

WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 20th September 2023

DC23/102/FUL: Proposed erection of 26 dwellings with associated ancillary development at Development Site, Pappert, Bonhill, Alexandria by West Dunbartonshire Council

1. REASON FOR REPORT

- 1.1** The planning application raises issues that in the opinion of the appointed officer merits the determination of the application by Committee. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Grant planning permission** subject to the conditions set out in Section 9 below.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located within the Bonhill area of Alexandria and extends to 1.36 hectares. The site's northern, eastern and southern boundaries adjoin the street of Pappert which takes the form of a loop road through the locality with a variety of secondary roads, spurs and cul-de-sacs. Adjacent residential properties take the form of two storey terraced dwellings, all of a similar design. The western boundary of the site is adjacent to an area of mature tree planting and beyond that, the street of Redburn. As well as the residential properties of Pappert, to the north and east there are community facilities in the form of a playground and a blaes sports pitch.
- 3.2** The site was cleared following the demolition of the flatted blocks a number of years ago. With the exception of two parking areas which are remnants from these previous housing developments, the site has re-naturalised over time and is now covered with unmaintained grass, areas of dense vegetation and a variety of immature trees. An area of maintained grassland lies to the northern part of the site. Of the two parking areas, the lower area is well used and has a well maintained surface. The upper area is roughly surfaced and there is little use.
- 3.3** There is a steep gradient across the site with a drop of approximately 20 meters from east to the west. The top half of the site is fully enclosed with a brick and metal railing fence, likely remaining from the previous development on the site. A footpath crosses the site diagonally connecting from the upper part of Pappert to the overbridged at Redburn and this footpath forms part of the core path

network. A network of other paths connecting to the residential terraces surround the site.

3.4 Planning permission is sought for the construction of 26 no. houses and associated works. The development comprises of a range of dwelling sizes as detailed below:

- 3 no. x 3-bedroom terraced Passivhaus standard houses
- 6 no. x 3-bedroom semi-detached houses
- 4 no. x 4-bedroom semi-detached and terraced houses
- 1 no. x 4-bedroom semi-detached house
- 3 no. x 4-bedroom terraced cottage flats
- 6 no. x 1-bedroom terraced cottage flats
- 3 no. x 3-bedroom terraced Passivhaus standard houses

Three of the proposed properties have been designed to be wheelchair accessible with the remaining properties all including a ground floor bedroom to allow for future adaptability for tenants.

3.5 The development will comprise seven different house types all of which will be two storey. External materials are proposed to comprise interlocking concrete roof tiles, a combination of facing bricks together with dark grey uPVC windows and doors. Each property will feature in curtilage driveway parking and a private front and rear garden area. Rear gardens will be defined by 1800mm high timber slatted fences. Due to the levels on site there are two timber crib walls proposed within the centre of the site in order to create the two platforms. The walls extend to a height of 4.15 metres and 4.7 metres respectively at the highest points. Two further crib walls are located to the rear of blocks 9 and 10 to height of 2.6 metres and 1.5 metres respectively.

3.6 There are two existing vehicular access points on Pappert from which it is proposed to extend access from into the site. These will form upper and lower platforms from which the proposed new houses will be accessed. The existing levels prohibit the formation of a road which runs from east to west to access the site connecting the new streets and therefore two turning heads are proposed. The turning heads have been proposed over existing wayleaves to maximise the area of the site available for the development of houses and landscaped green space. Each dwellinghouse is proposed to have its own dedicated parking space with additional visitor parking spaces located throughout the development.

3.7 The proposed development will connect to the existing path network. It will, however, impact upon the core path crossing the site from the north-east to the south-west and it is therefore proposed to divert it. The proposed diverted core path omits the section of path across the centre of the site, in favour of a new footpath connection adjacent to the proposed road at the east of the site at a gradient of 1:30. From there, the route utilises the existing stepped path at the north boundary of the site, connecting to a new stepped path adjacent to the play area. This proposed core path route features 41m of stepped path within

the site boundary and no sections of ramped path with a gradient of 1:12 or steeper.

