

## CARLINGWARK OUTDOOR ACTIVITY CENTRE – PROGRESS REPORT

### 1. Reason for Report

The reason for this report is to update Members on progress with the new build of the Outdoor Activity Centre and skatepark within Lochside Park, Castle Douglas.

### 2. Report Summary

At the Stewartry Area Committee on 15 March 2009 Members requested a progress update on the construction and development of Carlingwark Outdoor Centre.

### 3. Glossary of Terms

PE	Physical Education
PMID	Leisure & Sport Operational Plan / Performance Management Information Document.
USF	United Skate Foundation
OEMG	Outdoor Education Management Group

### 4. Recommendations

Members are asked to:

- 4.1 note the progress with the construction and development of the new Carlingwark Outdoor Activity Centre as outlined in section 11.1;
- 4.2 note that the skatepark has now been completed and formally handed over on 27 March 2008 as per the original stated timescales, and is now freely available for use by the United Skate Foundation and the local community;
- 4.3 note that the United Skate Foundation are planning an official opening ceremony for the skatepark on Saturday 20 June 2009;
- 4.4 note the work of the Lochside Park / Carlingwark Stakeholders Group as outlined at 11.4.1; and
- 4.5 agree to receive a report on the development of a three year action plan produced with the Stakeholders Group for Lochside Park / Carlingwark Loch.

### 5. Plan Links and Contribution

- 5.1 The key themes of the Corporate Plan 2007 – 2011 which was agreed by the Full Council on 21 February 2008 are all relevant to the development, delivery and growth of the Outdoor Activities Service.
- 5.2 The effective development of Lochside Park and Carlingwark Loch, Castle Douglas contributes greatly to the Council's Corporate Plan key themes of 'Healthier', 'Safer & Stronger', and 'Wealthier & Fairer'. This development also contributes to the Council's Area Management framework, Decentralisation Action

Plan and the Stewartry Management Team Work Plan, within which the redevelopment of Carlingwark Outdoor Activity Centre is a key project.

#### **6. Resources/Value for Money Assessment**

The outputs and outcomes relevant to the Outdoor Activities Centre as detailed within the Leisure and Sport Performance Management Information Document / Operational Plan will be implemented within the Leisure and Sport cash limit revenue budget.

#### **7. Risk Assessment**

The principal risks associated with the contents of this report are;

- Potential delay in school and community use of the residential and non residential elements of the Outdoor Activity Centre at Carlingwark. This is controlled through alternatives being made available for school and community use.
- The existence of blue/green algae impacts upon the level of water based activity which can safely take place. A blue/green algae treatment programme is implemented and appropriate procedures for water sports are being developed with key partners to minimise the risk to an acceptable level.

#### **8. Authorities and Legal Implications**

There are no authorities or legal implications associated with the content of this report.

#### **9. Consultations**

In addition to internal consultation within Community & Support Services, the following have been consulted in the preparation of this report and are in agreement with the contents of the report;

- Area Manager Stewartry;
- Operations Manager Architects and Engineering Design
- Service Manager - Property
- Service Director Schools Services
- Operations Manager Accountancy

#### **10. Background**

10.1 Development of a Replacement Outdoor Activity Centre at Carlingwark Loch.

10.1.1 At the Education & Community Services Committee on 29 April 2008 Members noted the amended funding package to be phased over two financial years.

10.1.2 At the Education & Community Services Committee on 29 April 2008 Members agreed to award the contract for the redevelopment of the Outdoor Activity Centre at Carlingwark Loch, Castle Douglas

10.2 At the Resources Committee on 11 December 2008 Members endorsed the Carlingwark Outdoor Activity Centre Business Plan 2009-2013.

10.3 At the meeting of Stewartry Area Committee on 15 March 2009 Members requested an update report be presented to a future meeting on the construction and

development of the new Carlingwark Outdoor Centre at Lochside Park, Castle Douglas.

## **11.0 Key Issues**

### 11.1 Outdoor Activity Centre

11.1.1 The proposed facilities and amenities within the refurbished Outdoor Activity Centre are; –

#### NEW BUILD AREA

- Office Base
- Kitchen Area
- Dining / General Purpose Room
- Store Room
- Drying / Laundry Room
- Female Changing / Shower Room
- Male Changing / Shower Room
- Female Toilets
- Male Toilets
- Disabled WC / Shower Room
- Plant Room

#### ISLE HOUSE RESIDENTIAL BLOCK

- 3 x Dormitory Rooms
- 1 x disabled access dormitory room
- 2 x staff dormitory rooms
- staff shower / toilet room
- Male Toilet
- Female Toilet

#### EXTERNAL AREA'S

- Secure external storage compound (132 square metres)
- External Workshop
- Slipway

11.1.2 The completion date for the new build element of the project 24 April 2009.

11.1.3 Upon commencement of the works within the Isle House residential block hibernating bats were discovered. As a protected species work within Isle House required to be immediately suspended and a 'European Protected Species Licence' applied for from Scottish Government.

11.1.4 During the initial intrusive works into the envelope of the Isle House building significant additional works have been identified. A report will be presented to the Resources Committee on 23 April 2009 highlighting these issues and recommending a suitable way forward.

11.1.5 Therefore until further guidance is available from Members following the Resources Committee on 23 April 2009 the contractors has been instructed to stop all works within Isle House.

11.1.6 Furthermore, the connecting access between the new build and Isle House has been sealed up to prevent bat movement into the new build.

