



Agenda

Planning Committee

Date: Wednesday, 13 May 2020

Time: 10.00

Venue: By tele-conference

Contact: Craig Stewart, Committee Officer
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Dear Member

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and so Members will attend this meeting of the **Planning Committee** remotely. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Daniel Lennie
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 30 April 2020

PLANNING COMMITTEE
WEDNESDAY, 13 MAY 2020

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 – 11

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 11 March 2020.

4 NOTE OF VISITATIONS 13

Submit, for information, Note of Visitations carried out on 10 March 2020.

5 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

6 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC19/264 – Erection of three storey extension to Golden Jubilee National Hospital, Agamemnon Street, Clydebank by National Health Service (NHS).

15 - 32

- (b) DC20/003 – Planning Permission in Principle for three houses at land at Dunclutha, Parkhall Road, Clydebank by Mr B. Donaghy.

33 – 41

- (c) DC20/028 – Erection of 62 unit residential development with associated access road, infrastructure, open space and landscaping at land at Miller Street, Clydebank by Miller Homes.

43 – 64

7 STREET NAME FOR NEW HOUSING DEVELOPMENT 65 - 68
AT FORMER SITE OF HALDANE PRIMARY SCHOOL,
MILLER ROAD, ALEXANDRIA BY WEST DUNBARTONSHIRE COUNCIL

Submit report by the Strategic Lead – Regulatory recommending the allocation of street names to roads within the new housing development at the former Haldane Primary School site.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chamber, Clydebank Town Hall, Dumbarton Road, Clydebank on Wednesday, 11 March 2020 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, Daniel Lennie and Marie McNair.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; John Walker, Assistant Engineering Officer (Roads); Mark Walsh, Environmental Health Officer; Nigel Ettles, Section Head – Litigation and Craig Stewart, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Douglas McAllister and Lawrence O'Neill.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held 12 February 2020 were submitted and approved as a correct record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

Continued Application

- (a) **DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land at Dillichip Loan, Bonhill by Mr John Burleigh.**

After discussion having heard the Planning, Buildings Standards and relevant officers in further explanation of the report, and in answer to Members' questions, the Committee agreed to grant planning permission in principle subject to the conditions set out in Section 9 of the report to the 22 January 2020 Planning Committee, as detailed within Appendix 1 hereto.

New Applications

- (b) **WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.**

Reference was made to a site visit which had been undertaken in respect of the above applications. The Planning, Building Standards and Environmental Health Manager was then heard in further explanation of the report.

Councillor Finn, Chair, invited objectors Ms Rose Harvie and Mr Brian Mooney to address the Committee. Both were heard in respect of their representations and Mr Mooney was heard in answer to a Member's questions.

The Chair then invited Mr William Booth, agent on behalf of the applicant, to address the Committee. Mr Booth was heard in support of the applications and in answer to Members' questions.

After consideration and having heard the Planning, Building Standards and Environmental Health Manager, the Team Leader – Forward Planning and Environmental Health Officer in answer to Members' questions, the Committee agreed to continue the report to enable further discussions to take place with the applicant regarding the Review of Minerals application and Scheduled Monument process and the extension application, and that the applications be considered at a future meeting of the Planning Committee.

ADJOURNMENT

After hearing Councillor Finn, Chair, the Committee agreed to adjourn for a short comfort break. The meeting resumed at 11.38 a.m., with the same Members present as listed in the sederunt.

- (c) **DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.**

Reference was made to a site visit which had been undertaken in respect of the above application. After discussion having heard the Team Leader – Development Management in further explanation, and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 1 hereto.

PLANNING PERFORMANCE FRAMEWORK 2018-19

A report was submitted by the Strategic Lead – Regulatory informing on the recent comments received from the Scottish Government and the peer review regarding the Planning Performance Framework submitted by the Council for 2018-19.

The Committee agreed to note the contents of the report and the comments received from the Scottish Government and peer reviewer.

STREET NAME FOR NEW HOUSING DEVELOPMENT SITE AT FORMER AITKENBAR PRIMARY SCHOOL SITE, HOWATSHAWS ROAD, DUMBARTON BY WEST DUNBARTONSHIRE COUNCIL

A report was submitted by the Strategic Lead – Regulatory recommending the allocation of a street name to a road within the new housing development at Howatshaws Road, Dumbarton.

After discussion having heard the Planning and Building Standards Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that Woodland Drive be approved as the street name for the development.

The meeting closed at 11.55 a.m.

DC19/169 – Formation of a plot for a single house with associated access, parking and garden ground at land at Dillichip Loan, Bonhill by Mr John Burleigh.

GRANT planning permission in principle subject to the following conditions:-

1. Permission is hereby granted for one single house only.
2. No development shall commence until such time as approval of the detailed design of the single house (hereinafter called “the matters specified in conditions”) has been granted by the Planning Authority. Any application for approval of matters specified in conditions shall be submitted before the expiration of three years from the date of this planning permission in principle and shall include:
 - (a) The overall site layout/internal layout of the plot;
 - (b) The orientation, size, height, design and external appearance of the proposed house;
 - (c) The means of drainage and sewage;
 - (d) Details of the full access arrangements;
 - (e) Provisions for car parking;
 - (f) Boundary walls/fences to be erected and/or retained;
 - (g) Existing and proposed site levels and floor levels;
 - (h) Hard and soft landscaping for the site;
 - (i) A Tree survey(s) which covers an assessment of the health of the trees, presence of protected species, demonstrates that no damage to trees from the development, or, if trees are to be affected, a suitable mitigation scheme is to be put in place.
 - (j) The provision of private open space within the plot to West Dunbartonshire Council’s Residential Design Guidance Standards.
3. Notwithstanding the details as indicatively shown on approved drawing Proposed Plans (Drawing No. 2019/807/01), the house hereby approved shall be either single storey or one-and a half storey in height and shall be of similar scale and character to the existing houses neighbouring the site on Main Street and Dillichip Gardens respectively. The design and layout shall also include the following features:
 - (a) The house shall be positioned as such that it is in close proximity to the northern site boundary of the site and demonstrates an active frontage onto Dillichip Loan.
 - (b) Car parking shall be provided for 2 cars (or 3 cars if more than 3 bedrooms are provided) and shall comprise a driveway which meets within the relevant roads standards and requirements.
 - (c) A driveway accessed by a footway crossing which is designed and provide details which demonstrate conformity to the standards set out the Roads Development Guide.

- (d) Surface water drainage arrangements shall incorporate the principles of Sustainable Urban Drainage Systems (SUDS).
4. Prior to the commencement of development on site, details of the exact construction and material make-up of the shared surface area and proposed junction works (including the removal of pavements) as shown on approved drawing 'Proposed Plans (Drawing No. 2019/807/01)' shall be submitted to and approved in writing by the Planning Authority. These details shall show provision for a 2 metre wide footway to be constructed along the frontage of the development site. Thereafter these road works and upgrades shall be completed in accordance with the approved details prior to the occupation of the house.
5. Further to condition 1 part h) and i) above these details shall include specific measures to protect trees located within and adjacent to the site (including those forming part of the tree belt on the southern elevation of the site). The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
6. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
- (a) A detailed site investigation identifying the extent, scale and nature of the contamination of the site (irrespective of whether this contamination originates on the site).
 - (b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property
 - buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - (c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
7. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details

of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

8. 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. 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.
9. 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
10. 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 6472-1: 2008 '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.
11. Prior to the commencement of development on site and notwithstanding the approved 'Ecological Constraints Survey' (Dated: December 2018) an updated ecological survey/assessment shall be submitted to and approved in writing by the Planning Authority. This shall either confirm that the findings and recommendations of the original survey remain valid or alternatively outline further recommendations as required based on current circumstances. Thereafter, the recommendations contained within this updated ecological survey shall be implemented prior to any other work commencing on site and maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.

12. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeological Service (WOSAS).

DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.

GRANT planning permission subject to the following conditions:-

1. There shall be no alterations to the layout of the site, as detailed in the Block Plan hereby permitted (Ref. 'Drawing No. 19-001-002' Rev B) including additional structures, buildings or re-positioning of structures or buildings within the site without the prior written consent of the Planning Authority. Any subsequent alterations agreed by the Planning Authority shall be carried out within two months of any agreement in writing.
2. The chalet, utility block, 2 touring caravans and 3 storage container units associated with the application hereby approved (and as shown on Block Plan 'Drawing No. 19-001-002' Rev B) and any subsequent alteration as may be agreed under the terms of condition 1 shall be removed from the site and the land reinstated to a condition satisfactory to the Planning Authority within one month of any of these features becoming permanently redundant or uninhabited on the site.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 10 MARCH 2020

Present: Bailie Denis Agnew and Councillors Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn and Marie McNair.

Attending: Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management and Ross Lee, Lead Planning Officer.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications-

(1) **Sheephill Quarry, Milton, Dumbarton**

WP/98/076 & DC02/447 – Review of Minerals Permission and extension at Sheephill Quarry, Milton, Dumbarton by William Thompson.

(2) **Land opposite Dalreoch Quarry, Renton Road, Dumbarton**

DC19/200 – Change of use from vacant land to one pitch caravan park, erection of amenity block etc. (Retrospective) at Land opposite Dalreoch Quarry, Renton Road, Dumbarton by Mr James Brown.

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 13th May 2020

DC19/264: Erection of three storey extension to Golden Jubilee National Hospital, Agamemnon Street, Clydebank by National Health Service (NHS).

1. REASON FOR REPORT

- 1.1 This application relates to a major development and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1 That the Committee indicate that it is **Minded to Grant** planning permission and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure the payment of a contribution towards the improvement of sustainable modes of transport.

3. DEVELOPMENT DETAILS

- 3.1 The overall Golden Jubilee Complex extends approximately 15 hectares and includes the Hospital, Conference Hotel, Research Institute and Innovation Centre. The footprint of the proposed extension covers approximately 0.35ha in area. The extension is to be located adjacent to main entrance to the hospital and the site is currently a level area of grass. It is bounded to the North by residential properties, to the East by the hospital car park, to the West by the existing hospital building and to the South by the new 'Eye Centre' extension which is currently under construction. The application site is within 200 metres of the River Clyde with this area forming part of the European and National designations of the Inner Clyde Special Protection Area (SPA), Ramsar wetland site and Site of Special Scientific Interest (SSSI) with the wintering (non-breeding) redshank as being the designated species of interest.
- 3.2 Full planning permission is sought to form a new 'Surgical Centre' which is to provide a range of elective and scheduled orthopaedic care and surgery services. This specific location has been selected for the proposed extension as it connects to the main hospital to allow for existing services on that side of the building to be directly extended. The new Surgical Centre will have its own entrance on the southern facing corner rather than

utilising the existing main hospital entrance. The extension has a ground floor footprint of approximately 2830sqm with a gross floor area of approximately 8000sqm over 3 storeys. Internally, Level 1 will include medical physics and sterilising departments, Level 2 will contain surgical admission and Endoscopy facilities and Level 3 will house the theatres and operating facilities. Staff facilities, patient admission and discharge space, offices and clinical support facilities will also be provided across the various levels. The extension will also accommodate the expansion of existing wider hospital services including the Outpatient Clinic Space for Orthopaedics and Pharmacy services alongside staff changing and general administration facilities located within the main building.