- 3.8 The proposal features open and amenity green space. This is principally comprised of a large graded area of open space to the north of the site and a large flat area of open space over the location of the attenuation tank, totalling an area in excess of 2500sqm. Additionally, a section of woodland planting is proposed through the centre of the site as part of the green network within the site.
- 3.9 In support of the proposal the applicant has submitted a range of supporting documentation and information including a Supporting Planning Statement, Design and Access Statement, Transport Statement, Tree Report, Ecology Report, Landscape Design Statement and Engineering Statement.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service have no objection to the proposal in respect of roads and parking together with flooding matters.
- 4.2 West Dunbartonshire Council Environmental Health Service have no objections subject to conditions relating to noise from air source heat pumps, construction noise, contaminated land, dust control and waste.
- 4.3 West Dunbartonshire Council Biodiversity Officer has no objections to the proposal and welcome the various elements to provide mixed habitat features and trees retained where possible. Due to the high mobility of badgers a pre-construction survey is recommended as a condition. All recommendations in section 5 of the Preliminary Ecological Appraisal should be conditioned.
- 4.4 Scottish Water have no objections to the proposed development.
- 4.5 West Dunbartonshire Council Greenspace have no objections to the submitted plans in relation to the core path and access.

5. REPRESENTATIONS

- 5.1 None received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

National Planning Policy 4

- 6.1 National Planning Framework 4 (NPF4) was adopted by the Scottish Ministers on 13th of February 2023 and now forms part of the Development Plan.
- 6.2 Policy 1 relates to tackling the climate and nature crises and states that when considering all development proposals significant weight will be given to the global climate and nature crises. Policy 2 also relates to the climate in the form of climate mitigation and adaptation and states development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as

possible and development proposals will be sited and designed to adapt to current and future risks from climate change.

- 6.3** As the site has been previously developed, Policy 9 addressing brownfield, vacant and derelict land applies. Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported.
- 6.4** Policy 13 supports proposals to improve, enhance or provide active travel infrastructure, public transport infrastructure or multi-modal hubs. This includes proposals for electric vehicle charging infrastructure.
- 6.5** Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale as per Policy 14. Policy 15 relates to local living and 20 minute neighbourhoods. Development proposal will contribute to local living including, where relevant, 20 minute neighbourhoods. Consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to affordable and accessible housing options, ability to age in place and housing diversity.
- 6.6** Policy 16 relates to quality homes. Part (c) supports proposals for new homes that improve affordability and choice. This includes a range of size of homes. Part (e) supports proposals for new homes where they make provision for affordable homes to meet an identified need. Part (f) states that development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where: the proposal is supported by an agreed timescale for build-out; the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20 minute neighbourhoods; and the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.
- 6.7** Under part (f) of Policy 19 proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.
- 6.8** Green infrastructure is considered through Policy 20. Proposals that result in fragmentation or net loss of existing green infrastructure will only be supported where it can be demonstrated that the proposal would not result in or exacerbate a deficit in green infrastructure provision, and the overall integrity of the network will be maintained.
- 6.9** Policy 22 - Flood risk and water management states that proposals will not increase the risk of surface water flooding to others, or itself be at risk; manage all rain and surface water through sustainable urban drainage systems (SUDS), and seek to minimise the area of impermeable surface. Policy 23 does not support proposals which are likely to raise unacceptable noise issues. Policy 24 supports proposals that incorporate appropriate, universal, and future-proofed digital infrastructure.

- 6.10** The proposed development is supported by NPF4 and is assessed fully in Section 7 below.

