assessment of the application**

**(i) List of all Development Plan Policy considerations taken into account in assessment of the application.**

Argyll and Bute Local Development Plan (adopted March 2015)

LDP STRAT 1 – Sustainable Development  
LDP DM1 – Development within the Development Management Zones  
LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment  
LDP 4 – Supporting the Sustainable Development of our Coastal Zone  
LDP 8 – Supporting the Strength of our Communities  
LDP 9 – Development Setting, Layout and Design

Supplementary Guidance

SG LDP ENV 1 – Development Impact of Habitats, Species and Our Biodiversity (i.e. biological diversity)  
SG LDP ENV 7 – Water Quality and the Environment  
SG LDP ENV 16(a) – Development Impact on Listed Buildings  
SG LDP CST 1 - Coastal Development  
SG LDP TRAN 8 – Piers and Harbours  
SG LDP BAD 1 – Bad Neighbour Development  
SG LDP SERV 1 – Private Sewerage Treatment Plants and Wastewater (i.e. drainage) systems  
SG LDP SERV 3 – Drainage Impact Assessment (DIA)  
SG LDP SERV 4 – Contaminated Land  
SG LDP SERV 5 – Waste Related Development and Waste Management in Development  
SG LDP SERV 7 – Flooding and Land Erosion – The Risk Framework for Development  
SG LDP - Climate Change  
SG LDP TRAN 2 - Development and Public Transport Accessibility  
SG LDP TRAN 3 – Special Needs Access Provision  
SG LDP TRAN 4 – New and Existing, Public Roads and Private Access Regimes  
SG LDP TRAN 5 – Off-Site Highway Improvements  
SG LDP TRAN 6 – Vehicle Parking Provision

**(ii) List of all other material planning considerations taken into account in the assessment of the application, having due regard to Annex A of Circular 4/2009.**

- August 2009 Turley Associates Masterplan
- May 2012 Masterplan Addendum (Gareth Roberts)
- Scottish Planning Policy (SPP), 2014
- Statutory/Non-Statutory Consultee Comments
- Equality Act 2010 and Fairer Scotland Duty (April 2018)
- Argyll and Bute Sustainable Design Guide

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**(K) Is the proposal a Schedule 2 Development not requiring an Environmental Impact Assessment: Yes**

A screening opinion was issued on 17.7.18 advising an Environmental Impact Assessment was not required under the planning EIA Regulations.

In respect of the construction of the “rock armour” flood defences, Marine Scotland have also confirmed that an EIA for this element of the work will not be required as part of the Marine Licensing process.

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**(L) Has the application been the subject of statutory pre-application consultation (PAC): Yes**

A PAC report has been provided as part of the application submissions. This has demonstrated compliance with the terms of the approved PAN and has clarified the following changes have been made to the proposals in response to community and other feedback:

- Car park layout and number of designated parking spaces for the Leisure Building have been developed taking account of feedback from Argyll and Bute Council Development and Infrastructure department.
  - No. of bus parking and bus drop of areas have been developed as a result of the informal stakeholder and community engagement.
  - A servery has been added to the café as a result of the feedback from the informal stakeholder and community engagement.
  - As a result of consultation with the Central Scotland Green Network Trust regarding the John Muir Way we have proposed the finish of the long distance walk is relocated from its current location along the esplanade to the corner of the former Mariners site. In this location the start of the walk is more visible and closer to public transport links. The proposals include the relocation of the current stone/artwork that identifies the finish of the walk.
  - Feedback on the requirement for robust materials and planting for the landscaping proposals will be taken forward post consent when more detailed planting proposals are developed as part of the landscape design.
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**(M) Has a sustainability check list been submitted: Yes**

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**(N) Does the Council have an interest in the site: Yes**

The land subject to application is owned by Argyll and Bute Council and the applicant is the Executive Director, Development and Infrastructure, Argyll and Bute Council

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**(O) Requirement for a hearing (PAN41 or other): Yes**

There has been considerable local interest and objection to this application which has attracted in excess of 100 representations. Helensburgh Community Council has objected to the design and layout proposed and therefore it is considered that value will be added to the consideration of the proposal by the holding of a discretionary local hearing.

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**(P) Assessment and summary of determining issues and material considerations**

Section 25 of the Planning Act requires that planning applications should be determined in accordance with the policies of the adopted Local Development Plan (LDP) which has primacy in decision-making. Scottish Planning Policy (SPP) also clarifies that the planning system should have “a presumption in favour of sustainable development”. If an

application is in accordance with the LDP plan policies and is considered to represent sustainable development then the planning policy framework is not neutral, it favours approval of the development.

In the case of this particular proposal, it is also material to the determination of the application that Masterplan proposals for the site have been approved by the Council in 2009 (Turley Associates), with an addendum to this approved in 2012 (Gareth Hoskins). The extent to which the development complies with these approved Masterplans is therefore also a material consideration in the determination of this application.

Officers have reviewed the proposals against the policies of the development plan as set out in detail within this report, and consider that the proposals accord with the requirements of the LDP and that the proposal, being a community use within the major settlement of Helensburgh with good transportation links, also represents sustainable development.

Having examined the terms of the 2009 and 2012 addendum Masterplan approvals, it is also the view of officers that the proposals are in accordance with the objectives and layout requirements of the 2012 iteration of the Masterplan. The Masterplan sought a leisure development to the south and west of the site with the area of land currently occupied by the existing pool to be subject to demolition works and then retail use.

The current application is considered by officers to accord with this fundamental spatial layout of the site, and importantly, the current application moves the Masterplan objectives forward by providing the opportunity for future development opportunities on the existing pool site, in accordance with the masterplan objectives.

It is considered that the location, scale and design of the building is acceptable and that the design approach assists in breaking up the overall scale and massing of the building. The use of a clear entrance detail is also welcomed as it provides an architectural focus to the building clearly defining its main entrance. A condition requiring details of all external finishes shall be imposed to ensure that the actual materials to be used are appropriate.

Flooding solutions proposed in respect of protecting not only the proposed building, but also raising the height of the remainder of the larger site to make it suitable for future development are to be welcomed. The building is located and designed to ensure that it does not undermine or compromise the future development of the northern section of the site, as is required by both the 2009 and 2012 Masterplan Addendum.

In respect of the potential loss of car parking during the construction phase, this has been identified by the Area Roads Engineer as a matter of concern, and to this end a condition seeking clarification of the phasing of the development construction and associated car parking loss, and also a requirement to bring forward a plan to address any identified parking shortfall has been suggested to address this matter.

Officers are of the opinion that the scheme represents an attractive and appropriate solution for the site and its environs, and subject to the holding of a discretionary hearing in advance of determination, it is recommended that planning permission be granted subject to the imposition of appropriate conditions.

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**(Q) Is the proposal consistent with the Development Plan: Yes**

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**(R) Reasons why planning permission or a Planning Permission in Principle should be granted**

The proposed development is in accordance with LDP policies and also accords with the parameters set out in the most recently approved 2012 Masterplan addendum for the development site. It is therefore recommended that that planning permission should be granted subject to the imposition of appropriate conditions.

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**(S) Reasoned justification for a departure to the provisions of the Development Plan**

N/A

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**(T) Need for notification to Scottish Ministers or Historic Scotland:** Not required.

