

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Executive Director of Housing, Environment and Economic Development (Housing and Regeneration Services)

Planning Committee: 2 October 2007

**DC07/260/OUT: Erection of residential development (outline),
Beardmore Place, Bridge Street, Clydebank, G81 4HS.**

1. DEVELOPMENT DETAILS

- 1.1** Outline planning permission is sought for a residential development on an area of ground located at Beardmore Place/Bridge Street in Dalmuir. The site currently has three vacant industrial buildings located on it. To its north is the Glasgow to Loch Lomond clyde path which runs parallel to the adjacent Forth and Clyde Canal. To the south of the site is a disused and overgrown railway cutting. The site is 0.64 hectare in size. No indicative layout has been submitted.

2. CONSULTATIONS

- 2.1** West Dunbartonshire Council Roads Service, West of Scotland Archaeology Service and Historic Scotland have no objection to the proposal.
- 2.2** British Airports Authority has no objections subject to conditions limiting the height of building and landscaping not presenting any hazards to the flightpath to Glasgow Airport.

3. REPRESENTATIONS

- 3.1** None

4. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydebank Local Plan

- 4.1** Within the Clydebank Local Plan the site is identified as part of a General Redevelopment Area under Policy GD1 (7) with the proposed uses shown as residential, industrial and allotments. The proposal conforms to the Local Plan where residential use is one of the accepted uses. West Dunbartonshire Council is committed to supporting the provision of social and affordable housing and the development is supported by Communities Scotland who have indicated that funding is available for 37 units on the site. The

applicants are already investing in the regeneration of an adjacent area to the immediate west, where consent was granted for 48 units in June 2007 (Ref DC05-335) and to the north of the Canal where consent was granted for 114 units in April 2006 (Ref DC05-168).

- 4.2** The application site is derelict and residential development located here would be close to a variety of services, employment opportunities and public transport in Dalmuir. The surrounding area includes a mixture of land uses, including residential and business uses. The nature of the area is however changing for example with the current redevelopment of the Whiteinch Demolition site for housing and if residential use was developed on the application site it would link the existing housing to east and to the west which already has consent. This would improve the general residential environment.

5. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Plan (Finalised Plan)

- 5.1** The West Dunbartonshire Local Plan (Finalized Plan) replaces the GD1 (7) site with three specific land uses with the application site identified as existing industrial land. Policy LE1 has a general preference for land to be retained for business use however specifies the criteria against which alternative uses should be considered including environmental benefit and no adverse impact on the attractiveness of the location to industrial and business investment.
- 5.2** With the cessation of business use on the site, it is in fact currently a vacant site within an area identified as a regeneration priority, where redevelopment is promoted. Whilst in such circumstances the preferred use would still generally be for business the particular location of this site between an existing and proposed residential area, suggest that the benefits of improving the residential environmental should be taken into consideration. In addition a well designed residential development would help to integrate the canal with the local area and would not have an adverse impact on the attractiveness of the location to business which would then be consolidated on the industrial area to the south.

Representation and Consultations

- 5.3** No objections have been received in relation to the application and the landscaping and building height limitation required by the British Airports Authority can be conditioned.

6. CONCLUSION

- 6.1** The proposed development is in accordance with the policy requirements of the Clydebank Local Plan. The West Dunbartonshire Local Plan (Finalised Plan) reflects the previous use of the site for

industrial and business use although it is now unoccupied. Given the recent developments for residential use granted consent, the development site's relationship to them, along with existing residential sites in the area, it is considered that the proposed development would enhance the general area.

7. RECOMMENDATION

- 7.1 Grant** outline planning consent subject to the conditions set out in Section 8.

8. CONDITIONS

1. The following reserved matters shall be submitted for approval to the Planning Authority within 3 years of the date of this permission and the development shall be commenced within 5 years of the date of this permission or within 2 years from the date of final approval of all foregoing reserved matters. The reserved matters shall include details of the siting, design, height and external appearance of the residential units, the means of access thereto, car parking, fences and walls, site levels and finished floor levels, open space provision, landscaping and associated maintenance arrangements.
2. At the same time as the submission of the reserved matters application, the developer shall submit for approval full details of the foul and surface water drainage system. These details shall include a drainage system that incorporates the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
3. At the same time as the submission of the reserved matters application a detailed ground investigation report for the site shall be submitted for the written approval of the Planning Authority and all actions arising from this investigation shall be implemented within a timescale to be agreed by the Planning Authority

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Development (Housing and Regeneration Services)
Date: 20 September 2007

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Appendix:	None
Background Papers:	<ol style="list-style-type: none"> 1. Planning application forms and plans 2. Consultation Responses 3. Clydebank Local Plan 4. West Dunbartonshire Local Plan Finalised Draft
Wards affected:	6