West Dunbartonshire Adopted Local Plan 2010

- 6.11** Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy RD1 give preference to residential development on brownfield sites within the urban area rather than on greenfield land.
- 6.12** Policy H3 supports social housing opportunities on sites identified in Schedules H3 and H4. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy H5 safeguards and where possible enhances the character and amenity of existing residential area. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.13** Under Policy R1 there is a presumption against development which adversely affects the use, character or amenity of functional and valuable open space. Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Planning Guidance (2015) in Section 7 below. Policy R5 protects Core Paths and Rights of Way and Policy GN1 promotes and protects the Green Network including core paths.
- 6.14** Policy T1 and T4 requires sites to be integrated with sustainable travel. Policy E1 relates to the Councils biodiversity duty and Policy E5 requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. Policy DC7 supports the inclusion of on-site micro-renewable technologies.
- 6.15** The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.1** On 15 March 2023, the Planning Committee took a decision that the Council would not adopt Local Development Plan 2. The Proposed Local Development Plan 2 (LDP2), incorporating the recommended modifications of the Examination Report received on 22 April 2020, which were accepted by the Planning Committee of 19 August 2020, remains the Council’s most up to date spatial strategy and is therefore afforded significant weight in the assessment and determination of planning applications, subject to compatibility with NPF4. The Scottish Ministers’ Direction relating to the adoption of LDP2, dated 18 December 2020, is also a material consideration.

- 7.2** Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming). Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.3** Policy H4 relates to residential amenity. The policy states that the Council will protect, preserve and enhance the residential character and amenity of existing residential areas at all times.
- 7.4** Policies GI2 and GI4 relate to green infrastructure. Policy GI2 requires new development to meet with the open space standards set out within the policy. Where a development has difficulty providing these standards on site, or where a relaxation of the standards can be justified, developers will require to accord with Policy GI4 and provide a contribution towards the types of projects outlined within the policy and detailed in the Green Network and Green Infrastructure Supplementary Guidance. GI4 sets out the requirements for Developer contributions.
- 7.5** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport. CON3 encourages improvements to core paths and the development of new core paths and Policy CON4 sets out a need for all developments to install sufficient broadband provisions.
- 7.6** Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use.
- 7.7** RE4 encourages micro-generation and heat recovery technologies within or associated with individual properties and Policy RE5 relates to low and zero carbon buildings and states that new buildings should conform to the sustainability standards.
- 7.8** Policies ENV1, ENV4, and ENV6 are all similar to the ecology and tree, water environment and flooding policies of the adopted Local Plan. Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.9** It is considered that the application proposal being assessed comply with the relevant policies above as set out in the following assessment.

Creating Places Guidance and Green Network and Green Infrastructure Guidance

- 7.10** The Creating Places Supplementary Guidance – November 2022 seeks to achieve high quality development with a design led approach based on a thorough appraisal of the site and an analysis of its context, and sets out that this is expected for all development proposals. The proposal has been informed by a comprehensive pre-application as encourage by the Guidance. This has resulted in a development proposal that achieves a high quality design that responds to the local context and accords with the approach set out in the Guidance.
- 7.11** The Green Network and Green Infrastructure Supplementary Guidance - November 2022 seeks to ensure that the proposal also integrates landscaping and green infrastructure as part of the setting of the new development and open space created. This will include a focus on biodiversity enhancement. The on-site provision follows the Guidance in respect of residential development proposals. The open space also integrates with the wider green network adjacent inclusive of pathway connections. The proposal accords with the approach set out in the Guidance.

Principle of Development

- 7.12** The site is a brownfield site within a well-established residential area but is not specifically identified in either the adopted Local Plan (LP) the proposed Local Development Plan 2 (LDP2) as a residential development opportunity. Whilst not identified as a development opportunity, the sustainable re-use of brownfield land is supported through Policy 9 of NPF4. Policy 16 also supports that development proposals for new homes on land not allocated for housing where they are supported by an agreed timescale for build-out and that the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan. A timescale for the build-out can be addressed via condition. In any case, it is acknowledged that the proposal has gained funding through the Vacant and Derelict Land Fund and as such there are certain targets which will require to be met in order to utilise the funding.
- 7.13** The proposal to redevelop underused and vacant land is also supported by Policy UR1 of the Local Plan together with Policy RD1 which sets out a preference for residential development on brownfield sites. Whilst Policy H3 supports social housing opportunities on sites identified in Schedules H3 and H4, it does not preclude the development of other sites where appropriate. Policy H2 of proposed LDP2 also supports new housing development on sites in Schedules 2 and 3. Like the adopted Plan, this Policy also does not preclude the development of other sites where appropriate.
- 7.14** As such, the principle of the development of the site for new housing is supported on this site.