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**Author of Report:** David Moore **Date:** 9.10.2018

**Reviewing Officer:** Sandra Davies **Date:** 9.10.2018

**Angus Gilmour**  
**Head of Planning, Housing and Regulatory Services**

## CONDITIONS AND REASONS RELATIVE TO APPLICATION REF. NO. 18/01614/PP

1. The development shall be implemented in accordance with the details specified on the application form dated 20.7.2018 and the approved drawing reference numbers

|                            |   |
|----------------------------|---|
| 1251-DB3-B01-01-DR-A-2000  | Basement Plan                                 |
| 1251-DB3-B01-01-DR-A-2001  | Ground Floor Plan                             |
| 1251-DB3-B01-01-DR-A-2002  | First Floor Plan                              |
| 1251-DB3-B01-01-DR-A-2003  | Roof Plan                                     |
| 1251-DB3-B01-ZZ-DR-A-20200 | Proposed Elevations                           |
| 1251-DB3-B01-ZZ-DR-A-20301 | General Sections 1                            |
| 1251-DB3-B01-ZZ-DR-A-20302 | General Sections 2                            |
| 1251-DB3-B01-ZZ-DR-A-90000 | Site Location Plan                            |
| 1251-DB3-B01-ZZ-DR-A-90001 | Existing Site Plan                            |
| 1251-DB3-B01-ZZ-DR-A-90002 | Proposed Site Plan Rev E                      |
| 1251-DB3-B01-ZZ-DR-A-90003 | Existing Site Sections                        |
| 1251-DB3-B01-ZZ-DR-A-90004 | Proposed Site Sections                        |
| 00045-02-003E              | Proposed Site Plan                            |
| 00045-02-004C              | Proposed Sections                             |
| 00045-02-005C              | Site Sections                                 |
| 00045-02-006E              | Alternate Indicative Method of Construction   |
| 00045-02-007               | South-West Slipway Section                    |
| 00045-02-008B              | Proposed East Slipway                         |
| 00045-02-009D              | Flood Defence Construction Sequence           |
| 00045-02-010A              | Retaining Wall and Sections                   |
| 00045-02-011B              | Outline Traffic Management Plan               |
| 1450-01/D                  | Landscape Proposals West Boundary and Pier    |
| 1450-02/E                  | Landscape Layout and Finishes                 |
| 1450-03/B                  | Soft works Specifications                     |
| 1450-04/A                  | Landscape Layout Waterfront Walkway           |
| 1450-05/A                  | West Boundary and Pier Sections               |
| 1450-06/B                  | Landscape Layout West Clyde Street            |
| G17050_281_2               | Existing Drainage Layout                      |
| G17050_281_3               | Preliminary Drainage Strategy Layout and SuDS |
| Entrance Visual            | 3D Image                                      |
| South Context Visual       | 3D Image                                      |
| West Elevation Visual      | 3D Image                                      |
| Existing Swimming Pool     | 1 of 3  |
| Existing Swimming Pool     | 2 of 3  |
| Existing Swimming Pool     | 3 of 3  |
| 1251-DB3-B01-EX-DR-E-63 01 | Proposed External Lighting Scheme             |
| 1251-DB3-B01-EX-DR-E-63 02 | Proposed External Lighting Scheme             |

unless the prior written approval of the planning authority is obtained for other materials/finishes/for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. Prior to development commencing, an Environmental Management Plan shall be submitted to and approved in writing by the Planning Authority. The Plan shall address requirements arising from the construction phases of the development and shall inform

the production of construction method statements. This shall include details of the following:

- A construction method statement to demonstrate how potential impacts on otters and their safety shall be incorporated into normal site working practices and having regard to the recommendation contained in the Protected Species Survey Report
- In the event that piling is required a noise impact assessment on Marine Mammals together with proposed mechanisms to mitigate any identified adverse impacts
- A ground works phasing and waste management plan associated with movement/storage of all waste materials.
- Details of the location of construction compounds to be formed
- Details of the number of existing parking spaces lost at each main construction phase of the development in order to minimise the loss of existing parking during construction.
- Details of any external lighting to be used during construction
- Full land restoration details; to ensure that the land within the application site where it has been physically altered by the construction of the development or demolition of existing buildings/structures and the ground level raised, is restored to an acceptable appearance.
- Details of arrangements to retain access for emergency services to the far southern pier head area delineated as area 16 in the proposed site plan.
- Adherence to the requirements of any other submitted and approved details and other conditions

The development shall be implemented in accordance with the duly approved Environmental Management Plan unless any variation thereof is agreed in writing by the Planning Authority.

*Reason: To ensure unacceptable environmental, wildlife or amenity consequences do not arise due to the construction of the development and appropriate mitigation measures, where required, are implemented.*

3. No development shall be commenced until the following plans and particulars have been submitted to and approved in writing by the Planning Authority in consultation with the Head of Roads. Thereafter the development shall be implemented in accordance with the approved details. Such details shall incorporate:
  - (i) A detailed construction method statement including the construction phasing and the material delivery plan.
  - (ii) The interim car parking arrangements to address the loss of existing parking provision during the construction phases.

*Reason: In the interests of roads safety and to maximise available parking spaces availability during construction.*

4. No public use of the building shall commence until a minimum of 155 parking spaces (including disabled spaces) and all vehicular servicing areas associated with the operational use of the building have been provided in accordance with the details hereby approved. Thereafter the remaining parking spaces shall be provided within 12 months of the building being first brought into use.

*Reason: In the interests of roads and pedestrian safety and to ensure that there is sufficient parking to support the leisure facility and town centre.*



5. Notwithstanding the effect of condition 1, no development shall commence until samples and/or full details of materials to be used in the construction of:
- (i) external material finishes of the building
  - (ii) any other visible walls/retaining structures to be constructed;
  - (iii) roads and parking areas;
  - (iv) footpaths;
  - (v) shared surfaces

have been submitted to and agreed in writing by the Planning Authority. The development shall thereafter be completed using the approved materials, or such alternatives as may be agreed in writing with the Planning Authority.

*Reason: In order to secure the use of appropriate materials in the interests of visual amenity.*

6. No occupation of the approved building shall commence until details for the arrangements for the storage, separation and collection of waste from the site, including provision for the safe pick-up by refuse collection vehicles, have been submitted to and approved in writing by the Planning Authority. Thereafter the duly approved provision shall be implemented prior to the first occupation of the building.

*Reason: In order to ensure that satisfactory arrangements have been made for dealing with waste on the site in accordance with Policy SG LDP SERV 5(b).*

7. Details the specific species and size/mix/numbers of the proposed planting throughout the site on those areas identified to be landscaped shall be submitted for the written approval of the Planning Authority in consultation with the Biodiversity Officer within six months of the date of this permission, together with details of the proposed maintenance regime associated with the planting and clarifying the parties responsible for such future maintenance. Thereafter the duly approved planting shall be implemented in the first available planting season following the substantial completion of the development. Any planting which fails to become established, dies, becomes seriously diseased or is removed within the first 12 months of having been planting shall be replaced in the following planting season with equivalent sizes and species as those originally required to be planted.

*Reason: In the interests of amenity and biodiversity.*

8. No construction plant and/or machinery shall be operated on the site outwith the following times: 08:00 – 18:00 Monday – Friday, 08:00 – 13:00 Saturday. No construction plant and/or machinery shall be operated at any time on Sundays, Bank or Public Holidays unless otherwise approved in writing by the Planning Authority in consultation with Environmental Protection.