- 3.3 The extension is 3 storeys in height and will be of a shallow pitch design, reaching a height of 15 metres. The rooftop plant building will measure 2 metres in height. It is approximately 67 metres in width and between 35-40 metres (approximately) at different points along its length. In terms of the material palette, it is proposed to finish the extension with a mix of cladding, dark toned facing brick, a membrane roof, coloured panels and windows to match.
- 3.4 Associated with the extension includes an engineer plant which is to be located on the roof of the building and a single storey building attached to the northern side of the extension which will house electrics. Two detached compounds are also proposed as part of the development including a pump house (with associated sprinkler tanks) and a unit housing back-up generators. The pump house will measure 135sqm in footprint and will be situated to the east of the proposed extension in front of a section of the car parking area. The back-up generators will be located to the north west of the building, next to the existing refuse and waste facility on site.
- 3.5 Alongside the built extension, landscaping will be provided around the edge of the building on the eastern side in the form of trees and shrubs with external seating also provided to develop it into a usable space and public realm. Part of the roads and pavings to the south of the proposed entrance to the extension will also be reconfigured to provide improved vehicular routes and footpaths and new patient drop off areas. A number of technical documents have been provided in support of this application including an Ecology Appraisal, Transport Assessment, Travel Plan, Design Statement, Proposal of Application Notice Report, Site Investigation Report and a Noise Impact Assessment.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service has no objections subject to conditions regarding the Travel Plan, Parking Management Plan and the improvement of footpaths and cycle paths in the locality.
- 4.2 West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to the land remediation, noise, construction hours, lighting and dust control.

- 4.3 Scottish Natural Heritage (SNH) has no objection to the proposal subject to adherence with recommended conditions to ensure reduced disturbance to the wintering redshanks and thus avoid adverse effects on the integrity of the Special Protection Area.
- 4.4 Glasgow Airport has no objection to the proposal subject to a condition requiring the submission of a Bird Hazard Management Plan.
- 4.5 SEPA and Scottish Water have no objection to the proposal.

5. REPRESENTATIONS

- 5.1 Three letters of objection from local residents were received in relation to the development. The points raised can be summarised as follows:
- Loss of privacy to residential properties and gardens neighbouring site due to proximity of extension.
 - Concern that the windows proposed on the rear elevation are not to be frosted as otherwise they will compromise security and privacy of residential properties.
 - Issue of overshadowing and impact upon on the access of natural light to neighbouring residential properties due to scale and height of extension.
 - Noise implications for neighbouring residential properties from the power generators and plant equipment located on top of and to the rear of the proposed extension.
 - General noise and disturbance impacting on amenity during the construction phase of development.
 - Amenity and nuisance issue from all of the internal and external lighting associated with the extension.
 - Preliminary works have already commenced on site despite no permission being in place.
 - The development does not address carbon emissions targets due to added traffic, generators and increased activity, staff and footfall. It will not comply with Scottish Government targets for having carbon emissions reduced by 75% by 2030 and 0% by 2045.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan (2017)

- 6.1 Policy 5: Strategic Economic Investment Locations and Policy 12: Green Network and Infrastructure are relevant to this development. The Vision for Clydeplan sets out a Compact City Region as its Spatial Land Use Model. It provides support for the investment and development in business and financial/life sciences facilities within West Dunbartonshire and the creation of high value jobs as part of this. The site is situated within and forms part of 'Clydebank Riverside' which is designated as a Strategic Economic Investment Locations (SEIL). The proposed hospital expansion is in line with

the requirements for the SEIL and this development is fully in accordance with the vision and strategy for this policy with it further improving and expanding the Golden Jubilee Hospital facility. The development proposals are also supported by the Green Network and Infrastructure policy of Clydeplan as they take account of the criteria, providing measures to reduce car dependency, promote health and wellbeing, and promote and support sustainable transport. This is considered further in Section 7 below.

West Dunbartonshire Local Plan 2010

- 6.2 Policy PS1 seeks to protect established public utility, social and community facilities and Policy GD1 expects all new development to be of high quality of design and to respect the character and amenity of the area. The proposal will involve the expansion of an existing hospital, strengthened and improving it as a facility and this will be delivered through an extension which is appropriate and complementary in design, therefore complying with these policy requirements.
- 6.3 Policies E2A and E2B indicate that any development with potential to have an adverse impact upon a Natura 2000 site (i.e. Inner Clyde Special Protection Area) or a Site of Special Scientific Interest site will only be allowed if there would be no adverse impacts on the nature conservation interest. SNH are satisfied with the proposals subject to conditions to mitigate potential impacts and the development is compliant with these policies on this basis.
- 6.4 Policy T4 sets out transport requirements for developments and Policies F1 & F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. SEPA and the Councils Roads Service have no objections to the proposals from a flooding or transport perspective. The proposed development complies with the adopted plan and this is addressed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1 On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2 Policy BC4 states that development that would significantly harm the residential amenity, character or appearance of existing neighbourhoods will not be permitted. The consideration of the development in terms of its impact on amenity is considered in more detail further within Section 7 below.

- 7.3** Policy GN3 is similar to Policy E2B of the adopted plan and aims to protect sites designated for nature conservation from development that would adversely affect their integrity or harm protected species. Policy DS6 and DS7 covers flooding and ground contamination matters and it is generally consistent with the Policies of the Adopted Plan in that it aims to ensure that new development is not at risk from, and does not increase the risk of flooding or harm to future occupants. Policy DS1 expects all development to contribute towards creating successful places by having regard to the relevant criteria of the six qualities of a successful place. The proposed development has been assessed against the above policies below and is compliant with all relevant requirements.
- 7.4** Policy SD1 relates to the transport network and Policy DS3 requires that significant travel generating uses be located within 400 metres of public transport networks. The site benefits from a host of nearby public transport facilities and the development offers tangible measures to promote sustainable transport to allow it to be in accordance with these policies. This is again discussed further in Section 7 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.5** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.6** Policy E3 is a specific policy that is not reflected in either of the other plans with this addressing development proposals within the Golden Jubilee National Hospital. This policy supports the extension and enhancement of facilities on site where they conform to wider masterplan requirements and where they are supported by a Travel Plan which demonstrates how additional trip generation associated with any extension can be managed sustainably. The development is compliant with this policy.
- 7.7** Similarly to policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that developments are of a high quality, adaptable and are designed to cater for the end user. 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 a green infrastructure approach to the development and Policy H4 is also similar to Policies GD1 of Local Plan and BC4 of Proposed Plan 1 and fundamentally seeks to ensure developments respect the amenity of residential areas/neighbourhoods. The development is compliant with these policies and the consideration of the proposals are discussed further within section 7 below.
- 7.8** Policies ENV1, ENV6 and ENV9 relate to nature conservation, flooding and contaminated land and overlap similar policy requirements of the other plans. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process. Mitigation measures have been provided to address the potential issues and subject to appropriate planning conditions, the development is compliant with these policies.

- 7.9** Policy CON1 stipulate transport requirements for new development and sets an expectation that significant travel generating uses or developments which increase car trips are designed to encourage sustainable transportation to offset this. Appropriate measures have been outlined in the Transport Assessment and Travel Plan alongside a financial payment, all of which seek to change travel behaviour and promote the use of more sustainable modes of travel including the nearby train station and bus routes to allow the development to be compliant with this policy. Policy CON4 requires that development proposals install the necessary infrastructure to enable connection to fibre optic networks. Compliance with this policy requirement can be addressed through a planning condition.

Principle of Development

- 7.10** The Golden Jubilee Hospital is a centre of excellence and provides a national heart, lung and orthopaedics service. The current proposal is part of a 10 year phased Masterplan for development of the hospital which is to be delivered on site in a series of phases.
- 7.11** The Masterplan and associated feasibility study identifies key targets and milestones for any future developments to encapsulate and deliver as part of their build. The elements identified for this particular phase include a need to expand and improve existing facilities such as outpatient and inpatient services, clinical and non-clinical support services and office space, deliver new surgeries and theatres and specialist departments as well as an aspiration to reconfigure and enlarge the hospital entrance court and improve the vehicular and pedestrian circulation as a result.
- 7.12** The Phase 1 extension which is to deliver an ophthalmology unit and 'Eye Centre' is currently under construction on site and is located to the west of the main entrance to the hospital. The current proposed extension represents Phase 2 and is located directly east of the main entrance to the hospital. This extension will deliver on key targets and milestones identified in the Masterplan including the provision of new state of the art services and deliver much needed increased capacity and space to expand and enhance established services and generally improve the quality of the existing facilities available. Therefore the principle of the development is supported by local planning policies in particular Policy PS1 of the adopted plan and Policy E3 of the Proposed Plan 2.

Siting, Scale and Massing

- 7.13** The extension is proposed to be 3 storeys in height to accommodate the requirements of the hospital in terms of floor space and the different uses as discussed in section 3.2 above. As previously outlined, the extension includes a rooftop plant that will be recessed and stepped back to reduce its presence. This specific location for the proposed extension has been chosen as it connects to the main hospital at a logical point which will allow for the majority of the existing services identified on the Western side of the main building to be directly extended and integrated. This will improve the internal layout and circulation as a result whilst at the same time offer the best opportunity for the development to address the targets regarding the improvements to external main entrance court which this extension will face onto. Whilst it is a large extension, it does not dominate the eastern side of the hospital and its shallow roof pitch links into the eaves level of the existing

hospital therefore ensuring it is subordinate in height. It is considered that the size and scale of the extension is acceptable from a visual perspective.

Design and Appearance

- 7.14** The prime driver for the design of the Surgical Centre extension has been the end user with the focus being on creating a development that enables simple and straightforward access for the significant number of patients and their relatives and carers who will attend the hospital every day. Central to this as part of the external make-up of the development has been the inclusion of a clear, distinct, prominent entrance point which is located immediately adjacent to the vehicular drop off point and visible from approach from the East. This separate entrance has been designed with a prominent and overt frame to help signify the Surgical Centre as its own destination, taking the pressure off of the main entrance of the existing hospital for all arrivals. This design approach has been continued throughout and the extension has been designed as a contemporary building with its own identity as the new surgical unit for the hospital and to guide staff, visitors and patients alike to these services.
- 7.15** The make-up and treatment of the remaining elevations around the building predominantly comprises of a mix of brick with a dark grey brick used at ground level and a buff brick chosen for the treatment of the upper levels. The design of the elevations includes a series of angled, recessed areas and changes in the orientation of the brick whilst also incorporating a mix of windows, glazing and coloured panels at second and third storey level. This combination of materials is preferred to the use of one single elevation treatment, with it breaking up any regularity that would otherwise be an issue across a sizeable three storey elevation, ensuring a stimulating and distinctive design which provides visual interest as a result. Whilst the design of the extension is different in aspects to that of the original hospital building, treatment of the Surgical Centre has been developed based on a palette of materials similar to compliment the main hospital building and the Eye Centre extension respectively and it is considered that it strikes an appropriate balance with both.
- 7.16** The existing hospital is finished with a mix of dark red facing brick and buff coloured precast concrete panels, with a green metal sheeting material on the roof. A green metal cladding frame is to be used around the façade and entrance to this extension to act as a feature and the colour of it would also tie in with the colour and tone of the main hospital roof. It is considered that the make-up of the front elevation will provide a modern, sleek finish to the frontage of the extension and enhance the main courtyard and entrance point to the Golden Jubilee with it also providing a functional role, acting as a protective canopy, incorporating seating and a convenient shelter area immediately adjacent to the drop off point. To compliment the Eye Centre extension, a dark toned brick is proposed at ground level to tie with the dark grey and black cladding present across the Eye Centre elevation. Once again, this brings a degree of continuity between the buildings and also creates a strong and robust base and foundation for the extension to build upon from. On this basis, it is considered that the appearance of the extension would be complementary to both the existing hospital building and the associated Eye Centre extension.