Site Layout, Design and Appearance

- 7.15** New residential layouts require to be well designed, take cognisance of the setting into which they are introduced and provide a high quality environment

of well-designed buildings in a setting of gardens and open space whilst recognising the impact on existing neighbouring properties. The surrounding locality is based on an approach of mostly terraced homes situated within individual curtilages, in a setting which includes open space and a variety of interconnecting pathways. The proposed development follows the overall theme and pattern of development in the locality whilst providing a wider range of housing sizes and it is considered that the density of development is compatible with the character and amenity of the wider adjacent residential area.

- 7.16** It is recognised that the layout requires to be designed to respond to the constraints of the site, inclusive of steeply sloping levels. There are two existing vehicular access points which form a continuation of Pappert housing development and therefore extending these existing points and centring the proposed dwellings around them responds to and strengthens the established pattern of development. Considering design, the proposed buildings are all two storeys with a variety of different house types which will assist in creating visual interest within the development. This visual interest is enhanced further by the use of stepped terraces and by levels created by the topography of the site. The proposed houses will be of a modern design and it is considered that this approach will enhance and contribute positively to the aesthetic of the area. The houses will also feature solar panels incorporated into the roof covers and some properties will include air source heat pumps. The proposed layout has responded to, and made the most of the site layout and levels and its topographical character and what is proposed successfully integrates into the wider residential area. The built ratio of each plot accords with the requirements of the Council's Creating Places Guidance (2022) and this ensures a suitable level of garden ground and associated private amenity space is provided for new residents.
- 7.17** The proposed houses have been developed in accordance with the principles of Housing for Varying Needs. This incorporates: barrier free access to all houses and cottage flats, sufficient space around internal and common doors to facilitate east access for residents and visitor in wheelchairs and those who may use other mobility aids; self-contained wheelchair adaptable flat types on the ground floor of cottage flats; fully accessibly kitchens and en-suite bathrooms within wheelchair accessible units to ensure maximum flexibility in tenancy. The approach will have a positive benefit in terms of available affordable housing stock and is supported.
- 7.18** Turning to the proposed materials, the new houses will be finished externally in facing brick and a concrete tile roof. The facing brick details submitted by the applicant comprise light and darker brown tones. The suggested bricks are, however, pressed concrete bricks and not good quality clay bricks. The use of concrete bricks would not provide a high quality visual appearance and this material would be to the detriment of the wider development. The use of such a material is also at odds with the established approach taken on other sites where the use of high quality materials has been proposed to ensure the best possible development. In the absence of acceptable materials having been

proposed, the final choice of external materials can be addressed by condition and the condition will require a quality clay brick to be proposed.

- 7.19** In further considering the appearance of the new development, it is acknowledged that street furniture can have an adverse visual impact and dilute the quality of the appearance of the development if not carefully considered. It is therefore appropriate to attach a condition requiring full details of the siting and position of items such as telecommunications cabinets and grit bins.
- 7.20** Overall, subject to the final choice of external materials, it is considered that the proposal will create a well-designed and integrated development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the adopted and proposed Plans alongside the Residential Development Design Guidance.

Low carbon design and technologies

- 7.21** One of the key elements of the design proposals is the low energy strategy all dwellings will adopt. The levels of sustainability are defined within the Scottish Building Regulations and the proposals aim for active silver and net zero units. All buildings will have photovoltaic panels and the net zero units take the proposed sustainability a step further with enhanced thermal envelope as well as air source heat pumps. The remaining units will be designed to meet the Passive House Design Criteria which is not only low energy standard but also a comfort standard. Passive Houses utilise enhanced thermal insulation, triple glazing, ventilation with heat recovery, air tightness and are thermal bridge free. By applying these principles, Passive Houses are not only highly energy efficient with a very low heat demand but also offer improved comfort to their occupants by having a high indoor air quality and improved thermal comfort as external surface temperatures are as close to the internal air temperature as possible. Such an approach ensures that the proposal minimises greenhouse emissions and incorporates low carbon infrastructure and thus embraces the requirements set out by NPF4. The low carbon approach incorporating new homes to the Passivehaus standard was also key in securing the Vacant and Derelict Land funding that has allowed the development to be brought forward.