*Reason: In order to control noise nuisance in the interest of amenity.*

9. Prior to commencement of development, full details of all external lighting shall be submitted to and approved in writing by the Planning Authority. Such details shall include the location, type, angle of direction and wattage of each light which shall be so positioned and angled to prevent any glare or light spillage outwith the site boundary. Thereafter the development shall be completed in accordance with these details

*Reason: In order to avoid light pollution in the interest of amenity*

10. Notwithstanding the provisions of Condition 1, the development shall be implemented in accordance with the flooding amelioration details and recommendations set out in the

Kaya Flood Risk Assessment (June 2018) and approved plans; 00045-02/004C, 00045-02/005C and 0045-02/009D

1. Finished floor levels of the building shall be a minimum of 5.4m AOD
2. Detailed design of flood defences to be appropriate and fully account for wave overtopping through the lifetime of the development.
3. Flood plan to be developed and implemented. This to include actions to be undertaken in event of a flood, including safe evacuation.

*Reason: In order to ensure appropriate mitigation for flood risk and to safeguard public safety.*

11. Prior to development commencing, details of the intended means of surface water drainage to serve the development shall be submitted to and approved in writing by the Planning Authority. The duly approved scheme shall be implemented in full concurrently with the construction of the development and shall be operational prior to the occupation of the development and maintained as such thereafter.

*Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding.*

12. Prior to the first occupation of the building, a comprehensive Green Travel Plan that sets out proposals for reducing dependency on the private car shall be submitted to and approved in writing by the Planning Authority in consultation with the Roads Authority. The Travel Plan shall include details of:
  - i) The proposed monitoring schedule and reporting procedures;
  - ii) The management of the Travel Plan identifying the persons responsible for implementation;
  - iii) Proposed pedestrian and cycle infrastructure within the site and connections to existing networks;
  - iv) Cycle parking provision and location within the site;
  - v) Measures to improve public transport facilities;
  - vi) Initiatives such as, electric car facilities, car share scheme and flexible working;
  - vii) Employee locker facilities;
  - viii) Travel information to be provided within the site.

Thereafter the provisions of the plan shall be implemented as part of the operation of the approved development.

*Reason: To ensure an appropriate level of public transport infrastructure is available to residents of the new dwellings.*

13. Prior to commencement of development, an assessment of the condition of the land shall be undertaken, submitted and approved in writing by the Planning Authority. The assessment shall determine the nature and extent of any contamination on the site and identify any potential risks to human health, the water environment, property or designated ecological sites.

Where contamination is identified, then a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared and be subject to the approval in writing of the Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Any approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development with the exception of those actions required to carry out remediation unless otherwise agreed in writing by the Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation must be produced, and is subject to the approval in writing of the Planning Authority.

*Reason: In order to ensure that contamination issues on the site have been fully investigated and remediated.*

14. The level of noise emanating from the site following commencement of the permitted use shall not exceed the established background noise level LAeq (90) at the survey location by more than 5dB(A) unless otherwise approved in writing by the Planning Authority. Any plant and machinery should not produce any noise that has a distinguishable, discrete, continuous note or distinctive impulses.

Reason: In order to avoid noise nuisance in the interest of amenity.

## NOTES TO APPLICANT

1. **The length of this planning permission:** This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
2. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
3. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion' to the Planning Authority specifying the date upon which the development was completed.
4. Notwithstanding the requirements of condition 13 in respect of addressing site contamination issues, the applicant's attention is drawn to the requirements of CAR General Binding Rule 10 to ensure all reasonable steps are taken to ensure discharge associated with construction does not result in pollution of the water environment.
5. All external lighting should be designed in accordance with the Scottish Government's Guidance Note "Controlling Light Pollution and Reducing Light Energy Consumption" 2007, Annexes A and B. Site specific advice may be obtained by contacting the Council's Environmental Health Officers.
6. The road improvements within West Clyde Street and at the junction with Sinclair Street will require approval under Section 56 of the Roads Scotland Act 1984. Contact should be made with the Argyll and Bute Council Head of Roads.

## **APPENDIX A – RELATIVE TO APPLICATION NUMBER: 18/01614/PP**

### **PLANNING LAND USE AND POLICY ASSESSMENT**

#### **A. Settlement Strategy**

The proposed development comprises a new leisure building to include swimming pools / gym facilities, new flood defences, public realm areas, cycle parking spaces, car parking spaces including electric charging machines and a coach and drop off facility. Vehicular access to the proposed development would be via the existing Sinclair Street / West Clyde Street / East Clyde Street signalised junction.

The proposal aims to deliver a new and modern leisure centre for the town of Helensburgh and surrounding area. The Helensburgh area has suffered from population decline, however, the Maritime Change Project, which involves the relocation of personnel to Faslane over a period up to the 2030s, has the capacity to redress this decline. The implications of this have been considered during the processing of this planning application. The development is proposed within the settlement boundary of the town, and the scale of the proposal is in accordance with the identification of the Town of Helensburgh as a 'major settlement', where larger development proposals such as this is appropriate in land use terms.

The proposals are located within the boundary of the LDP designated Town Centre and are of a scale appropriate to the settlement and are accessible by a range of transport modes.

The proposals are therefore considered to accord with the settlement strategy and more particularly policies STRAT 1 and LDP DM1. As a public facility located within a main town centre the proposal constitutes sustainable development under the requirements of SPP.

#### **B. Compliance with Approved Masterplan**

In September 2017 Argyll and Bute Council commissioned a project team lead by DarntonB3 Architecture to develop the Gareth Hoskins Masterplan Addendum Report dated May 2012 (which was itself an evolution of the Turley Associates Masterplan of August 2009).

The council brief applicable to the stage 3 stage study and report which has resulted in the current planning application comprises a number of key component parts:

- Swimming Pool
- Parking
- Coach Drop Off
- Sea wall defences and raising ground levels
- Urban Realm
- Landscaping
- Associated Infrastructure

The area of site within the approved Masterplan fronting onto West Clyde Street has been identified as a development site with potential to host a retail development. Future retail development is excluded from the current proposal. For the avoidance of doubt, the current planning application does not include any retail elements. These would require to be subject to a separate planning application(s) and consideration at a future date to ensure compliance with LDP policies.

Members will note that lack of compliance with the approved 2012 Masterplan has been raised as a reason to object to the current proposals by a number of parties. It is therefore

considered of assistance to examine the approved 2012 Masterplan in respect of its planning requirements. The 2012 addendum to the original Turley Associates Masterplan of 2009 produced by Gareth Hoskins confirms that the general approach to overall site development is envisaged as follows:

*“a landmark building on the southern edge of the site taking advantage of the waterfront location. Placing the building on this location allowed the remainder of the site adjacent the town centre to be considered for other development”.*

The 2012 Masterplan also recognises that:

*“The 2009 Masterplan identified the Pierhead as the key development site in the town and the aspirations set out in the Masterplan for high quality design and placemaking remain key to the success of the development and regeneration of the town as a whole.”*

The design of the building will be addressed in detail at section (B) of this report. However, in terms of general location and orientation of the new leisure building to the site, sea and town centre it is considered to accord with the general layout proposed in the 2012 Masterplan Addendum and the reasons for this approach. The layout guidance and urban design aspirations of the 2012 Masterplan document are considered to remain legitimate and well founded in seeking to locate the leisure building to the south of the site, with any future retail uses being to the north of the site, nearer West Clyde Street.

Although the indicated block plan location of the leisure building was further north than the current proposals in the 2012 layout, the location of the leisure use to the southern and western side of the site is considered to be in general accordance with the 2012 Masterplan and its urban design aspirations to create a landmark building for the waterfront, allowing intervening land to the north to accommodate future development with urban realm improvements and connections to the town centre.

It is the opinion of Officers that the proposals subject to this planning application are in accordance with the stated objectives and general layout of the approved 2012 Masterplan Addendum. Importantly, the current planning application does not constrain or undermine future development of the remainder of the site to provide future development which will require to be subject to future planning applications and consideration in respect of both compliance with the Masterplan and the policies of the LDP.