Residential Amenity

- 7.17** The new extension is located on the eastern side of the hospital and it neighbours a row of residential properties on Caledonia Street to the North. This includes 25 properties comprising of a mix of modern two storey semi-detached houses and three storey terraced town houses. The rear garden ground of these plots is relatively short and they back onto a service road that separates the end of the gardens/rear boundaries from the north elevation of the hospital. At its closest point to the rear garden boundaries, the extension which measures 17 metres (approx.) in height is 26 metres (approx.) in distance and this is considered to be acceptable. The single storey electrical services block is closer at 19 metres (approx.) from the nearest rear garden boundaries however considering this separation distance and given this aspect of the development is only 4 metres in height, its impact is negligible. Careful consideration has been given however to potential impacts of the 3 storey extension upon the amenity of these properties in terms of overbearing, overshadowing and overlooking of both their rear elevations and the rear private garden ground.
- 7.18** A detailed and comprehensive daylight and solar assessment was submitted in support of the application which included 3D modelling by an independent professional lighting specialist to assess the shadow cast by the building at different times of days and during different seasons. The scope of this assessment considered the access of daylight and sunlight of these properties on Caledonia Street post-development and also assessed the potential of overshadowing of their private garden ground. The conclusion of the assessment was that there will be no impact during spring, summer and autumn and that there would be only limited overshadowing of these properties during winter months in the early morning for the closest properties to the North West and late afternoon for the properties to the North East. It has been established that through this robust assessment that any reduction in sunlight/daylight post development would not be materially noticeable to the residential occupants of these properties. The proposed extension is therefore considered to be acceptable in this regard.
- 7.19** In terms of privacy and overlooking considerations, it is noted that the Northern elevation of the extension which faces towards residential properties will accommodate a significant proportion of glazing at second and third storey level. The minimum window to window distance of the development to properties on Caledonia Street is maintained at 26 metres at the closest point. While this is an adequate separation distance that will safeguard neighbouring amenity, a condition has been recommended to ensure that windows on this side are finished in obscured glazing which will allow light into the rooms of the hospital but will remove any perception of being overlooked by the residents. It is noted that a proportion of these windows require to be partly obscured in any case due to the sensitive nature of the internal sections of the buildings to which it relates (surgeries and theatres). Considering this, the proposed extension will not impact adversely on the amenity of neighbouring properties and the current level of privacy will be safeguarded.

Landscaping and Public Space

- 7.20** Landscaping has been developed to compliment the proposed Eye Centre extension and to integrate this new facility into the wider Golden Jubilee National Hospital site. The landscaping will provide visual interest both for those who pass by the new buildings to and from the Hospital Main Entrance and those who will use the new facilities. The landscaping proposals relate to the area immediately adjacent to the proposed Surgical Centre building together with the existing Hospital Main Entrance. A mix of hard and soft landscaping is proposed alongside sections of seating to provide an attractive usable public space along the eastern elevation of the proposed extension. The landscaping proposals are considered to be acceptable and the exact make-up of the hard and soft landscaping of these areas alongside the design and appearance of street furniture is addressed by conditions.

Roads, Parking and Access

- 7.21** The hospital at present has a car park to the east of its entrance providing over 450 spaces, whilst a further 300 spaces are available within the car park on the western side of the building, adjacent to the Golden Jubilee Conference Hotel. The Transport Assessment provided as part of this application outlines that the existing parking provisions would not be sufficient in itself to accommodate for the additional predicted vehicle trips and activity associated with the proposed development. No additional parking has been proposed as part of this application.
- 7.22** The site is well served by public transport with frequent bus services running along the nearby Dumbarton Road and Dalmuir Train Station is a 10 to 15 minute walk away. There is sheltered cycle parking at the front entrance into the hospital and continuous footways providing a connection between Dumbarton Road and the hospital for pedestrians. Given that no additional car parking is provided as part of this application the applicant has agreed to provide a financial contribution of £200,000 towards enhancing cycle and pedestrian linkages within the vicinity of the Golden Jubilee Hospital. This will be secured through a legal agreement or other suitable mechanism.
- 7.23** The financial contribution will further support the Travel Plan which identifies measures to increase the number of people travelling to the site by sustainable transport modes and to reduce the number of car journeys, particularly single occupancy car travel, which make up the vast majority of staff journeys to work. These measures include providing up to date travel information that is widely available to staff patients and visitors, providing directions and information on journey times for walking/cycling to key destinations, the establishment of transport and bicycle network groups as well as the promotion of car and journey sharing.
- 7.24** The Council's Roads Service have raised no objections to the proposed development based on the Travel Plan being implemented and the improvement of nearby footpath and cycle paths. They have also recommended additional measures such as a Parking Management Plan and Cycle Level Employer Facilities. Conditions can be imposed requiring a review of the parking provision and the effectiveness of the Travel Plan alongside the implementation of associated measures.

- 7.25** Whilst it is considered that the new extension will bring more people and trips to the hospital, the proposed measures to change travel behaviour and increase sustainable travel methods are considered sufficient to address the issues raised.

Technical Matters

- 7.26** An initial site investigation was submitted as part of the application and the Council's Environmental Health Service has no objections however validation of the methodology and works will be required to ensure the site has been suitable treated for the use. A Noise Impact Assessment (NIA) has also been provided as part of this application which assessed the predicted noise levels from the development including the external rooftop plant, the adjoining electrical services extension and the detached pump house and stand by generator compounds respectively. It has been established through the NIA that the detached pump house and generator compounds will have a negligible noise impact with these constituting back up features and only operating if emergency circumstances require them to. Measures and mitigation have been proposed through the technical assessments for the rooftop plant and electric services building which will operate on a more regular and consistent basis to supporting the operation of the surgical extension. Such measures includes the use of 2.3 metre high acoustic fencing and the Council's Environmental Health Service have advised that they have no objections subject to conditions to ensure their measures are implemented on site and are validated thereafter.
- 7.27** Scottish Water have offered no objections on the basis that there is capacity to accommodate the development from a servicing perspective and Glasgow Airport have assessed the development from an aerodrome safety perspective and have confirmed that they would have no objections subject to a safeguarding condition regarding a Bird Hazard Management Plan. Whilst the site is within a medium to high risk flood extent zone, SEPA have confirmed that they are satisfied that the proposals would not have a significant effect on flooding.
- 7.28** The site is within relatively proximity of the Inner Clyde Special Protection Area (SPA) where wintering redshanks are present from mid-September until April. A comprehensive ecological appraisal has been undertaken and the outcome of this assessment stipulates that a range of mitigation measures should be deployed to minimise potential effects predominantly at construction stage. SNH consider the proposal would not have an adverse impact on the SPA, subject to a series of conditions and an Appropriate Assessment has been carried out by the Council with consistent conclusions. The proposed measures include the erection of visual screens where necessary to reduce visual/noise disturbance to wading birds (redshank) in the Clyde, limitations on timescales for works relating to piling and breaking of hard-standing and also restrictions to the locations and position of permanent lighting arrangements associated with the development. These issues can be addressed through the use of appropriate conditions and will also mitigate against potential impacts on the Ramsar and SSSI designations.

Pre-application Consultation

- 7.29** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. One public event at the Golden Jubilee Hotel was held and local Community Councils, MPs and Councillors as well as neighbouring residents were contacted about the proposal. A statutory notice was published in the local press advertising the public event and submission of the Proposal of Application Notice and a series of updates and notifications were also undertaken utilising various social media platforms and leaflet drops to increase awareness. The applicant has submitted a pre-application consultation report which highlights that 22 people attended the event through the course of the day. Issues raised predominantly centred on traffic congestion and the introduction of significantly more cars to the area with limited parking capacity. It is considered that these matters have been addressed as part of the application particularly with the inclusion of the Transport Assessment and Travel Plan included as part of this submission and supporting more sustainable modes of transport.
- 7.30** As part of the development, the applicant also requires to fulfil the NHS Scotland Design Assessment Process (NDAP) undertaken and facilitated by Architecture and Design Scotland (ADS). To date, this has seen the proposals go before a series of panels, workshops and design assessment processes which review and critique its progress at various milestones as the design involves. The aim of this is to identify those elements of the design which are delivering the key aspirations for the Hospital and identify others which needed to be improved to meet with the design statement objectives set by the Board. This is an ongoing collaborative process and has involved a number of stakeholders including the appointed contractors, a range of clinical and non-clinical representatives from the Hospital and also the Council's Planning Officers together with the Place and Design Panel Officer who have provided feedback and input which has been incorporated and fed into the Final Business Case submission to the Scottish Government.

Future Development

- 7.31** During the consideration of this application there have been discussions with the Golden Jubilee team regarding a site wide masterplan which would address further phasing extensions to the Golden Jubilee Hospital as part of their expansion and masterplan programme together with incorporating sustainable development measures and improved linkages to the waterfront and wider area. This would ensure a holistic, comprehensive and a sustainable approach to the future development of the hospital in the interests of the site operations, its users and its context and impact on the wider area.

8. CONCLUSION

- 8.1** The further expansion of this national hospital to provide modern state of the art facilities is welcome and there is strong policy support through local planning policies. The extension has been designed to both compliment the existing hospital building as well as provide its own identity. Although the extension is large and of 3 storeys in height it is considered

that it can be accommodated on the site without significant impact on adjacent houses in terms of overshadowing, overlooking and loss of light.