Residential Amenity

- 7.22** It has been some time since the proposed site has been utilised as a residential site and in the meantime the site has renaturalised. Whilst the new development may introduce new houses in closer proximity to existing properties than the previous buildings on site, these new buildings do not have the scale and massing of the flatted blocks which existed previously. Whilst a number of plots adjoin the existing garden boundaries of houses to the south of the development site they will not be dominant, and the gable ended windows which face onto the gardens are not for habitable rooms. It is further considered that there is no adverse impact on daylight or sunlight to the nearest houses will occur due to the separation distances proposed. Window to window relationships within the development itself are also acceptable. Whilst the development will undoubtedly bring additional activity to the area, the

occupation of new dwellings is not expected to cause any noise or activity beyond that typically found in a residential area. Whilst it is accepted that any construction site will produce an element of short term noise and disruption, the Council's Environmental Health Service highlight the requirement that the construction of the development is undertaken in a way that ensures that adjacent residential amenity is not adversely affected. A range of conditions are recommended and it is considered appropriate to attach these. These include restricting working hours to 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays. Conditions relating to piling and dust control are also recommended.

Trees, landscaping and open space

- 7.23** A variety of trees exist within the site. These are in the form of the existing shelterbelt to the west of the site as well as self-seeded sapling trees throughout the site. They are not protected by a Tree Protection Order. Some of the trees are Ash trees affected by die back and the appropriate course of action is to remove them. It is accepted that other trees are removed to accommodate the development. It is not considered that they are significant specimens and new tree planting is provided at a rate of two for one (i.e. seventy two new trees proposed) as part of the new development.
- 7.24** The landscaping strategy includes a variety of plants, flowers and trees to encourage wildlife and biodiversity to the site. In terms of hard landscaping areas, variety is also proposed with a mix of materials. New tree planting is also proposed throughout the development. In respect of the planting strategy, the Council's Biodiversity Officer highlights that the street trees and ornamental planting proposals for birch and whitebeam account for the majority of trees throughout the streetscape of the development. Being mindful of the various tree diseases that have required to be managed, it is advised by the Biodiversity Officer that it would be a better option to include a variety of tree types throughout the development to provide additional resistance to disease and climate change. As such a condition is recommended for the submission of further planting details. The overall approach to open space provision and planting is considered appropriate and the implementation and maintenance can be addressed by condition together with the recommendations of the Council's Biodiversity Officer in respect of the planting schedule.
- 7.25** The majority of the open ground within this site was formed following the demolition of the previous flatted blocks a number of years ago. The function of this open area was to provide an acceptable appearance in the absence of any immediate redevelopment proposals for the site at the time. It is recognised that this area was never originally set out as part of the open space provision within the locality. Within the adopted Local Plan, a small part of the site is designated as open space. This has however, not been brought forward into the proposed LDP2. The part of the site that is designated as open space is a triangle of land, extending down from the playground to the north. This parcel of land is not developed for housing as part of the proposal and will form part of the wider open space land landscaping proposals for the site, which will enhance the quality of open space within the locality. As such the ground remains undeveloped and so the use, character and amenity of this specific aspect of the open space is not adversely impacted. An area of maintained grassland is

adjoining the terraced block to the north of the site. Whilst the development does encroach into this area, any impact is outweighed by the enhancements that will occur to the green network locally as a result of the landscaping proposals associated with this development.

- 7.26** In respect of open space within the proposed development, this is principally comprised of a large graded area of open space to the north of the site and large flat area of open space over the location of the attenuation tank. In terms of the requirements of Policy GI2 of proposed Local Development Plan 2 together with the Our Green Network guidance, the required greenspace for the number of bedrooms provided within the overall development of this site is 1755sqm. The greenspace for this site provided well exceeds this required number and therefore the level of green space provided by the development is acceptable. It is noted that the site is also well served by existing play facilities. It is in direct proximity of two dedicated plan areas – a fenced blaes pitch on the eastern boundary and a mulit-use games area to the north, although these are not included in the site boundary.
- 7.27** Overall, there is no unacceptable impact on existing open space and the quality and range of open spaces will all contribute to the overall success of the transformation of this vacant site.