### **C. Location, and Design of Proposed Development**

As indicated in the submissions, it is proposed to locate the facility on the south-western corner of the pier site. As previously indicated, Officers consider the location is in general conformity with the approved 2012 Masterplan.

In respect of the design of the proposals, Officers note that views have been expressed by objectors that the design is not appropriate. However from a planning perspective it is necessary to judge the merits of the application currently submitted and consider whether it is acceptable in respect of compliance with the policies of the development plan. In respect of design matters this would primarily involve the evaluation of the proposals against Policies LDP 3 and LDP 9. An evaluation of the proposals in respect of location, scale and massing, design, materials and associated setting, are all relevant to the determination of this planning application.

The design and access statement in support of the application submits that the key design aims of the proposals are to provide:

- Attractive and active primary elevations;

- Implement the Approved Master plan Addendum 2012;
- Provide a layout which responds to the requirements of commercially effective operating principles;
- Integrated and cohesive public facilities;
- Standout, prominent entrance and approach;
- Well-proportioned and functional external public space;
- Areas of transparency on the façade, maximising views in and out, openings with scale and impact;
- Sensitive, yet durable materials that complement the site, context and invigorate the existing palette;
- The formation of a central core, a hub of activity and movement to act as the heart of the building;
- Improved relationships of internal spaces with others, and their function
- Significantly improved sustainability;
- Natural light and surrounding views maximised;
- Sensitivity to the surrounding town centre environment;
- Design durability and versatility.

The internal and operational objectives set out above and any commercial matters are not land use planning matters which are material to the determination of this planning application. It is noted that many objectors have raised concerns relating to internal operations of the pool and in particular in respect of the degree to which it would be “fun” and attract families and provide facilities for both children and other users as well as the commercial viability of the proposals. These are not material planning considerations in the determination of this application, but are rather operational matters for the applicant. Therefore the planning evaluation of the design of the building should be restricted to the external appearance of the building and its relationship to the site and surroundings, and not the internal attributes and operational characteristics of the facility, as there are matters for the applicant to define, not the Planning Authority.

It is sufficient to generally acknowledge that the range of uses contained within the building, which falls within Class 11 ‘Leisure and Assembly’ of the Use Classes Order, accords with the 2012 Masterplan use envisaged to be developed on the site, and in this respect, as a matter of principle the proposal is acceptable.

From a purely locational stance it has already been outlined previously that the location in the south-western corner of the site is generally in accordance with the 2012 Masterplan location, and that this location does not undermine the further masterplan development objectives for the wider site. The location of the building within the site is therefore considered to be acceptable.

In terms of general scale, the building is much larger than others in the immediate vicinity, through necessity in order to accommodate the range of uses proposed over two floors. It is a new civic building and is therefore of a scale commensurate with its role and function where it will constitute a landmark building on this prominent and important development site. It is considered that the overall scale and massing of the building is appropriate for this location.

The concept proposed seeks to provide a prominent building along the waterfront esplanade, with a significant main entrance with good accessibility in terms of movement and visual connections to surrounding development. The integration of the new facility with the existing pier was considered by the applicant to be one of the most important guiding principles for design decisions, and led to the creation of an external public realm that integrates access routes with gathering points, flexible spaces and general areas to take in the attractive views the site affords. The location of the site entrance on the north-western corner of the building seeks to provide a visual link to the main entrance and to allow direct access from primary routes.

The entrance is marked by a colonnade of columns supporting a large roof canopy with feature soffit and lighting. This is stated to form the visual strength of the main elevation and solidifies the clean linear form of the building. Officers agree that this detailing is attractive and appropriate to define the entrance, and will form an important architectural feature of the building as appreciated from West Clyde Street.

The large glazed areas on the elevations allow views into the entrance foyer, pool hall, fitness suite and studio spaces. At night these spaces will generate activity and provide visual interest towards the building. The external elevations include architectural detailing to create interest and break up the overall massing of the building. The use of a wide pallet of materials also assists in adding interest to the building.

The external public realm proposals include variations in levels, form and materials to create an attractive linkage to the town centre, framing the building and its entrance in what is considered to be an attractive and appropriate manner. A range of external spaces are created which offer significant improvements in the urban realm over the current situation, and will complement the existing CHORD works within the town centre. All of these external urban realm elements have been designed to ensure that those of limited mobility are able to access and enjoy this new development both internally and externally

In respect of materials, Officers consider that the variation in finishes and materials for both the building and public realm are attractive and therefore acceptable. In accordance with normal practice samples will require to be submitted for final approval.

Officers consider that overall this is an attractive design, well-proportioned and suited to its intended civic role and located on such a prominent site. The external detailing of the building has both horizontal and vertical elements which break up the scale and mass of the building adding texture, diversity and interest. Given the need to have such a large building to meet functional requirements, Officers consider that the overall design, appearance and materials proposed are in accordance with the requirements of Policies LDP 3 and LDP 9 of the adopted plan.

There will be no material impact on the setting of any listed buildings in the locality due to the separation of the building to the extent that it will sit within its own setting at the end of the pier, defining its own immediate environmental and site characteristics and its spatial relationship to the town centre. The building is seen as a separate landmark feature in the townscape at this point. In this respect the proposal is in accordance with SG LDP ENV 16(a).

#### **D. Marine Environment Piers and Harbours and Biodiversity.**

The Council's Marine Policy Officer has provided a detailed response in respect of this application and its relationship to the Marine Environment and LDP plan policies in respect of coastal matters. No objections have been raised and the consultation response has been supportive of the proposals. Set out below are a number of relevant extracts from the response which provide clarification the support expressed:

##### Local Development Plan

*The proposed development is considered to be consistent with the proposed Supplementary Guidance - SG LDP TRAN 8 (Piers and Harbours) and SG LDP CST 1 (Coastal Development).*

##### Local Development Plan and National Marine Plan



*The proposed development extends into the marine environment (Mean High Water Springs) and therefore the Council as a public body is required to take authorisation decisions in accordance with the National Marine Plan, unless relevant considerations indicate otherwise.*

*The adopted Local Development Plan and National Marine Plan are both supportive of improvements to existing developments. The proposal works are considered to be consistent with SG LDP CST 1 (Coastal Development), SG LDP TRAN 8 (Piers and Harbours), and relevant policies of the National Marine Plan.*

Having regard to the above it is considered that the application accords with Policy LDP 4.

The Marine Policy Officer continues in respect of biodiversity matters to comment that:

*The Helensburgh Waterfront development is partially located at the Mean High Water Springs boundary. Access to the intertidal foreshore will be required to undertake repair works to the pier and North East and South West slipways. The development lies out-with 200-350 metres of the Inner Clyde SPA / Ramsar / SSSI boundaries. SNH recommend that the threshold distance for considering potential disturbance to feeding redshank in casework is set at 150m. SNH advise that the development will not have any likely significant effect on the SPA and that no further assessment in these terms will be required.*

As set out above, SNH have concluded that the proposal is unlikely to significantly prejudice Special Protection Area qualifying interests and have therefore not required the Council in its capacity as 'competent authority' to undertake an 'appropriate assessment' under the Habitat Regulations. No objections have been raised by SNH to the proposals. However, concerns have been expressed about potential impacts on Marine Mammals through noise disturbance in the event that piling were to be required during construction. This matter is addressed by the use of a planning condition requiring further details to be submitted for approval should piling works be found to be necessary.