9. CONDITIONS

1. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, exact details and specifications of all proposed external materials for the extension (including the rooftop plant and the adjoining electrical servicing building) shall be submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved.
2. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, full details of all hard surfaces and paths shall be submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved.
3. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, full details of the design and location of all walls and fences to be erected (or retained) on site shall be submitted to and approved in writing by the Planning Authority. These details shall also include all boundary treatments and means of enclosure associated with the proposed detached 'Pump House' and the adjoining 'Electrical Servicing Building'. Thereafter, these shall be implemented and/or retained as approved.
4. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, details of a landscaping scheme for the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the approved landscaping scheme shall be implemented no later than the next appropriate planting season after the occupation of the extension. The scheme shall include details of the maintenance arrangements and the landscaping shall thereafter be maintained in accordance with these details.
5. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development on site, exact details of the design, appearance, height and scale of the equipment, features and buildings for the detached 'Pump House' and the 'Stand-by Generator Units' compounds alongside their means of enclosure as shown on approved plan 'Site Plan as Proposed (Drawing No. GJ2-IBI-XX-ZZ-DR-A-11-004 Rev2)' shall be submitted to and approved in writing by the Planning Authority. Thereafter, these shall be implemented as approved and maintained as such in perpetuity unless otherwise agreed in writing by the Planning Authority.
6. Prior to the occupation of the approved 'Surgical Centre' extension, all windows installed across the full northern elevation of the extension shall have obscured/opaque glazing. A sample of the obscured/opaque glazing shall be submitted to and approved in writing by the Planning Authority. Once installed and in place, these windows shall maintained as

such in perpetuity for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

7. Prior to the occupation of the approved 'Surgical Centre' extension, a masterplan for the wider Golden Jubilee site shall be submitted to and approved by the Planning Authority. The masterplan shall include details of any future extensions, car parks, the development of sustainable modes of transport and facilities, landscaping, open space and linkages with the waterfront, other waterfront sites and the wider area.
8. Prior to the commencement of development on site, a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched roofs within the site which may be attractive to nesting, roosting and loafing birds. Thereafter, the Bird Hazard Management Plan shall be implemented as approved following completion of the building and shall remain in force for the life of the building. No subsequent alterations are to be made to the management plan without first being submitted to and approved in writing by the Planning Authority.
9. Prior to the commencement of development on site, details of all external lighting including floodlights associated with the development and associated features and infrastructure shall be submitted to and approved in writing by the Planning Authority. All external lighting shown shall be positioned or designed as such that they do not directly face towards or shed light onto the intertidal habitat of the Inner Clyde Special Protection Area to the south of the site or the residential properties to the north of the site. Thereafter, the approved external lighting arrangements shall be erected in strict accordance with the approved details and maintained as such in their approved positions. No changes to the location or positioning of the lighting shall be undertaken unless otherwise agreed in writing by the Planning Authority.
10. Prior to the commencement of development on site, details of a 2 metre high screen fence to be erected along the entire southern boundary of the site is submitted to and approved in writing by the Planning Authority. The fence shall be comprised of a fully opaque material such that human activity within the site shall not be visible to birds utilising any are of the Inner Clyde Special Protection Area lying within 150 metres of the development site. Thereafter the approved screen shall be erected on site and must be maintained in an adequate condition throughout all construction activity taking place between the 15th September to 30th March (inclusive). It shall be removed on completion of the construction activity associated with the development.
11. All piling works associated with the construction of the development which are being undertaken during the period of the year from the 15th September to the 30th March shall be undertaken using a helical displacement method.
12. All works and associated activity related to the breaking up of the hard-standing of the temporary car parks associated with the development shall only take place in the period of the year between the 1st April and 14th September inclusive.

13. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted for the further written approval of the Planning Authority and implemented as approved. The SUDS scheme shall thereafter be formed in accordance with the approved details prior to the occupation of the approved 'Surgical Centre' extension and maintained as such thereafter.

14. Notwithstanding the Travel Plan (Dated: August 2018) submitted, prior to the occupation of the approved 'Surgical Centre' extension, a revised and updated 'Green Travel Plan' shall be submitted to and approved in writing by the Planning Authority. This 'Green Travel Plan' shall provide (but not be limited to) the following:

- Specific details demonstrating how sustainable travel information will be conveyed and provided to staff, patients and visitors alongside details and figures regarding flexible working patterns and remote working for staff.
- Details regarding how pedestrians and cyclists will be given priority within the site, including through the provision of Cycle Friendly Employer Level Facilities.
- A Parking Management Plan for remaining car trips which outlines measures to prioritise parking for essential users and actively discourage car travel by other users. This shall encompass a consideration and an assessment of nearby road networks within the locality of the Hospital complex where there are currently no parking issues experienced by local residents and businesses.

Thereafter, the approved 'Green Travel Plan' and all associated measures and proposals shall be implemented prior to the extension coming into operational use and maintained as such in strict accordance with the approved 'Green Travel Plan' unless otherwise agreed in writing by the Planning Authority.

15. Further to condition 14 and eighteen months after the approved 'Surgical Centre' extension becomes fully operational, a parking review including a methodology statement, to first be agreed with the Planning Authority, shall be undertaken to ascertain levels of parking and the associated effectiveness of the measures associated with the implementation of the approved Green Travel Plan. The review shall include the percentage uptakes of sustainable travel methods among staff, patients and visitors as proposed in the Green Travel Plan and establish whether there are any parking related problems associated with the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority and any actions recommended in the review shall be implemented in a timescale agreed with the Planning Authority.

16. The approved remediation scheme (Remediation Strategy, Dated August 2019) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the

Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Local Planning Authority.

17. 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.
18. 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. 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.
19. Prior to the approved 'Surgical Centre' extension becoming operational on site, all maximum noise output limitation and noise attenuation measures shall be implemented and installed in full accordance with the details set out in the approved 'Plant Noise Impact Assessment' Report (Rev 01, Dated 17th April 2020). Once installed and in place, the noise output level limitations and associated attenuation measures shall thereafter be retained and maintained as such on site for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
20. Further to Condition 19 above, within 4 weeks of the approved 'Surgical Centre' extension becoming operational on site, a 'Verification Report' demonstrating compliance and validation of the maximum noise projections and noise attenuation measures detailed within the approved 'Plant Noise Impact Assessment' Report (Rev 01, Dated 17th April 2020) shall be submitted to and approved in writing by the Planning Authority. This report shall also include an assessment of the effectiveness of the noise mitigation measures associated with the detached 'Pump House' and 'Back-up Generators' pursuant to Condition 5 above. This report shall be prepared and undertaken by an independent consultant and the measurements shall be carried out in accordance with BS4142:2014 - "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice). These levels and measures as agreed and validated within the approved verification report shall be maintained for the lifetime of the development thereafter unless otherwise agreed in writing by the Planning Authority.

21. 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 sources upon nearby residential properties and other 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.
22. During the period of construction, all works and ancillary operations (including piling) 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
23. 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.
24. 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 the Planning 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 the Planning Authority.
25. Prior to the occupation of approved 'Surgical Centre' extension, 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.

Peter Hissett
Strategic Lead - Regulatory
Date: 13th May 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: Site Location Map

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. Representations;
4. West Dunbartonshire Local Plan 2010;
5. West Dunbartonshire Local Development Plan Proposed Plan (LDP 1);
6. West Dunbartonshire Local Development Plan 2 Proposed Plan (LDP 2); and
7. Clydeplan.

Wards affected: Ward 6 (Clydebank waterfront)

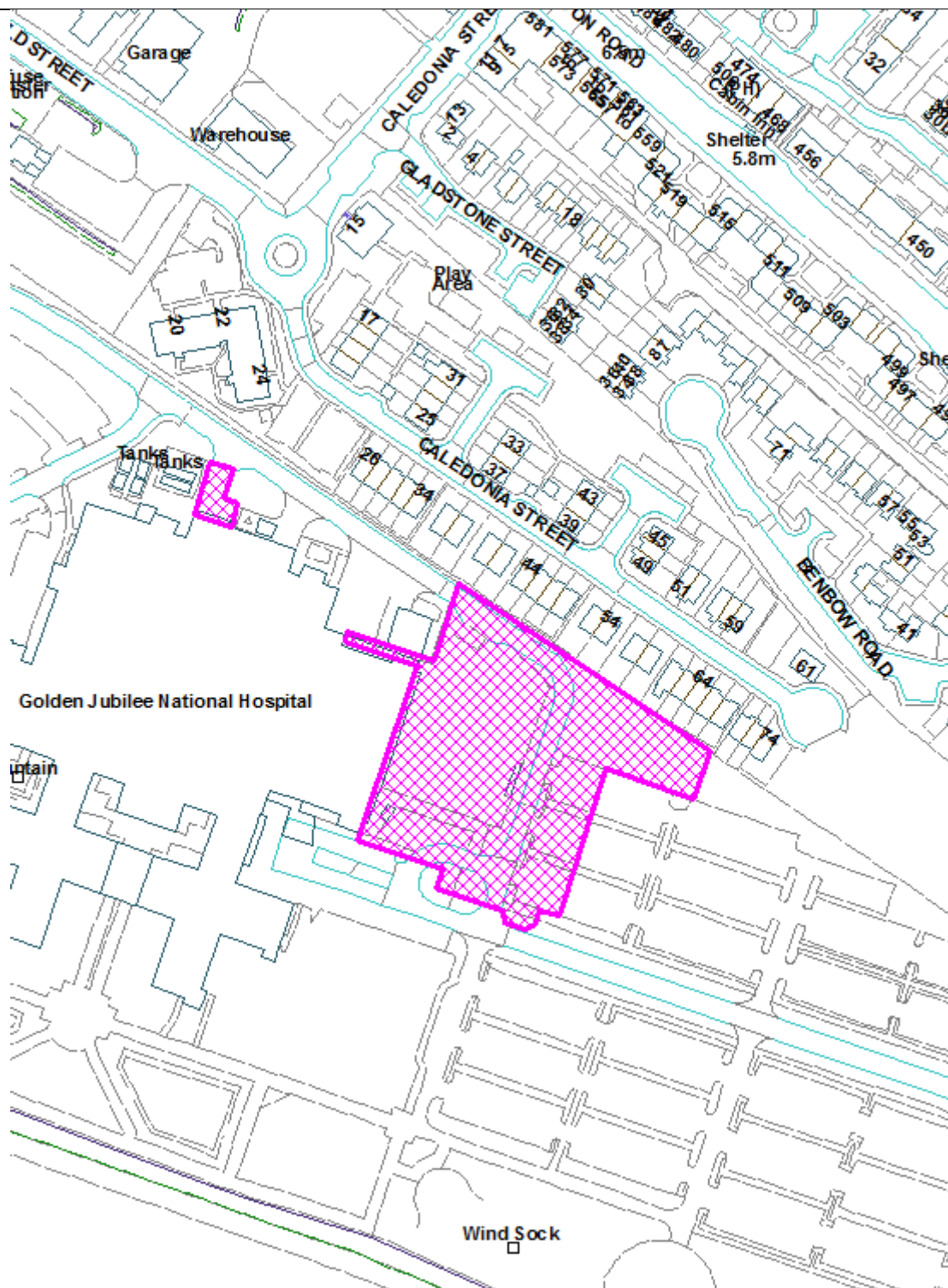
Map Register No: HQ637

Date: 27 April 2020

DC19/264

Erection of three storey
extension to Golden
Jubilee National Hospital

Golden Jubilee National Hospital
Agamemnon Street
Clydebank
G81 4DY



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Regulatory

Planning Committee: 13th May 2020

DC20/003: Planning Permission in Principle for three houses at land at Dunclotha, Parkhall Road, Clydebank by Mr B. Donaghy.