Impact on the Core Path network

- 7.28** Core path 145 crosses the site from the north-east to the south-west connecting from the upper part of Pappert to the overbridged at Redburn. The current path is of slabbed construction made up of sections of long steps and variously graded ramped paths. In considering options for the core path, a retained path running through the central spine of the development between the rear fence lines of the dwellings was considered. Retaining a realigned path through the centre of the site would result in a pathway running between rear fences and retaining walls and this would lack passive surveillance and also potentially result in overlooking and privacy implications for the new dwellings which sit below. An alternative approach which seeks to locally divert the core path was brought forward and it is proposed that the core path will now run along the northern boundary of the site, and then travel through the western spur of the development and reconnect into the existing path network. The Council's Greenspace Service offer no objections to this approach from an access perspective. Notwithstanding stepped nature of some of the path on the diverted route, the existing core path already features steps. It is considered that the proposed approach allows for the suitable diversion of the core path in accordance with Policy CON3 of proposed Local Development Plan 2 which balances the retention of the core path route whilst allowing for the development. The formal diversion of the existing path will be addressed via the relevant provisions in the Planning Legislation following the grant of planning permission.

Traffic, parking and road safety

- 7.29** The applicant has submitted a Transport Statement in support of the proposal. Given the scale of the proposed development, there is no need for a full

Transport Assessment. The Council's Roads Service have no objections to the proposal on roads and parking grounds.

- 7.30** In terms of parking, twenty seven parking spaces are provided within the curtilage of the properties as well as a further eight visitor parking spaces within the development. Two existing parking areas are found within the site dating from the previous flatted development. The upper area is roughly surfaced and sees little use, and no concerns arise from its loss. The lower area is well used by adjacent residents and has a well maintained surface. To the north-west of the site, an additional thirteen car parking spaces have been provided to compensate for the loss of this existing parking area and continue to provide parking for existing residents of Pappert. A further four overspill visitor parking spaces for the new development are also proposed on Pappert. This totals fifty two vehicle parking spaces created. This is considered acceptable. The provision of electric vehicle charging infrastructure can be addressed by condition.
- 7.31** It is noted that twenty six affordable houses is expected to generate between ten and fifteen traffic movements an hour during the weekday peak traffic periods. These flows would be insignificant in relation to surrounding traffic flows. Also noted within Transport Statement is that it would be prudent to agree a site traffic management scheme for the development during construction. This would help alleviate any issues created by the construction of the development within the existing residential area and will be addressed by condition.
- 7.32** In terms of pedestrian movements, there are existing pedestrian facilities along all the surrounding roads in the vicinity of the proposed development. There are also new pedestrian and cycle routes incorporated within the proposed scheme. The Statement also notes that cycle parking should be at a rate of one space per flat and this has not been shown on the drawings. It is recommended any granting of permission should include a condition requiring details of cycle storage to be submitted and approved prior to any houses being occupied.

Sustainable Transport

- 7.33** A number of secondary roads connect the site via the surrounding housing neighbourhoods to the primary road of O'Hare/Redburn and the wider area. The closest bus stops to the site are on O'Hare (400m), Redburn (300m) and Braehead (150m). Advertised weekday bus services from these stops include the 206 Service which operates every 15 minutes and the 207 Service which provides an additional hourly service both of which go via Alexandria which has a railway connection. Alexandria Train Station itself is some 1.5 miles from the site. It is therefore concluded that the development is provided in an appropriate location within an established settlement accessible by means other than the private car. It is recommended within the Transport Statement that a travel information pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes to be provided to the residents of the new dwellings. This can be addressed by condition.

Flooding and drainage

- 7.34** With respect to flooding and drainage, no flood risk assessment was required due to the site being outwith any areas of flood risk within the current SEPA maps. The Council's Roads Service is content that there is no flood risk to the development or resulting from the development. In terms of drainage, SuDS is incorporated into the development to address surface water, with attenuation proposed via an underground tanked arrangement. Whilst details of the overall approach is provided, this is not supported by detailed calculations to allow it to be concluded that the design capacity is appropriate. Overland flow pathways are also not provided and it cannot be concluded that any run-off in extreme events will not impact on either the existing or proposed residential properties. However, there is no suggestion that a suitable system cannot be provided and final details can therefore be addressed by condition.