In respect of biodiversity, initial site ecological surveys indicated that otters were foraging within the general environs of the site, but due to the lack of suitable foraging habitat within the area no holts or rest ups were identified on or near the site. Otters are European Protected Species (EPS) and therefore care has to be taken to ensure that they are not adversely impacted, as this can be criminal offence. No bat surveys were originally undertaken. However, these have now been carried out and the Biodiversity Officer is content that the updated September 2018 ecological surveys in respect of bats and otters are acceptable and that no protected species will be adversely impacted by the demolition of the existing pool building (bats) or the construction of the new leisure centre (otters).

She has however requested in her initial response dated 22.8.18 that appropriate site management protocols are undertaken to take account of the fact that otters may visit the locality of the site. This is considered necessary and therefore a condition to ensure site protocols to minimise potential impact on otters is recommended.

The Biodiversity Officer has also requested that a noise assessment on potential impact marine mammals should be submitted prior to construction commencing and this mirrors the comments from SNH in respect of potential impacts, depending on the construction approach which is ultimately undertaken. This matter is addressed by the recommended conditions.

Having regard to the foregoing, in terms of impacts on habitats and species, the proposals are therefore considered to be in accordance with the requirements of development plan policy

In respect of the proposed landscaping, this is not extensive; however, officers consider that further detailed proposals should be agreed with the Biodiversity Officer to maximise biodiversity benefit and add value to the proposals. It should, however be noted that this is an exposed location so careful consideration will be required.

Clarification has been sought from Marine Scotland as to whether an EIA would be required for the marine elements of the proposal. Marine Scotland have considered these matters and are of the opinion that subject to necessary marine licence requirements being met, that there should be no significant impacts and an EIA is not required.

#### **E. Archaeological Matters, Contaminated Land and Noise**

West of Scotland Archaeology Service (WOSAS) have confirmed that they do not consider the site to be of archaeological interest and therefore have not requested the imposition of any archaeological conditions.

Ground investigations have found some low level contaminants on the site. The Council's Environmental Protection Officer has requested the imposition of a suspensive condition, in accordance with normal practice, in order to ensure that this matter is properly addressed prior to works commencing. A condition requiring a remediation strategy prior to construction works commencing is therefore recommended.

The Environmental Protection Officer has also requested conditions to ensure adverse noise impact on sensitive receptors does not arise during construction, and to ensure that noise from the proposed plant and machinery will be acceptable. Suitably worded conditions have been recommended to address these matters and subject to their imposition the proposals will accord with the requirement of SG LDP SERV 4 and SG LDP ENV 7.

#### **F. Road Network, Parking and Associated Transport Matters.**

A transport assessment was undertaken to support this application and included the impact on the potential closure of the existing west exit from the pool car park. The existing junction at Sinclair Street/ East-West Clyde Street has the capacity to support the traffic generated from the proposed new leisure building including swimming pool, however, should the retail development be delivered as per the master plan, the junction will require an additional lane width from the car park. The public realm proposals at the junction takes this into consideration and have been located to support this future development or any other proposals that may be brought forward.

The reduction in the provision of car parking which has been the focus of concerns raised by many of the objectors was highlighted to the project team. To address this important matter, the project team have engaged an independent consultant to consider the implications and the impact on Helensburgh for the business community, the residents and visitors. The report includes detailed surveys taken in accordance with industry standards and the results demonstrate that both the on street and off street parking facilities have the capacity to support the reduction in provision at this location. I would also note that should the development for the retail units in accordance with the approved master plan be taken forward, further parking provision would be provided within this designated area of land.

The parking and access provision for the proposed development are therefore considered acceptable. However the Area Roads Engineer has also raised issues in respect of loss of parking during the construction works and has advised that the roads officers have considered a number of options in order to mitigate these concerns, however, these details require to be formally submitted for Council approval. These concerns are also reflected

in a number of the representations. The project team are aware of proposed mitigation measures, however, until such time as these are formally approved through the formal Council procedures, the detail of this is not available. The Area Roads Engineer has, however, confirmed that appropriate mitigation needs to be in place before the commencement of the construction phase. The Council is the applicant in this instance and other car parks are also under the control of the council. It is therefore considered reasonable to include suspensive condition to address this matter. This suspensive conditions also requires the provision of a construction method statement including the submission of a material delivery plan.

Post construction, the Town Centre Car Parking Review and Strategy in paragraph 7.2 notes that the Council are currently reviewing car parking provision within the full council area and specifically within the Helensburgh and Lomond Area. It states that *“This is a complex matter with varying demands for numerous different users. It will be necessary to undertake a thorough review of parking characteristics to ensure an outcome which provides the most suitable solution recognising the varying demands of differing users. The timescales for the delivery of the proposed HWD Masterplan are not expected for a number of years, this allows ABC the opportunity to ensure that these developments are taken into consideration during the wider car parking review.”* In response to this the Area Road Engineer has confirmed that that investigations into the overall parking provision within Helensburgh are currently underway.

The proposed development also requires off site road improvements on West Clyde Street at the junction with Sinclair Street. These have taken account the full Masterplan and have the capacity to facilitate the further development as indicated in the Masterplan.

In summary, the Area Roads Engineer has confirmed that the Transport Assessment and parking provision are acceptable for the development and that there are no objections subject to conditions.

Within the TA reference is made to the potential for a green travel plan to be drawn up in respect of the proposals. This will encourage Live Argyll who will be the occupiers of the proposed leisure building to promote modal shift to more sustainable forms of transport. A condition is, therefore, proposed requiring the submission of this Green Travel Plan.

The proposals are therefore considered to accord with SG LDP TRAN 2, SG LDP TRAN 3, SG LDP TRAN 4, TRAN 5 and SG LDP TRAN 6

Layouts have been provided which indicate the waste collection points associated with the proposals. Subject to further details being provided these are considered to be matters capable of being addressed in detail through the imposition of an appropriate condition. Therefore the proposals are considered to be in accordance with the requirements of SG LDP SERV 5.

## **G. Flooding, Drainage and Other Infrastructure**

Given the proposed location of the building it is essential that flooding caused by wave action and climate change increases in sea levels is taken into account and is properly addressed in the consideration of the application. A number of objectors have raised this issue and it is particularly noted that Helensburgh Community Council in their objections have made lengthy submissions on this matter.

To address potential flooding two main approaches are proposed to be taken. Firstly, rock armour walls are proposed to a height sufficient to protect the building from wave action and overtopping. Secondly, the site as a whole is being raised in height to safeguard not only the new building from predicted coastal flood levels due to climate change, but also

the remainder of the site to ensure that that the main access route, parking provision and future development will also be protected from flood risk.

In response to the detailed reports submitted in respect of such matters, the Council's Flooding Advisor has recommended that planning permission can be granted subject to the imposition of appropriate conditions. He is of the opinion that subject to the following matters being addressed by condition that the proposals are acceptable and can operate safely.

1. Finished floor levels of the building shall be a minimum of 5.4m AOD
2. Detailed design of flood defences to be appropriate and fully account for wave overtopping through the lifetime of the development.
3. Flood plan to be developed and implemented. This to include actions to be undertaken in event of a flood, including safe evacuation.

The proposals are therefore considered to be acceptable, and subject to the imposition of appropriate conditions accord with SG LDP SERV 3, SG LDP SERV 7, SG LDP - Climate Change.

Members are also requested to note that SEPA have raised no objection to the proposals and are content that planning permission can be granted. It should be noted that SEPA have made a separate response to Helensburgh Community Council (dated 26.9.18) confirming that the development was in accordance with their policy advice and standards in respect of the proposed use at this location. Helensburgh Community Council in a detailed submission on flooding contend that overtopping of the flood defences beyond the 2080's will take place. Paragraph 1.6 of the SEPA response to the community council in respect of this matter confirms that the building should be set back by 6.25m. The location of the proposed building will meet this requirement.