1. REASON FOR REPORT

- 1.1** The application raises issues of local significance and is subject to objection one of which is from the Community Council. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1** **Refuse** planning permission for the reasons set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site is located on the west side of Parkhall Road close to the junction with Clark Street. At this point Parkhall Road sweeps round in a U-shaped bend, and the site occupies the outside of the curve. It was previously occupied by a large detached villa which was demolished some years ago. The vehicular access to the site has been blocked off by large concrete blocks.
- 3.2** The site is now overgrown and has naturalised. It contains a number of saplings, trees and shrubs, and is covered by a Tree Preservation Order (TPO). This was originally imposed in order to protect the larger mature trees around the perimeter boundaries of the site; however, the majority of the site itself is now covered in young and semi-mature trees, which have grown significantly since the original house was removed.
- 3.3** In terms of levels and topography, the site slopes down from Parkhall Road towards Dalmuir Golf Course, which borders the site to the north and west, and is screened from the site by a woodland area. To the south of the site are the back gardens of houses on Clark Street and Overtoun Drive, which are lower than the site. To the east of the site, there is a further landscaped area of grass, trees and bushes. Along the south side of Parkhall Road is a row of houses, most of which are bungalows or split-level houses. The site itself is approximately 0.27 hectares in area and is generally level adjacent to Parkhall Road before sloping down significantly to the west. There is a level difference of approximately 6 metres between the ground level of Parkhall Road and that at the western boundary with Dalmuir Golf Course.

- 3.4** The site has a substantial planning history and has been subject to previous applications for planning permission for residential developments. Initially application DC03/319 was submitted to the Council in 2003 for a residential development comprising flatted dwellings. This was refused by the Council on a number of grounds which included issues regarding design and residential amenity concerns. The applicant at this time appealed this decision to the Scottish Ministers and the Reporter dismissed the appeal, refusing planning permission. Thereafter, a similar application for a residential flatted development with reduced units was submitted to the Council in 2006 (reference: DC06/143). This was refused for similar reasons to the previous application and the applicant once again lodged an appeal to the Scottish Ministers. The outcome of the appeal was consistent with the 2003 case with the Reporter refusing planning permission once more.
- 3.5** In 2012, application DC12/235 for a separate residential development was refused by Planning Committee on the grounds of design, layout and the impact on trees. Similar to previous applications, the applicant appealed this decision to the Scottish Ministers with this subsequently dismissed by the Reporter. In 2015, a further application for planning permission (reference: DC15/027) for a different residential development was submitted and this was once again refused by Planning Committee for the same reasons as the 2012 application. This decision this time was not appealed to the Scottish Ministers.
- 3.6** This application seeks Planning Permission in Principle for three houses on the site. The limited details provided as part of this application indicate that the vehicular access is to be taken direct from Parkhall Road utilising the historic access to the site. The plans show indicatively the general layout and positioning of the three detached houses which will be located along the southern site boundary and the TPO trees present on site have been annotated. An internal access road and driveway for each property are marked on the plan. No details of the specific design, scale, layout, size or appearance of the houses have been provided at this stage. Equally, no technical assessments (including ecological or tree reports) have been included in support of this application.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service have no objections subject to various conditions regarding site access, parking and servicing arrangements.
- 4.2** West Dunbartonshire Council Greenspace have noted the proximity of the site to the golf course and the potential for buildings close to the boundary to be struck by stray golf balls. Concern has been raised about potential damage liability claims, as similar issues have occurred at other golf courses which border onto new build developments.
- 4.3** Scottish Water, SEPA and SNH have no objections to the proposed development.

5. REPRESENTATIONS

- 5.1** Three letters of representation have been received, objecting to the development including one from Parkhall, North Kilbowie and Central Community Council. A summary of the issues raised are as follows:
- Lack of information to make an informed assessment.
 - Lack of details regarding heights of houses and gradient of land as well as infill required.
 - Absence of wildlife/ecology assessments.
 - Vehicular access is too close to junction of Clark Street and Parkhall Road and will compromise safety.
 - Three residential properties within the site constitute overdevelopment.
 - Given the site is on a steep slope, the ground would need to be infilled and levelled and the positioning of the houses would compromise privacy of neighbouring residential properties.
 - Impact upon trees with many protected on site by a TPO.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is allocated for housing and Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. In this regard, the principle of development on a brownfield site is supported by the adopted local plan.
- 6.2** Policy H5 and GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area, including residential amenity, whereas Policy E1 sets a specific requirement for developments to further the conservation of biodiversity through the development. The site has naturalised and the proposals will lead to the loss of a number of trees within the site; therefore the proposals are contrary to these policies given they will have a detrimental impact upon the character and amenity of the area and due to the fact that they have demonstrated no benefit in terms of biodiversity in lieu of the loss of trees.
- 6.3** Policy E4 specifically focuses on the protection and retention of trees subject to a Tree Preservation Order (TPO) and Policy E5 sets an expectation for development proposed on sites with or adjacent to, existing trees or woodlands to take account of trees at the beginning of the design process and includes a requirement for a tree survey. The proposal is contrary to Policy E4 and E5 in that the proposals will lead to the loss of trees and no such tree survey has been provided to establish or justify that the principle of housing on the site will not adversely impact the trees within and neighbouring the site.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** Policy DS1 seeks to ensure a high design quality in all development including expectations for housing. The site is located within an established residential area and policy BC4 is applicable, which supports the principle of residential development at such locations, provided there is no adverse impact on neighbouring amenity or character of an area. The principle of development is not supported by these policies due to the impact of the proposals upon protected and unprotected trees within and surrounding the site, which will in turn, harm and adversely impact the character and amenity of the area. This is considered further in section 7 below.
- 7.3** Policy GN5 covers similar matters as the policies within the adopted plan and ultimately seeks to ensure protection and enhancement of trees and woodlands. The policy states that development that would result in the loss of trees or woodland of amenity, cultural, historical, and recreational or biodiversity value will not be permitted unless clear justification can be given and appropriate replanting can be agreed. As detailed above, a tree survey has not been provided and no information provided that would justify the loss of any of the protected and unprotected trees in and adjacent to the site. This is discussed below in Section 7.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** On 19th September 2018, Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications. The Plan is currently at Examination stage, which commenced on 20th August 2019.
- 7.5** Policy H4 requires development to protect, maintain or enhance the residential character and amenity of existing residential areas. Policy ENV1 focuses on nature conservation and requires development proposals to have regard to safeguarding features of nature conservation value including woodlands, hedgerows, lochs, ponds, watercourses, wetlands and wildlife corridors. All new development should enhance biodiversity as part of the green network.
- 7.6** Policy ENV5 states developments that involve the loss or fragmentation of woodlands and those area covered by a provisional or confirmed tree preservation order, will only be supported where any significant adverse

effects are clearly outweighed by significant social or economic benefits. It is considered the proposals are contrary to these policies and this is discussed further in Section 7 below.

Principle of Development

- 7.7** Whilst the site is an identified housing site within the Adopted Plan and is reusing previously developed land, it is considered that the proposed development of three houses on this site would have a detrimental impact upon the protected and unprotected trees both within and also potentially around the neighbouring site. The Local Plan is 10 years old and since that date the site has significantly naturalised. Due to the lack of activity on the site, it has in essence become an impromptu nature site with saplings and younger trees having now been established within the site and growing to a point where they compliment the mature TPO trees and make a positive contribution to the amenity of the area in their own right.
- 7.8** The site historically only accommodated a single house and as such the principle of three houses on this site is considered overdevelopment. It has not been evidenced that the 3 houses could be delivered (alongside other relevant requirements including parking and access) without detrimentally affecting the TPO trees or without losing a significant proportion of the remaining trees and natural habitat that has grown within the site since it was allocated within the Adopted Plan. On this basis, the principle of three houses on the site cannot be supported.

Impact upon Trees and Greenery

- 7.9** Many of the trees around the perimeter of the application site are protected by a TPO and their retention is underlined as integral to retain the established character and amenity of the area. Although not subject to TPOs, the remaining bulk of the trees within the site, as well as those immediately neighbouring the site on the golf course to the northern and western boundaries, also make an important contribution to the amenity of the area. The amenity value of all the trees within the site collectively contribute to the nature, character and amenity of the area, rather than the value of any one particular specimen. On this basis, any significant removal of trees within the site or surrounding the site will adversely affect the character and appearance of the wider area.
- 7.10** A number of younger trees and saplings, which have grown within the site, would inevitably require to be removed to accommodate the construction of three houses including the associated access, parking and the house plots. The site layout plan appears to show the mature TPO specimens along the southern side of the site (including the notable monkey-puzzle tree) as being retained, as well as, the belt of mature trees which wraps around the north and west of the site largely within the golf course land. However, due to the location of the proposed houses as shown on the indicative layouts (which are either adjacent or extremely close to the TPO trees), combined with the site constraints including the topography/levels (which limits the developable

areas), it is considered extremely likely that these trees will be directly or indirectly affected by the development, including their roots, and irrevocably damaged affecting their health and vitality.

- 7.11** In light of these concerns, the application fails to demonstrate that the trees within the site will not be adversely impacted by the proposals and this includes both the TPO and non-TPO specimens. The indicative plans indicate Tree Root Zones however without an accompanying tree survey to evidence and substantiate these markings; it is considered that this is unreliable in isolation. This requirement for a Tree Survey report is explicitly set out within a number of the applicable policies including Policy E5 of the Adopted Plan and the absence of any form of competent tree survey in this case means that the proposals would be also be contrary to this policy. These concerns are supported by the objectors and the Community Council.

Residential Amenity

- 7.12** Further to the concerns regarding the impact of the loss of the trees upon visual amenity, there are also other issues on general amenity grounds. The trees contribute significantly to the amenity of the area. It is not uncommon for there to be practical inconveniences for residents living in close proximity to relatively large mature trees. There is a reasonable concern in this case that the future occupants of the new houses could have practical issues by the close proximity of retained, mature, TPO trees, for example inadequate sun penetration or daylight; or perceived danger from falling trees. This may lead to the submission of future applications for the removal of the trees
- 7.13** There is clearly limited scope to locate three detached houses in the site given the site constraints and levels and also have sufficient distance away from the trees within the site whilst delivering all other requirements associated with the proposals including parking and garden curtilage. Regardless of this, there has been no assessment of the impact of the development on these TPO trees in this regard. There would also be significant concerns about the future and likely environment created for residents of this proposed development in terms of overshadowing, useable garden area and leaf litter.
- 7.14** By virtue of the site constraints (including the position of TPO trees within the site and the varying topography and levels throughout the site) and the nature and scale of the proposed development (3 dwellings) there is limited scope for reconfiguration of the indicative site layout as proposed to address these matters. It is considered on this basis that the principle of three houses on this site would likely lead to an unsatisfactory layout and residential environment.

Ecology and Wildlife

- 7.15** The removal of or direct impact upon the trees, hedging and shrubs within and neighbouring the site by virtue of the proposals could also have implications from an ecological perspective. There is a realistic potential that the site does

support wildlife and biodiversity given its current condition, its characteristics and the surrounding land to which it relates which includes an established woodland as part of the golf course. Despite this, no habitat assessment has been provided which evidences that ecology will not be adversely impacted upon or compromised by the introduction of housing within the site. Once again, this is considered material to establishing the principle of development in this regard.