Ecology

- 7.35** There are no environmental designations covering any part of the site nor are there any in the surrounding area. There are also no buildings to be demolished. The preliminary ecological appraisal does not highlight any protected species of concern. Whilst the area may support foraging bats, no further surveys are required. However due to the high mobility of badgers and presence of suitable foraging habitat, a pre-construction survey is recommended to be required by condition eight weeks before construction. The report also highlights the timing of the works to take account of nesting bird season and this is recommended to be conditioned for any granting of permission. Further recommendations are contained within the preliminary ecological appraisal including Tool Box Talks for contractors, root protection areas for trees, tree and vegetation removal to be avoided outwith the bird nesting season, methods to avoid injury, obstruction and disturbance of mammal species, sensitive lighting designs to avoid affecting foraging or commuting bats, designs to avoid trapping amphibians and biodiversity enhancement measures. This will be addressed by condition. The Council's Biodiversity Officer also offers no concerns in respect of the proposal in respect of ecological impact or the findings of the ecological appraisal and welcomes the inclusion of a variety of features as part of the landscaping scheme which will provide biodiversity enhancement.

Other Technical Matters

- 7.36** The Council's Environmental Health Service requested further details of the air source heat pumps (ASHP) proposed as part of the development. In further consultation Environmental Health raised no objection to ASHP and recommended conditions relating to noise limits at habitable windows as well as noise validation testing. A ground investigation report has been submitted in support of the proposal and Environmental Health raise no concerns. Conditions are recommended to address the presence of any unexpected contamination and in respect ensuring the suitability of either re-using site won material or importing material to the site. Scottish Water offer no objection noting current capacity within the existing network.

Pre-application Consultation

- 7.37** The applicant and their project team engaged in a pre-application framework process with the Planning Service in March of 2023. Three meetings were held in which comments were made by the Planning Service which are reflected in the submitted design. The applicant has also undertaken a community consultation which was held in conjunction with the Bonhill and Dalmonach Community Council in May 2023. This meeting was attended by approximately ten residents. The applicant highlights concerns from neighbouring residents that the existing path through the site is poorly maintained and collecting mud off the adjacent hill making it difficult to use. It is considered the diverted core path route will assist in addressing these concerns. Significant concern was raised on the level of parking and the removal of existing parking within the lower part of the site (approximately thirteen spaces). Subsequent to the meeting, the layout was further revised to increase parking and to compensate for the removal of the current parking area used for parking. Thirteen additional bays are now proposed on the site of the former garages (currently scrubland) to the north west of the site.

8 CONCLUSION

- 8.1** The proposed redevelopment of this former housing site with twenty six dwellings in a mix of one, two, three and four bedroom affordable homes is welcomed. The site is within an existing residential area and, subject to the appropriate use of conditions, the proposed development is acceptable. The layout and design of the development has been developed to ensure that it integrates with the existing residential form as well as creating a high quality development which enhances the local residential area whilst also taking into consideration the constraints of the site. The development will provide high quality housing with good connections to the surrounding area and wider green network.
- 8.2** A key element of the development is its low energy strategy, utilising photovoltaic panels, air source heat pumps and enhanced thermal envelopes as well as Passive House standards for some dwellings. This together with the proposed biodiversity enhancement proposals respond to tackling the climate and nature crisis. Furthermore the development is supported by the Scottish Government Vacant and Derelict Land Investment Programme and will provide well insulated affordable houses.
- 8.3** The proposal will result in a high quality residential development that presents no conflict with the policy requirements of NPF4, the adopted Local Plan and the proposed Local Development Plan.

9. CONDITIONS

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used within the development site shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt no consent is granted for the brick samples submitted prior to determination and all facing bricks to be used shall

be good quality clay bricks. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details and palette.