11.1.7 The provision of a new slipway exiting directly from the secure compound is scheduled to be completed up to the edge of the Loch by 24 April 2009. Phase 2 of this element of the project to extend the slipway in the water will commence upon receipt of permissions from Scottish Natural Heritage and the Scottish Environmental Protection Agency.

#### 11.2 Castle Douglas Skate Park

11.2.1 Members will be aware that the Council made a commitment to work in partnership with the USF to identify a suitable location for a skate park within Lochside Park.

11.2.2 The development of a skatepark within Lochside Park was incorporated into the overall development of Carlingwark Outdoor Activity Centre. Hardie Engineering Ltd were appointed as the skatepark contractor with Bendcrete Leisure Ltd acting as an advisory body to them.

11.2.3 The skatepark has now been completed and handed over by the contractor on 27 March 2008 as per the original stated timescales, and is now freely available for use by the local community.

11.2.4 Through the Lochside Park / Carlingwark Loch Stakeholders Group Action Plan further improvements are being pursued with the support of Castle Douglas Community Council. These improvements have been identified as the provision of rubbish bins, seating areas and a cycle shelter adjacent to the skatepark.

11.2.5 The USF are planning an official opening ceremony for the skatepark on Saturday 20 June 2009.

#### 11.3 Carlingwark Loch Water Quality

11.3.1 At its meeting on 26 October 2005, Stewartry Area Committee agreed to funding of £15,000 from its Quality of Life allocation to planning & Environment for treatment of blue/green algae in the Loch during 2006/2007.

11.3.2 This funding has been used to secure the supply of Barley Straw into the Loch until 2009 to combat and reduce the algal bloom. The barley straw treatment has been effective in restricting the algal bloom to levels below that noted in the years prior to treatment.

11.3.3 Through the Lochside Park / Carlingwark Loch Stakeholders Group continuation of this treatment has been identified as a priority within the draft action plan for 2009-2012.

11.3.4 To further improve the water quality and combat the blue / green algae Leisure & Sport secured grant funding of £10,000 from the South West Environmental Action Trust for the supply and installation of an aeration fountain on Carlingwark Loch to oxygenate the water.

11.3.5 In accordance with section 13(1) of the Nature Conservation (Scotland) Act 2004, an application was submitted to Scottish Natural Heritage for the installation and operation of an aeration fountain within Carlingwark Loch. Scottish Natural Heritage granted permission for this on the 25 April 2008.

11.3.6 The water quality within Carlingwark Loch will continue to be closely monitored with the support and advice of Planning & Environment and local risk assessments updated to ensure the most appropriate control measures continue to be put in place in accordance with advice sought from relevant partner agencies.

#### 11.4 Lochside Park / Carlingwark Loch Stakeholders Group

11.4.1 At its meeting of 18 April 2005 Stewartry Area Committee noted the rationale for establishing a Carlingwark Loch / Lochside Park Stakeholder Meeting "to investigate an overview of the Lochside Park and Carlingwark Loch area to consider the future use of this prime facility and to ensure the varied activities taking place there were co-ordinated and complimentary to one another." This Stakeholder Group now meet regularly providing relevant operational updates to stakeholders and ensuring consultation is undertaken. The Stakeholders Group are currently working towards the formation of a 3 year action plan for the development of facilities, amenities and programmes within Lochside Park and Carlingwark Loch. A draft of this has been presented to Castle Douglas Community Council as part of the consultation process and will subsequently form the basis a of future report to Stewartry Area Committee.

<p>Report written by Lee Seton, Leisure Services Manager, Stewartry.</p> <p>Richard Grieveson Operations Manager Leisure and Sport DG One Hoods Loaning Dumfries DG1 2HT</p> <p>Date of Report: 3 April 2009</p>	<p>Robin Bennie Service Director Community &amp; Customer Services Carruthers House English Street Dumfries DG1 2HP</p>
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**Background Papers**

1. Leisure and Sport Strategy for Dumfries and Galloway 2006 – 2010.
2. Reaching Higher – Building on the Success of Sport 21. The National Strategy for Sport.
3. “Let’s Make Scotland More Active” – A Strategy for Physical Activity. (National Physical Activity Task Force).
4. Dumfries and Galloway Council Corporate Plan 2007 – 2011 agreed by Full Council on 21 February 2008
5. Physical Activity Strategy for Dumfries & Galloway. 2008-2011.
6. Report dated 7 April 2005 by Area Manager - Stewartry to Stewartry Area Committee titled Lochside Park and Carlingwark Loch – Future Development.
7. Report dated 11 October 2005 by Corporate Director of Education and Community Services to Education and Community Services Committee titled Outdoor Activities Service Castle Douglas.
8. Report Dated 29 May 2006 by Corporate Director Education & Community Services presented to Finance Sub-Committee titled Carlingwark Outdoor Activity Centre, Castle Douglas.
9. Report dated 12 October 2007 by Group Manager – Community Services titled Community Services Capital Programme and Property Issues presented to the Education and Community Services Committee.
10. Report dated 22 April 2008 by Group Manager – Community Services titled Outdoor Activities Service, Carlingwark Loch, Castle Douglas, presented to the Education & Community Services Committee.
11. Report dated 26 November 2008 by Service Director, Community & Support Services, Carlingwark Outdoor Activity Centre – Business Plan 2009-2013.