- 7.16** Specific policies such as Policy E1 of the Adopted Plan set a requirement for developments to further enhance and improve biodiversity through developments. In terms of this application, no such measures have been proposed and this is despite the fact that the existing natural environment at present will only be detrimentally impacted upon by any future development by virtue of the loss of trees. Without any of the above information, the principle of development cannot be supported and it is not in accordance with the ecological policies of all three development plans.

8. CONCLUSION

- 8.1** The principle of three houses on the site cannot be supported and it is considered overdevelopment of the site as it could not be accommodated without the loss of a significant number of existing trees from within the site. These trees have significant amenity value and collectively contribute to the appearance and character of the wider residential area. The application fails to justify the removal of trees within the site and demonstrate how the health and vitality of retained TPO trees will be safeguarded. The lack of tangible supporting information to offset these concerns means that the principle of development cannot be supported.
- 8.2** Policies within both the Adopted and Proposed Plans set a requirement for appropriate assessments and surveys to be provided to evidence the safeguarding of the trees (in particular the TPO specimens within the site in this case) and demonstrate that the potential for species and biodiversity of the natural environment will not be adversely impacted. The absence of any such supporting information has meant that it has not been satisfactorily demonstrated that the proposals will not have a detrimental impact on these material considerations.

9. REASONS FOR REFUSAL

- 1.** The proposal is contrary to Policies H5, GD1, E4 and E5 of the West Dunbartonshire Adopted Local Plan (2010), Policies BC4 and GN5 of the West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and Policies H4 and E4 of the West Dunbartonshire Local Development Plan 2: Proposed Plan (2018) as the proposal is considered to be over development of the site that would result in the loss of existing trees which are of significant amenity value and contribute to the appearance and character of the wider residential area.

2. An appropriate Tree Survey has not been submitted in order to demonstrate that the development will not compromise or adversely impact upon both protected and unprotected trees within the site and the neighbouring site. Due to the absence of such information, the proposal is therefore contrary to the specific requirements of Policy E5 of the West Dunbartonshire Adopted Local Plan (2010).
3. The proposed three houses are likely to have a lower level of amenity due to inadequate sun penetration or daylighting by reason of site and plot orientation and proximity to existing trees which may lead to the loss of further trees in the future that make a valuable contribution to the character and amenity of the area.
4. An appropriate Habitat/Ecological Assessment has not been submitted in order to demonstrate that the proposal will not compromise and detrimentally impact upon potential biodiversity and wildlife within the site and the immediate surrounding area. Due to the absence of such information the proposed development is contrary to policy E1 of the West Dunbartonshire Local Plan (2010), policy GN5 of the West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) and policy ENV1 of the West Dunbartonshire Local Development Plan 2: Proposed Plan (2018).

Peter Hessett
Strategic Lead - Regulatory
Date: 13th May 2020

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager

Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

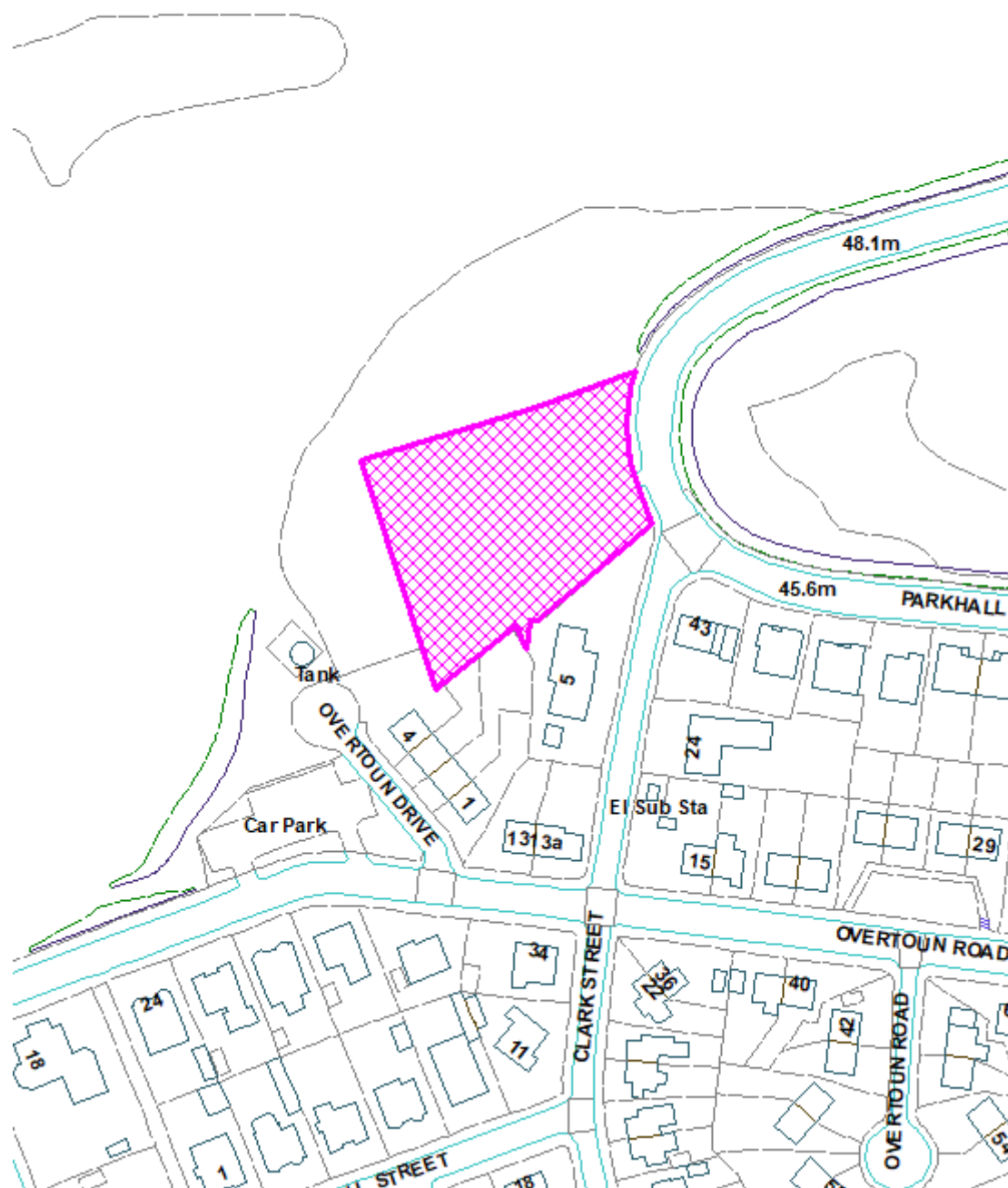
Background Papers:

1. Application documents and plans;
2. West Dunbartonshire Local Plan 2010;
3. West Dunbartonshire LDP - Proposed Plan;
4. West Dunbartonshire LDP - Proposed Plan 2;
5. Consultation responses;
6. Representations;
7. Application nos: DC03/319, DC06/143, DC12/235, DC15/027.

Wards affected: Ward 5 (Clydebank Central)

Date: 27 April 2020

Housing Development At Former Site Of Dunclutha Parkhall Road Clydebank



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 13th May 2020

DC20/028: **Erection of 62 unit residential development with associated access road, infrastructure, open space and landscaping at land at Miller Street, Clydebank by Miller Homes.**

1. REASON FOR REPORT

- 1.1 This application relates to a major development and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1 That the Committee indicate that it is **Minded to Grant** planning permission and delegate authority to the Planning and Building Standards Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure a financial payment towards open space provision in the local area.

3. DEVELOPMENT DETAILS

- 3.1 The site extends to approximately 1.43 hectares and is located within Clydebank Town Centre, immediately to the south of Clydebank Business Park and south west of Clyde Shopping Centre. It is situated along the southern bank of the Forth and Clyde Canal, which is a designated Scheduled Monument. Flatted properties lie immediately beyond the site to the west with a series of commercial properties to the south and the Kilbowie Road (A8014) to the east of the site. In terms of site history, the northern part of the site previously contained a section of railway line and until its demolition in November 2017, the southern part of the site accommodated the former Clydebank Council office.
- 3.2 The site slopes down from the north eastern corner with some raised areas of made ground towards both the canal and Kilbowie Road. The northern part of the site consists of some landscaped areas adjacent to

the canal and Kilbowie Road. There are some trees at this edge of the site and some of the landscaping is supported by retaining walls with a 1 metre level difference from the landscaping area to the canal towpath. Between the landscaped area and the former offices, there are two areas of parking with a flat site area where the former Council office building once stood.

- 3.3** Planning permission is sought for a residential development of 62 units comprising of 3 and 4 bedroom properties in the form of a mix of town houses, as well as, terraced family properties. Of the 9 houses fronting Kilbowie Road, the 4 town houses on the south east corner incorporate a 'sawtooth' gable feature. This is reflected in the remaining residential terraced blocks which front onto Kilbowie Road and Miller Street in the form of 'bookend' feature houses. A row of 19 terraced properties arranged in 4 distinct staggered blocks are to be positioned to face onto the Forth and Clyde Canal. The remainder of the houses predominantly face internally within the site towards its centre and around the road network. The houses incorporate full brickwork elevations with areas of grey metal profile feature cladding for certain properties fronting the canal side. The proposed material palette also includes grey roof tiles, grey doors and window frames and black upvc rainwater goods. Other design features, such as plinths and canopies, solar panels and Juliet balconies, are proposed on various house types. Boundary treatments for the site include hedging and planting and a 0.8 metre high and 1.8 metre high timber fence arrangement.
- 3.4** The development will utilise the existing access road directly off Kilbowie Road and Miller Street as the access and egress for the site. Parking is to be predominantly formed in courtyard arrangements or rows nearby to the houses they serve with complimentary screen planting and landscaping around the curtilage. An area of open space accommodating a variety of play equipment is to be located centrally within the development which is overlooked by houses on various sides. New path connections are proposed alongside upgrades to existing path networks near to the site to make use of the canal towpath.
- 3.5** Supporting technical information has been provided as part of the application and this includes a Design and Access Statement, a Phase 1 Habitats Survey, a Pre-application Consultation Report, a Tree Survey Report, a Ground Investigation Report, a Flood Risk Assessment, a Drainage Statement and a Transport Assessment.

4.0 CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service have no objections subject to conditions regarding path upgrades, monitoring of the Kilbowie Road and Miller Street accesses after occupation of the houses, allocated parking spaces and a Travel Plan.
- 4.2 Greenspace Service and Environmental Health Service have no objections subject to conditions regarding noise and the land remediation treatment.
- 4.3 SEPA, Scottish Water, Scottish Natural Heritage (SNH) and Scottish Canals have no objections to the proposed development.

5. REPRESENTATIONS

- 5.1 One representation has been received in response to this application with this individual outlining their supporting for the proposed development whilst at the same seeking clarification on certain points. This individual sought confirmation that the roads layout and access between Kilbowie Road and Miller Street represented the final arrangement proposed as part of the development. As part of their representation they outlined their support for the access and layout as shown given that it does not compromise emergency and delivery vehicles accessing both Miller Street and the application site respectively. They also requested confirmation that the housing stock is for owner occupied and for private tender.
- 5.2 In direct response to these points, the housing stock is private tender and the layout proposed on the road layout shown on the proposed plans represents the final layout and the one which is being considered as part of this application.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1 Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. 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 GD1 seeks to

ensure that all new development is of a high quality of design and respects the character and amenity of the area.