#### **H. Equalities Assessment – Equality Act 2010 and Fairer Scotland Duty (April 2018)**

The "Fairer Scotland Duty" was introduced in April 2018 as Part 1 of the Equality Act. This requires Councils to put "tackling inequality genuinely at the heart of key decision-making".

In this instance, the proposals seek to provide a new and accessible public leisure facility within Helensburgh together with public realm designed to be accessible to all. By locating the facility in a main town centre the new building is able to be accessed by those without access to a car and therefore the proposed development will not discriminate against those who do not own a car. The proposals are therefore considered to accord with the objectives of assisting to address social and economic inequality by providing high quality modern and accessible facility for the benefit of the whole community.

It is therefore concluded that the proposals, if approved, will be in accordance with of the Equality Act 2010 and the Fairer Scotland Duty.

#### **I. Other Matters**

##### Treatment of land when swimming pool demolished

Concerns have been raised in objections to the potential visual impact upon the town centre and potential harm to visual amenity which could be caused if the land upon which the swimming pool is currently located is not satisfactorily restored following demolition works, given that no specific proposals or timescales for the re-use of the land are included in the current planning application.

As the land is to be raised to address flooding issues following removal of the existing structures, the works on this area of land fall within the scope of this planning permission

even though the demolition of the building itself would otherwise constitute 'permitted development' under the GPDO. Officers consider that it is important that the land is restored, even if only for a temporary period, to a condition that would not be detrimental to the amenity of area given the prominence of the site and uncertainty over redevelopment proposals and/or timescales. To address this matter a condition requiring details of the restoration of the land is recommended.

#### Skatepark removal/ future provision

Many objectors have raised concerns over the removal of the skatepark as part of the indicated development. The removal of the skate park is development (demolition), but is 'permitted development' by virtue of class 71 of the GDPO and therefore this aspect of the scheme requires no planning permission.

An area of land has been identified for a future skatepark/play use and in the proposed site plan this is annotated under Area 4. Objectors state that no firm commitment is contained within the current application as to when and how this will be replaced. The current application does not seek to develop this northern area of the site, only to alter ground levels as part of flood prevention works. The reinstatement of a skatepark following groundworks is a matter which will require to be addressed under the terms of the Masterplan at a future date when the remainder of the site is re-developed and more detailed proposals are subject to future application(s).

#### Retail policy/impact on existing shops

As has been clarified elsewhere in this report, no retail planning permission is sought by the current planning application and any separate proposals would require to address the appropriate policies of the LDP in order to define the scale and design which may ultimately be considered acceptable. This is not a matter for consideration as part of the current planning application and therefore no Retail Impact Analysis has been required to update the October 2011 Retail Study previously referenced in considering the 2012 Masterplan proposals. Such matters will be addressed in any future planning application for retail use on the site.

The renewal of the pool and the upgrading of facilities will assist in continuing to attract shared trips and assist in reinforcing the vitality and viability of the overall town centre offer.

## **J. Conclusion**

It is considered that the location, scale and design of the building is acceptable and that the design approach assists in breaking up the overall scale and massing of the building. The use of a clear entrance detail is also welcomed as it provides an architectural focus to the building clearly defining its main entrance. A condition requiring details of all external finishes shall be included to ensure that the actual materials to be used are acceptable.

Flooding solutions proposed in respect of protecting not only the proposed building, but also raising the height of the remainder of the larger site to make it suitable for future development is to be welcomed. The building has been located and designed to ensure that it does not undermine or compromise the future development of the northern section of the site, as required by both the 2009 and 2012 Masterplan Addendum.

It is the opinion of Officers that the proposal is in accordance with the 2012 Masterplan Addendum. The function of a Masterplan is not to "set in stone" future planning applications in terms of exact locations and design, but to provide a framework and guidance to work within. The proposed leisure building will be located to the south of the site and will leave space for a potential future retail use facing onto West Clyde Street, in

accordance with the 2012 Masterplan Addendum requirements. That it is in a slightly different location to that shown in approved masterplan is not considered a material departure, given adherence to the overall Masterplan layout rationale.

In respect of car parking and access arrangements the Area Roads Engineer along with the supporting Transport Assessment and Car Parking Study confirms that the proposals are in accordance with the LDP.

Officers are of the opinion that subject to the imposition of appropriate conditions that the proposals are of an appropriate design and scale for their intended civic function and accord with the policies of the LDP.

## **APPENDIX B: REPRESENTATIONS**

### **i) Representations received from:**

#### **Objection:**

Mr Carl Dixon 5 Butt Avenue Helensburgh Argyll And Bute G84 9DA 09.08.2018

Miss Joanne Brown 5 Howie Crescent Rosneath Helensburgh Argyll And Bute  
09.08.2018

Tariq Durrani 14 Duchess Park Helensburgh Argyll And Bute G84 9PY 13.09.2018

Mrs Fiona McLeod Upper Flat Heatherbank Fairway Garelochhead Helensburgh Argyll  
AndBute

Mr Ian MacQuire 20 Rosedale Gardens Helensburgh Argyll And Bute G84 7RW

Mr Norman Muir 52 Grant Street Helensburgh Argyll And Bute G84 7EW 15.08.2018

Mr Ian Grout 18A Upper Glenfinlas Street Helensburgh Argyll And Bute G84 7HD  
19.08.2018

Sue Thornley Glenarn House Glenarn Road Rhu Helensburgh 14.09.2018

Christine Gaskell 13 Kenilworth Avenue Helensburgh Argyll And Bute G84 7JR  
14.09.2018

Robert McPartland 8 Endrick Wynd Helensburgh Argyll And Bute G84 7SU 14.09.2018

Garth Randal Address Not Supplied 14.09.2018

Clare Hennessey 9 West Abercromby Street Helensburgh Argyll And Bute G84 9LH  
05.10.2018

Kimberly Chapman 4 Straid-A-Cnoc Clynder Helensburgh Argyll And Bute 31.08.2018

Valerie Reynard 31.08.2018

Jean Senior 107 East Princes Street Helensburgh Argyll And Bute G84 7DN 31.08.2018

Rebecca Wetherhill 11 South King Street Helensburgh Argyll And Bute G84 7DU  
31.08.2018

Kirsty Horn 11 Blackhill Drive Helensburgh Argyll And Bute G84 9AF 31.08.2018

Melany Boyde 58 Fisher Place Helensburgh Argyll And Bute G84 9RJ 31.08.2018

Claire Balneaves 23 Redgauntlet Road Helensburgh Argyll And Bute G84 7TW  
31.08.2018

Lucy Wright 59 Drumfork Road Helensburgh Argyll And Bute G84 7TN 31.08.2018

Maura McNally 2 Maitland Street Helensburgh Argyll And Bute G84 7PB 31.08.2018

Lisa Johnstone 36 Lawrence Avenue Helensburgh Argyll And Bute G84 7JJ 31.08.2018

Dr May Hadi 17 Kidston Drive Helensburgh Argyll And Bute G84 8QB 24.08.2018

Mr Benjamin Gibson 96 Drumfork Road Helensburgh Argyll And Bute G84 7TY  
29.08.2018

Mr Urlan Wannop 43 Lomond Street Helensburgh Argyll And Bute G84 7ES 28.08.2018

Marie Therese Hayes Strathconon Cumberland Road Rhu Helensburgh 29.08.2018

Bethany Scott 6 Nelson Place Helensburgh Argyll And Bute G84 9ES 29.08.2018

Grant McIntosh 66A Colquhoun Street Helensburgh G84 8JP 29.08.2018

Mrs Barbara Warren 20 Lever Road Helensburgh Argyll And Bute G84 9DP 31.08.2018

Dr Peter Brown 03.10.2018

Lois Smith 25 Queens Crescent Garelochhead Helensburgh Argyll And Bute 04.09.2018