2. Further to Condition 1 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved brick details.
3. That prior to the commencement of works on site, full details of the timescale for the build-out of the development shall be submitted to and approved in writing by the Planning Authority. Works shall then proceed as approved unless an alternative timescale is first agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be proceed in accordance with the approved details.
5. Prior to the commencement of development on site, details of the design and location of cycle storage shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details prior to the occupation of any house within the development, unless otherwise agreed in writing with the Planning Authority.
6. Notwithstanding the approved plans, all recommendations within the Preliminary Ecological Appraisal dated 18th May 2023 shall be followed. This shall include all required further survey work identified as being required for badgers. Further survey work undertaken shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and implemented as approved.
7. Notwithstanding the approved plans and condition 6 above, and prior to the commencement of works on site, a further submission which demonstrates an understanding on how the proposal enhances biodiversity beyond the current baseline including any adjustments to the approved landscaping proposals together with the implementation on site shall be submitted to and approved in writing by the Planning Authority. All measures shall then be implemented as approved.
8. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed with the Planning Authority prior to the commencement of works on site.
9. Notwithstanding the approved plans, an updated planting schedule to incorporate a variety of tree types throughout the development shall be

submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented with a timescale to be agreed with the Planning Authority.

10. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
11. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the occupation of the first dwellinghouse hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
12. Prior to commencement of any works on site, a site management scheme for construction traffic as recommended within the submitted Transport Statement, shall be submitted to, and approved in writing by the Planning Authority and thereafter shall be implemented in accordance with the approved scheme.
13. That prior to each house hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course.
14. That within 4 weeks of the last of the houses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course.
15. That prior to the occupation of any house, the off-street parking provision shall be completed and be available for use by residents of the associated house. The off-street parking provision shall then remain unobstructed and available for use by residents of the associated house at all times thereafter.
16. The additional parking provided on Pappert shall be constructed and made available for use by local residents prior to the removal of the existing parking area opposite no's 127 to 131 Pappert.
17. That prior to the commencement of works on site, full details of the proposed drainage regime inclusive of calculations and overland flow details shall be submitted to and approved in writing by the Planning Authority. The drainage regime shall then be implemented and maintained thereafter. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the houses it serves.
18. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
19. Prior to the commencement of development with the site, details of the number, location and design of electric charging points/units and associated

infrastructure and ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details in a timescale agreed by the Planning Authority and maintained at all times thereafter.

20. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
21. Prior to the commencement of works on site, details of any street furniture inclusive of grit bins and telecommunications cabinets shall be submitted to and approved in writing by the Planning Authority. Development shall then proceed as approved.
22. No house shall be occupied until the contents of a Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved Travel Information Pack shall be provided to new residents.
23. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
24. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours.
25. On completion of the works and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.
26. No development shall take place on site until such time as a noise impact assessment in respect of the proposed air source heat pumps has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the

proposed heat pumps to cause noise nuisance affecting both the new houses hereby permitted together with existing adjacent properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.

27. Prior to the site being occupied the applicant shall have a third party independent verifier submit a verification report to the satisfaction of the Planning Authority. Compliance with the relevant condition shall be evidenced in the report. This shall demonstrate that the projections as detailed within Noise Impact Assessment are reliable and meet with Noise Impact Assessment condition.
28. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
29. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
 - Mondays to Fridays: 0800 – 1800
 - Saturdays: 0800 – 1300
 - Sundays and public holidays: No Working
30. No commercial vehicle making deliveries to or collecting material from the development during construction shall enter or leave the site before 0800 or after 1800.
31. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared

by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

32. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by this Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by this Authority.

33. No development shall commence on site until details for the storage and the collection of waste arising from the development has been submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.

Pamela Clifford

Planning, Building Standards and Environmental Health Manager

Date: 20th September 2023

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Appendix: Location Plan

Background Papers:

1. Application forms and plans
2. Consultation responses
3. National Planning Framework 4
4. West Dunbartonshire Local Plan 2010
5. Proposed West Dunbartonshire Local Development Plan 2 2020, as amended
7. Creating Places Guidance (2022)
8. Green Network and Green Infrastructure Supplementary Guidance (2022)

Wards affected: Ward 2 (Leven)