- 6.2** 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.
- 6.3** Policy R4 seeks to ensure that development near to and within the proximity of the Canal is designed so that it maintains or enhances its setting. Policy BE5 seeks to protect the Scheduled Monument. Policy T1 and T4 requires sites to integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 & F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. 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 (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers’ Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** The site is identified as a ‘Residential Opportunity Site’ with an indicative capacity for 120 units. Policy DS1 sets out general expectations for the quality of new development, including that it be distinctive, adaptable, resource-efficient and easy to get to and move around, safe, pleasant and welcoming. Policy BC4 supports the principle of residential development within existing residential locations, provided there is no adverse impact on neighbouring amenity or character of an area. It is considered that there will be no adverse impacts on either of these.
- 7.3** The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS3 requires significant travel generating uses to be located within 400 metres of a public transport network. DS1 seeks to

ensure a high design quality in housing and being suitable for a mix of occupants rather than a specific demographic. Policy BH2 and GN7 relate to the Scheduled Monument, built heritage and the Forth and Clyde Canal and are similar to those within the Adopted Plan (2010).

- 7.4** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been taken account of in the proposed design and site layout. The proposed development is assessed against the Proposed Plan and the Residential Development Guidance in Section 7 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.5** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.6** The site is identified under Policy H2 as a housing opportunity site with an indicative capacity for 70 units. The proposed development of 62 private houses is acceptable
- 7.7** Similarly to Policy DS1 of Proposed Plan 1, 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 WD1 is also applicable for developments fronting onto watercourses and requires them to have a positive relationship and front onto them.
- 7.8** Policy GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and Proposed Plan 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan 1. Policies 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** For applications referred to the Place and Design Panel, Policy CP4 is relevant requiring the outcomes to be taken into account and responded to by the applicant. Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transportation and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. 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. It is considered that the proposals comply with the above policies as discussed below.

Principle of Development

- 7.10** The site is designated within LDP2 as a 'housing opportunity' site with an indicative capacity of 70 units. The site is brownfield and is located with Clydebank town centre and is situated within an urban mixed use area. The redevelopment of this brownfield site for residential purposes would contribute towards the regeneration of the surrounding town centre area and would be consistent with the applicable land use policies of the adopted local plan and proposed plans which seek to prioritise the regeneration of vacant brownfield sites.
- 7.11** The residential development is considered to be compatible noting the surrounding area and established land uses and that this type of development offers the best opportunity to redevelopment this strategic town centre site and activate the adjacent Forth and Clyde Canal. On this basis, the principle of residential development on this site is considered to be acceptable.

Site Layout, Design and Appearance.

- 7.12** This is a key strategic site given its town centre location, being next to the Canal and on fronting onto Kilbowie Road. A high quality development solution which maximises its canal location and provides a strong frontage to Kilbowie Road was required which echoes the industrial heritage of the area. It was within this context that a significant amount of time at the pre-application stage was invested by planning officers in achieving a high quality design, layout and material finish. The development includes a mix of 3 and 4 bedroom properties, which includes terraced houses and town houses. The houses fronting Kilbowie Road and Miller Street incorporate a 'sawtooth' roof feature which reflects the industrial past of the area. A simple palette of materials including a high quality tumbled red and grey brick together with metal cladding and metal railings are proposed. Careful consideration has been given to the proposed materials to ensure that they are durable in the long term given the sites location and the industrial heritage of the area.
- 7.13** The layout of the site has also been carefully considered whereby the houses have been orientated so they interact with Kilbowie Road, the

Canal and the adjacent existing houses on Miller Street. Distinctive town houses and terrace houses have been provided along Kilbowie Road which offers a robust frontage to the street and help to restore building form and activity back on Kilbowie Road. The terraced houses proposed along the Canal with the gable designed to have a bookend feature will enhance and create an attractive building form fronting the Canal. Once again, these houses have also been orientated to face outward towards the Canal with the use of hedging and planting to the front of the houses to ensure the houses have an open outlook to the Canal. This arrangement will help to promote an active and direct relationship with the Canal ensuring interaction, engagement and active surveillance along the towpath both for users of the towpath and residents alike.

- 7.14** Within the central area of the site two blocks of terraced houses have been orientated to face and overlook the central area of open space. Three blocks of terraced houses are located along Miller Street to give frontage and activity to this street with a further block of terraced houses located adjacent to the western path which provides a through path to the canal adjacent to the existing flats. The density, layout, materials and general appearance of the development are all considered to be acceptable. 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.

Open Space and Landscaping

- 7.15** The public open space provision within the development is considered to be proportionate for this town centre site. The main area of open space is positioned centrally within the site and will provide a visual focal point and amenity area which is well integrated within the development. This particular area is accessible to all and will contain natural play equipment and features to allow children to connect with the natural environment. It will also include tree planting which will add to the amenity value and attractiveness of the space and conditions will be attached to ensure this approach is secured. The space is well overlooked to ensure it can function as a safe and usable space. Landscaping has also been worked within the existing topography and constraints and a landscape strategy for the whole site has been developed for this which includes maintenance arrangements. This arrangement will see the introduction of a series of other modest areas of landscaping and tree planting to be located at prominent corner points within the development site and along the proposed and existing path networks to ensure a green character within

the site to compliment the built form and provide opportunities for biodiversity.

In terms of the open space, while quality areas are being provided appropriate to this site, as required by the 'Our Green Network Planning Guidance', a financial contribution is required in order to meet with the provisions of the Planning Guidance and applicable policies of LDP1 and LDP2. The required financial contribution fee is £26,310 and this will address the shortfall and can be secured through a legal agreement or other suitable mechanism. On balance, the open space and landscaping provision proposed for the site is appropriate and will contribute to creating a sense of place and character.

Canal Connections and Site Permeability

- 7.16** The existing path adjacent to the existing flats on Miller Street is to be upgraded and enhanced as part of this development. A terraced block of houses is proposed which fronts the path with their back gardens facing inward to the development. This will be of benefit and improve this path as a key route off the A814, up to the cycle tow path on the Canal, offering natural surveillance and integration to this existing path as well as increasing permeability and access to the Canal.
- 7.17** The existing path network adjacent to Kilbowie Road on the north eastern section of the site is also being retained and enhanced, adding further value to the development site. This existing path already provides access to the Canal towpath and offers a convenient route to the nearby shops and amenities within Clydebank Town Centre. The upgrade and enhancement of this path will furthering strengthen the connectivity and permeability of the development and once upgraded and improved will be of benefit for future inhabitants. As part of these works, the existing substation will be upgraded with a more appropriate boundary treatments and means of enclosure, replacing the existing metal security fencing currently in place. The exact details and make-up of these upgrades can be addressed through planning conditions.
- 7.18** The works proposed to these existing paths are positive and it is considered that these proposals combined with the layout of houses and landscaping collectively will activate and enhance the setting of the Canal, bringing residential living back to this part of the Canal.

Natural Heritage

- 7.19** The habitat survey and assessment concludes that there are no significant ecological constraints for development and whilst it acknowledged that the site does have characteristics whereby it could accommodate wildlife, the

capacity for the site to accommodate for protected species is limited. This is consistent with the response received from Scottish Natural Heritage (SNH). The assessment does make a number of recommendations in association with good practice for the construction of development to safeguard any potential for otters, bats and breeding birds including a number of additional surveys and these measures can be addressed by planning conditions.

- 7.21** The Tree Report undertaken is comprehensive and assesses all tree specimens in terms of their condition, appearance and lifespan with the majority in poor condition. None of the trees within the application site are the subject of a Tree Preservation Order (TPO) and it is proposed that all trees within the site are to be removed as part of the delivery of the development. Initially, existing trees sought to be retained, however following further detailed assessment and consultation their retention is not possible due to a combination of factors, specifically the need for extensive remediation of the site to remove contamination and make it suitable for re-development. A justification statement has been provided in this regard and covers the remediation challenges together with the topography of the site including the required reconfigurations of site levels and the positioning and orientation of houses to allow meaningful integration and interaction with the Canal. All these factors did not allow for the trees to be retained in this case
- 7.22** It is regrettable that these trees are to be removed however a comprehensive and viable redevelopment of the site could not be achieved if all the trees were to be retained. This is justified particularly with regards to the houses on the northern part of the site fronting the Canal where the majority of the trees are located. At present these trees essentially pose a barrier to development and their removal will facilitate the introduction of the housing fronting the Canal. This aspect of the development has significant merit with it helping to activate and improve the appearance, surveillance and role of the Forth and Clyde Canal.
- 7.23** Tree replacement is being proposed as part of the development which would be more appropriate for the residential development than the current trees. These new trees will inject further greenery and biodiversity within the site with 57 new heavy standard size trees being planted to compensate for those being lost. The replacement trees are considered acceptable.

Roads, Parking, Access and Permeability

- 7.24** The road layout reflects the aspirations for the Scottish Government's policy statement on 'Designing Streets' through a more pedestrian focused layout as a result of the road alignment and geometry and the pedestrian links proposed. The development will utilise the existing access road directly off Kilbowie Road and Miller Street as the access and egress for the site. Crucially, this through route has been incorporated to allow service and emergency vehicles access to the development and the neighbouring existing flats noting the low level bridge at Miller Street. The internal loop road within the site will discourage through traffic requiring vehicles to take an indirect route through the proposed development and natural speed deterrents have been incorporated. The Roads Service have requested that this access be monitored 12 months after the full occupation of the development to ensure that it does not become a "rat-run". Traffic calming measures and features will be incorporate into the junctions and accesses at Kilbowie Road and Miller Street design to act as a deterrent. 74 car parking spaces are provided for the development which ensures every house benefits from one to two spaces and these will be allocated per house. The site is located within Clydebank town centre and so, it benefits from being highly accessible as it fronts the canal/ National Cycle Network 7, Clydebank train station is located approximately 300 metres from the site and Singer train station approximately 450 metres along Kilbowie Road. A number of bus services operate along Kilbowie Road and Glasgow Road whilst good pedestrian routes serve the surrounding locale. The Council's Road Service have indicated no objections to the proposed development.

Technical Matters

- 7.25** The Flood Risk Assessment concludes that the site is not at significant risk from fluvial or coastal flooding and the development will not increase the flood risk to any neighbouring sites. In terms of drainage, the surface water will be through a central underground attenuation tank for road and roof water which will then outfall to the existing drainage network. Subject to the implementation of these measures outlined above, the proposal would comply with policies F1, F2, DS6 and ENV6 of the Adopted and Proposed Plans. Both SEPA and Scottish Water have no objections to these arrangements and the development as proposed.
- 7.26** Noting the site history which previously accommodated both sections of railway and office buildings, the Council's Environmental Health Service have requested planning conditions be imposed regarding extensive site investigation reports including remediation and mitigation measures.

These matters alongside others regarding noise, dust mitigation and construction activity can be addressed as planning conditions.