Norman McNally 2 Maitland Street Helensburgh G84 7PB 20.08.2018

Claire Stevenson 1 28 Ferry Road Rosneath Helensburgh 06.09.2018

Janus Basnov 1 28 Ferry Road Rosneath Helensburgh 06.09.2018

Sarah Urquart 15 Bain Crescent Helensburgh Argyll And Bute G84 9DB 06.09.2018

Roz Patterson 1 Portkil House Kilcreggan 06.09.2018

John McMurtrie Flat 2/2 24 Sinclair Street Helensburgh Argyll And Bute 06.09.2018

Stewart Noble 28 East Abercromby Street Helensburgh Argyll And Bute G84 7SQ  
09.09.2018

Fiona Macpherson 31 Kennedy Drive Helensburgh Argyll And Bute G84 9AR  
17.09.2018

Noble Macpherson 31 Kennedy Drive Helensburgh Argyll And Bute G84 9AR  
17.09.2018

Heather Wilson Birchwood Rhu Road Higher Helensburgh Argyll And Bute 18.09.2018

Alan Johnston 12A Cairndhu Gardens Helensburgh G84 8PG 13.08.2018

Jean Johnston 12A Cairndhu Gardens Helensburgh G84 8PG 13.08.2018

Ron Ellis 8 Lineside Walk Rhu Helensburgh Argyll And Bute 12.09.2018

Ian Reynard 34 Loch Drive Helensburgh Argyll And Bute G84 8PZ 12.09.2018

Leila Reynard 34 Loch Drive Helensburgh Argyll And Bute G84 8PZ 12.09.2018

Kathryn Polley Flat 1/1 2 James Street Helensburgh Argyll And Bute 12.09.2018

Christina Atkins Inchcruin Redgauntlet Road Helensburgh Argyll And Bute 12.09.2018



Patricia Lawson 5 Tower Place 6 East Clyde Street Helensburgh 12.09.2018

Nick Cowie Garemount Lodge Shore Road Shandon Helensburgh 12.09.2018

William S Quaile Ulston Grove Spys Lane Rhu Helensburgh 12.09.2018

Mrs Kathy Black Strathlee Shore Road Cove Helensburgh Argyll And Bute 19.09.2018

Pauline Macdonald 33 Camperdown Court Helensburgh Argyll And Bute G84 9HH  
20.09.2018

Mrs Claire Davidson 54 Colquhoun Street Helensburgh Argyll And Bute G84 8UX  
05.09.2018

David Allan 145 West Princes Street Helensburgh Argyll And Bute G84 8EZ 05.09.2018

Mrs Jane Allan 145 West Princes Street Helensburgh Argyll And Bute G84 8EZ  
05.09.2018

Gaynor Jakeman 38 Kildonan Drive Helensburgh Argyll And Bute G84 9SA 05.09.2018

Jenny Wainwright 24 Tower Place East Clyde Street Helensburgh Argyll And Bute  
05.09.2018

Paula McIntosh 66 A Colquhoun Street Helensburgh G84 05.09.2018

Mr Paul Dods 8 Kildonan Drive Helensburgh Argyll And Bute G84 9SA 30.08.2018

Professor Norman McNally 2 Maitland Street Helensburgh Argyll And Bute G84 7PB  
20.08.2018

Mrs Debbie Stevenson 27 Guy Mannering Road Helensburgh Argyll And Bute G84 7TJ  
30.08.2018

Miss Fiona Baker Hillcroft Station Road Rhu Helensburgh Argyll And Bute 06.09.2018

James Kerr 20 Ardenconnel Way Rhu Helensburgh Argyll And Bute 04.09.2018

Andrew Watts The Olde School House Kilcreggan 04.09.2018

Rayna Watts The Olde School House Kilcreggan 04.09.2018

Emma Young 30 Stuckleckie Road Helensburgh Argyll And Bute G84 7NN 04.09.2018

Neil Petrie 9 South King Street Helensburgh Argyll And Bute G84 7DU 04.09.2018

Terri Colloton 7 Armstrong Road Helensburgh Argyll And Bute G84 7UE 04.09.2018

Veronica Davis 7 Kilmahew Court Cardross Dumbarton Argyll And Bute 04.09.2018

Veronica Davis 2 Talisman Crescent Helensburgh Argyll And Bute G84 7TD 04.09.2018

Elizabeth Clarke 2 Talisman Crescent Helensburgh Argyll And Bute G84 7TD  
04.09.2018

James Taylor 75 West Clyde Street Helensburgh Argyll And Bute G84 8AX 04.09.2018

Toni Taylor 75 West Clyde Street Helensburgh Argyll And Bute G84 8AX 04.09.2018

Colin Shannon 38 Suffolk St Helensburgh G84 9PD 07.09.2018

Stella Kinloch Craigend Cardross Dumbarton Argyll And Bute 08.09.2018

M W Whitlock 28 Bain Crescent Helensburgh Argyll And Bute G84 9DF 11.09.2018

H R Whitlock 28 Bain Crescent Helensburgh Argyll And Bute G84 9DF 11.09.2018

Lynn Smith 7 Lower Sutherland Crescent Helensburgh Argyll And Bute G84 9PG  
11.09.2018

B M Annesley 26 Duchess Drive Helensburgh Argyll And Bute G84 9PR 11.09.2018

Mrs C A Annesley 26 Duchess Drive Helensburgh Argyll And Bute G84 9PR 11.09.2018

Graham Jefferies 52 William Street Helensburgh Argyll And Bute G84 8XX 11.09.2018

Mairi Jefferies 52 William Street Helensburgh Argyll And Bute G84 8XX 11.09.2018

Alan MacNicol Aros Road Rhu Helensburgh 11.09.2018

Kay Court 07.09.2018

Lynne Dow 6 East Montrose Street Helensburgh Argyll And Bute G84 7HU 07.09.2018

Fiona McLeod Upper Flat Heatherbank Fairway Garelochhead 07.09.2018

Vivien Dance 07.09.2018

Alan Jack 188 West King Street Helensburgh Argyll And Bute G84 8QR 07.09.2018

Frances Baxter 69 Dennistoun Crescent Helensburgh Argyll And Bute G84 7JQ  
12.09.2018

Chris Henderson 6 Laggary Park Rhu Helensburgh Argyll And Bute 12.09.2018

Peiwah Lee Harwood Church Avenue Cardross Dumbarton 12.09.2018

Geoffrey Atkins Inchcruin Redgauntlet Road Helensburgh Argyll And Bute G84 7TP  
08.09.2018

Colin Keir 16 Barclay Drive Helensburgh Argyll And Bute G84 9RD 09.09.2018

Mr Philip Dye 9 Glen Drive Helensburgh Argyll And Bute G84 9BJ 14.09.2018

Mike Green No Address Provided 17.09.2018

A Brian Aitken Foinne Bhein Shandon Helensburgh Argyll And Bute 17.09.2018

G A Quickfall 25 Redclyffe Gardens Helensburgh Argyll And Bute G84 9JJ 17.09.2018

Raymond Williams 22 Blackhill Drive Helensburgh Argyll And Bute G84 9HR 18.09.2018

Pauline Williams 22 Blackhill Drive Helensburgh Argyll And Bute G84 9HR 18.09.2018

Mr Iain MacLaren Twiga Glenoran Road Helensburgh Argyll And Bute

Mr James Chapman 10 Cardross Road Helensburgh Argyll And Bute G84 7JW  
23.08.2018

T G Calder 15 East Lennox Drive Helensburgh Argyll And Bute G84 9JD 01.10.2018

Iain M Cameron No Address Provided 01.10.2018

Peter Brown Ravenswood 32 Suffolk Street Helensburgh Argyll And Bute 01.10.2018

Mrs L E Aitken Foinne Bhein Shandon Helensburgh Argyll And Bute 03.09.2018

Lynn Henderson 9 Redclyffe Gardens Helensburgh Argyll And Bute G84 9JJ 03.09.2018

Helen Bowie 16 East Argyle Street Helensburgh Argyll And Bute G84 7RR 03.09.2018

George Bowie 16 East Argyle Street Helensburgh Argyll And Bute G84 7RR 03.09.2018

Anne Helstrip 33 Loch Drive Helensburgh Argyll And Bute G84 8PZ 03.09.2018

Michelle Scotland Upper Greenhill Shore Road Kilcreggan 03.09.2018

Dr Ben McNally Florastrasse 59 Wurenlos 5436 Switzerland 03.09.2018

Emma Henderson 22 Barclay Drive Helensburgh Argyll And Bute G84 9RB 03.09.2018

Connor McNally 2 Maitland Street Helensburgh Argyll And Bute G84 7PB 03.09.2018

Mrs Catherine Grout 18A Upper Glenfinlas Street Helensburgh Argyll And Bute G84  
7HD 28.08.2018

**Support:**

Councillor Ellen Morton. Chair of Helensburgh and Lomond Area Committee. 18  
Adelaide Street Helensburgh Argyll And Bute G84 7DL 10.10.2018

Rebecca Mair 38 Woodbank Court Alexandria G83 0LG 20.09.2018

Mr Nicholas Davies The Copse Donaldsons Brae Kilcreggan Helensburgh Argyll And  
Bute 06.09.2018

Mrs Alison Barclay Craigarran Shore Road Kilcreggan Helensburgh Argyll And Bute  
15.10.2018

Mrs Jackie Hood 11 East Montrose Street Helensburgh Argyll And Bute G84 7ER  
03.10.2018

Mrs Nicola Hackett 66 Shore Road Innellan Dunoon Argyll And Bute 19.09.2018

Colin Crichton 800 Crow Road Glasgow G13 1LY 20.09.2018

Mr Kenneth White 20 West Lennox Drive Helensburgh Helensburgh Argyll And Bute  
02.09.2018

Mr Kevin Anderson 6 Broomfield Drive Dunoon Argyll And Bute PA23 7LJ 18.09.2018

Ms Diane McMillan 7 Victoria Terrace Ardrishaig Lochgilphead Argyll And Bute

Mr Chris Turnbull 108 Mains Hill Erskine pa8 7je 21.09.2018

Mr Laurence Slavin Flat 1 Ponderosa Shore Road Kilcreggan Helensburgh Argyll And Bute

Amy Birch 6 Fairfield Gardens Helensburgh 10.10.2018

Margaret McGhee 132 Cardross Road Westcliff Dumbarton 10.10.2018

A Fletcher Flat 2/1 3 Brabloch Park Paisley PA3 4QD 10.10.2018

David Unsworth 87 Methven Road Paisley 10.10.2018

Rachel Nicolson West Clyde Street Helensburgh 10.10.2018

Angela Gibson 2 Charles Terrace Balloch G83 8LD 10.10.2018

S Cameron Full Address Not Provided 10.10.2018

Isabel Ward 20 St Michael Drive Helensburgh Argyll And Bute G84 7HG 10.10.2018

Esther Cowan Full Address Not Provided 10.10.2018

John Tetler 64 Old Luss Road Helensburgh Argyll And Bute G84 7LN 10.10.2018

Lorraine MacKenzie 9 Duncombe Avenue Hardgate Clydebank 10.10.2018

Rebecca Mair Address Not Provided 10.10.2018

Lorraine Welsh 72 Campbell Street Helensburgh G84 9QW 10.10.2018

Laura Judge 97 Davaar Avenue Campbeltown Argyll And Bute PA28 6NQ 10.10.2018

Robert Judge 97 Davaar Avenue Campbeltown Argyll And Bute PA28 6NQ 10.10.2018

Vincent Madden 38 Hunters Avenue Dumbarton 10.10.2018

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Colin Crichton 800 Crow Road Glasgow 10.10.2018

Charlotte Savage 0/3 33 Castlegreen Street Dumbarton 10.10.2018

Alex Benn Beechdale Linnburn Shandon 10.10.2018

Aileen Baird 234 West Princes Street Helensburgh Argyll And Bute G84 8HA 10.10.2018

Alex Macfarlane 28 Abercromby Crescent Helensburgh Argyll And Bute G84 9DX 10.10.2018

Douglas Welsh 48 Manse Crescent Stanley PH1 4NZ 10.10.2018

Charles Breslin 3 Kennedy Drive Helensburgh Argyll And Bute G84 9AR 10.10.2018

Fiona Baird 35 Lochranza Drive Helensburgh Argyll And Bute G84 9DY 10.10.2018

N Parlane 43 William Street Helensburgh Argyll And Bute G84 8XX 10.10.2018

Steve Worsford 15 Collins Road Helensburgh Argyll And Bute G84 7UA 10.10.2018

Angela Pyne 92 Berwick Road Greenock 10.10.2018

Phil Taylor 3 John Street Lane Helensburgh Argyll And Bute G84 9NA 10.10.2018

Julie Nicol 30 Glenshira Drive Dumbarton 10.10.2018

Richard Millar Full Address Not Provided 10.10.2018

Paul Henderson Full Address Not Provided 10.10.2018

Karen Smith 34 West Montrose Street Helensburgh Argyll And Bute G84 9NQ  
10.10.2018

Stuart Mason Cala Na Sythe Stuckenduff Road Shandon 10.10.2018

Chris Mckell 28 Kirkmichael Road Helensburgh Argyll And Bute G84 7NQ 10.10.2018

Daryl Walker 15 Mackintosh Court Helensburgh Argyll And Bute G84 7HZ 10.10.2018

Leah Walker 15 Mackintosh Court Helensburgh Argyll And Bute G84 7HZ 10.10.2018

J G Dean 25 Maclachlan Road Helensburgh G84 9BU 10.10.2018

K Brady Full Address Not Provided 10.10.2018

Mr Les Donald Flat 1/1 107 West Clyde Street Helensburgh Argyll And Bute 28.08.2018

Sinead Rooney Full Address Not Provided 09.10.2018

Richard Stephen 1 East Rossdhu Drive Helesnburgh 09.10.2018

Irene Telfer 64 Old Luss Road Helensburgh Argyll And Bute G84 7LN 09.10.2018

L Baird 3/3 69 Station Road Renfrew 09.10.2018

Paula Gill 51 Malcolm Place Helensburgh Argyll And Bute G84 9HW 08.10.2018

Dr Cecilia Chisholm 23 Machrie Drive Helensburgh Argyll And Bute G84 9EJ 08.10.2018

**Neutral Representation:**

Mrs Patricia Lawson Flat 5 Tower Place 6 East Clyde Street Helensburgh 14.08.2018

Mr John Penniston Townhead Farm Drumfork Road Helensburgh Argyll And Bute  
06.09.2018

Mr Ian Ward Rowallan 29 East Montrose Street Helensburgh Argyll And Bute  
11.08.2018

Peter F Stewart. Senior Coastal Operations Manager, HIM Coastguard, Greenock Fire  
Station, Rue End Street Greenock PA15 1HA 11.10.18