Pre-application Consultation

- 7.27** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. One public event was held on the 19th June 2019 and local Community Councils, MPs and Councillors were contacted about the proposal. A statutory notice was published in the local process advertising the public event and submission of the proposal of application notice and additional consultation was undertaken by the applicant in accordance with Council's requirements as set out during the PAN response. The applicant has submitted a pre-application consultation report which highlights that 21 people attended the event through the course of the day. 10 of these attendees completed feedback forms provided by the applicant and this highlighted some positive responses to seeing this redundant brownfield site developed by a proportionately scaled residential proposal. The issues raised in the feedback predominantly centre on access and traffic congestion, the introduction of significantly more cars to the area and the loss of trees and greenery within the site. It is considered that these matters have been addressed as part of the application and the design reflects these concerns.

Place and Design Panel

- 7.28** In September 2019, the proposed development was presented to the Place & Design Panel. The Panel felt on principle that this was generally a positive development for a former brownfield and edge of town centre site and that it posed a great opportunity to improve connectivity and integration of the site to the wider locality.
- 7.29** However, the Panel raised a number of comments relating to the orientation and density of the scheme and felt that the layout required reconfigurations to not only be more in keeping with its town centre location but to better respond and interact with neighbouring sites. As part of this they highlighted that any revisions should include the introduction of bespoke and gateway housing features on the eastern side of the site facing Kilbowie Road given the prominence of this location. The Panel also felt that it was crucial that the housing on the northern side had an active gable end fronting the canal however outlined reservations about the need for physical and direct connection points to the Canal from this side, instead promoting the upgrade of existing connections within close

proximity to the site, particularly the western boundary. Finally, they specified that the centralised open space area be re-introduced from earlier schemes as this had merit for the balance of the site and would have tangible benefits for the future inhabitants. The observations of the Panel have influenced the final design of the development and the application is considered to be compliant with Policy CP4 on this basis.

Elected Members Briefing

- 7.30** The pre-application proposals were also presented to Elected Members at a briefing on 3rd October 2019. Some of the main planning issues discussed at this meeting included Placemaking, topography/site levels, accessibility, parking and open space. Members requested further consideration is given to the need for a slight change in parking provision given the sustainable location of the site and also made recommendations regarding the treatment and access along the Canal. It is considered that the main issues raised have been addressed through the final development.

8. CONCLUSION

- 8.1** The redevelopment of this vacant brownfield site for residential purposes would assist in the further regeneration of Clydebank Town Centre and improve the attractiveness of the area by bringing both housing and activity to this part of Clydebank thus complying with local planning policies.
- 8.2** The proposals have been subject to extensive discussions with officers and the design of the site has clearly evolved through and been informed by the feedback provided through these pre-application processes. The development will provide much needed high quality private housing on a centrally located site. This has resulted in a high quality residential development on a key town centre site adjacent to the Forth and Clyde Canal and Kilbowie Road.

9. CONDITIONS

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within the development site shall be submitted to and approved in writing by the Planning Authority. This shall include details of all materials and finishes as scheduled and annotated on the approved plan 'Site Layout (Drawing No. 001 Rev B)'. Thereafter, the development

shall be completed in strict accordance with the approved material details and palette.

2. Further to condition 1 above, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Western Blend Precon (Masonry Finish)' specification and variety. For the avoidance of doubt, the details, specification and samples of the final brick type provided in response to Condition 1 shall be predominantly red in tone and colour and shall be of tumbled finish.
3. Further to Conditions 1 and 2 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, the development shall be completed in strict accordance with the approved brick details.
4. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B)', prior to the commencement of development on site, full details of all hard and soft boundary treatments for across the site shall be submitted to and approved in writing by the Planning Authority. These details shall also include a variety of boundary treatments including the use of brick walls for the front, side and rear curtilages of residential properties within the site. Thereafter, the approved boundary treatments arrangements shall be installed prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority and maintained as such thereafter for the lifetime of the development.
5. Prior to the commencement of development on site, details of alternative boundary treatments and means of enclosure for the existing substation building located on the north east corner of the site shall be submitted to and approved in writing by the Planning Authority. The details shall include a brick treatment and the approved boundary treatment details shall be undertaken and completed prior to the occupation of any houses within the site and maintained as such thereafter for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
6. Prior to the commencement of development on site, full details of all path upgrade works as indicated on approved plan 'Site Layout (Drawing No. 001 Rev B)', including material finishes, surfaces, levelling works and associated landscaping shall be submitted to and approved in writing by the Planning Authority. This shall include specific details for the works to the existing footpath located on the north eastern side boundary of the development site and the existing path located immediately neighbouring the site to the west. Thereafter, the path upgrade and improvement works approved shall be undertaken in full and completed prior to the occupation

of any houses within the site unless otherwise agreed in writing by the Planning Authority.

7. Prior to the commencement of development on site, full details of the design, appearance, height and location of all retaining walls and other retention features and associated levelling works across the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed retention and levelling details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority. No changes or deviations from the approved and agreed levels and retention arrangements shall be undertaken without the further written consent of the Planning Authority.
8. The development hereby approved shall be constructed strictly in accordance with the finished site levels and finished floor levels as shown on approved plan 'Levels Layout for Planning (Drawing No E03 Rev A)'. Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.
9. Prior to the commencement of development on site, details of the design and location of cycle storage provision, street furniture (including bin stores) and external lighting, shall be submitted to and approved in writing by the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority.
10. The soft landscape arrangements approved under drawing 'Landscape Proposals (Drawing No.109/103/02 Rev C)' including the associated planting schedule and maintenance arrangements shall be implemented no later than the next appropriate planting season or after occupation of the 30th property. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
11. Notwithstanding approved plan 'Play Area Landscape Proposals (Drawing No. 109.103.02 Rev B)', a revised 'Play Equipment Strategy' for the site shall be submitted to and approved in writing by the Planning Authority. This shall include (but not be limited to) the following:

- Incorporate the reuse of existing trees within the site which are being felled as part of the development to create natural forms of play equipment.
- Details and specifications of other forms of natural play equipment and structures which offer design solutions that effectively navigate and manage the increase in gradient of the central public open space area within the site.
- Provide full details regarding the maintenance arrangements for all play equipment and associated features within the site.

Thereafter, the approved play equipment strategy and all associated features and specifications shall be installed prior to the completion of the 30th unit within the development unless otherwise in agreed in writing by the Planning Authority and maintained in accordance with the approved details for the lifetime of the development.

12. Prior the commencement of development on site and further to Sections 4.2.2 and 4.3.3 of the approved 'Extended Phase 1 Habitat Survey (Dated September 2019), both an otter and bat survey and report (prepared and undertaken by a competent and qualified ecologist) shall be submitted to and approved writing by the Planning Authority. These surveys shall be undertaken a minimum of 6 weeks prior to any construction work commencing on site. Thereafter, any recommendations or mitigation measures contained within the reports shall be implemented prior to works commencing on site and shall be maintained as such for the lifetime of the development.
13. All construction work on site relevant to the application shall be carried out in accordance with the recommendation and mitigation measures outlined within Section 4 of the approved 'Extended Phase 1 Habitat Survey' (Dated September 2019). These measures and recommendations shall remain in effect until all construction work associated with the development is complete on site.
14. Further to condition 12 and 13 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place outwith the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitably qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of a bird nesting activity and of any actions required to protect birds.

15. Prior to the occupation of the 30th housing unit within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved 'Drainage Strategy Report' (Dated August 2019) and the approved plans. The SUDS and associated features including the planted swales once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
16. No house shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site in accordance with approved plan 'Site Layout (Drawing No. 001 Rev B)'. Further to the approved plans, each vehicular parking space shall be constructed to include a marking which clearly identifies it to the house number it is to be attributed within the site or alternatively be marked to identify it as a visitor parking space where relevant. The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
17. Further to condition 16 above and unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
18. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B)', specific details of traffic calming measures and features to be incorporated into the junctions and accesses at Kilbowie Road and Miller Street from within the development site shall be submitted to and approved in writing by the Planning Authority. The measures proposed shall include the use of speed tables or similar features and shall all be designed with the intention to inform drivers that the road network is residential in nature. Thereafter, the approved traffic calming measures and features shall be installed prior to the occupation of any house within the site and shall be maintained as such within the site for the lifetime of the development.
19. Within twelve months of the occupation of the last house within the development and no sooner than 6 months after full occupation, a vehicle count survey shall be undertaken to ascertain volumes and levels of vehicle movements entering and exiting the site from Kilbowie Road and

Miller Street respectively. The findings and recommendations of the survey shall be submitted to and approved in writing by the Planning Authority. If required by the review, any measures to reduce or deter such vehicle movements and address any traffic issues identified shall be formed and installed on site at a timescale to be agreed in writing by the Planning Authority. Thereafter, these measures shall be maintained as such within the site for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.

20. Unless otherwise agreed in writing, no development shall commence on site until a Travel Plan which includes details promoting sustainable travel to and from the site and appropriate measures and actions to reduce car dependence for the development is submitted for the written approval of the Planning Authority. The Travel Plan shall include details of the contents of an information pack which will be provided to future occupants of the development to ensure that they are aware of their public transport and active travel options available within the area. The approved Travel Plan and all associated measures and actions shall be in place and implemented in full prior to the occupation of the 1st house associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority
21. Notwithstanding the 'Ground Investigation Report' (Dated February 2020) submitted, no development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of the contamination on the site (irrespective of whether this contamination originates on the site).
 - b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

22. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
23. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of remediation works and prior to any house being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
24. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.
25. 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.

26. 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 be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

27. 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 and take into account the following:

- The impact of the piling on surrounding properties.
- Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

28. No development shall take place on site until such time as a Noise Impact Assessment has been submitted to and approved in writing by the Planning Authority. This Noise Impact Assessment (alongside any recommendations in respect of attenuation measures) shall be prepared by a suitably qualified person and shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby industrial / commercial units and from the impact of road traffic noise. Where a potential for 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 occupation of any of the houses within the site and shall thereafter be retained in accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.

29. Further to Condition 28 above, within 4 weeks of the completion of the development on site, a 'Verification Report' demonstrating compliance and validation of the maximum noise projections and effectiveness of the noise

attenuation measures detailed within the approved 'Noise Impact Assessment' Report (approved through Condition 25) shall be submitted to and approved in writing by the Planning Authority. This 'Verification Report' shall be prepared and undertaken by an independent consultant and the measurements shall be carried out in accordance with BS4142:2014 - "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice). These levels and measures as agreed and validated within the approved verification report shall be maintained for the lifetime of the development thereafter unless otherwise agreed in writing by the Planning Authority.

30. 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.

31. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

- Mondays to Fridays : 0800 – 1800
- Saturdays: 0800 – 1300
- Sundays and public holidays: No Working

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 the Planning 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 the Planning Authority.

33. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be 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.

34. 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.

Peter Hessett
Strategic Lead- Regulatory
Date: 13th May 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: Location Plan

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan;
5. West Dunbartonshire Local Development Plan 2 Proposed Plan.
6. 'Our Green Network' Guidance
7. Residential Development Design Guidance

Wards affected: Ward 6 – Clydebank Waterfront

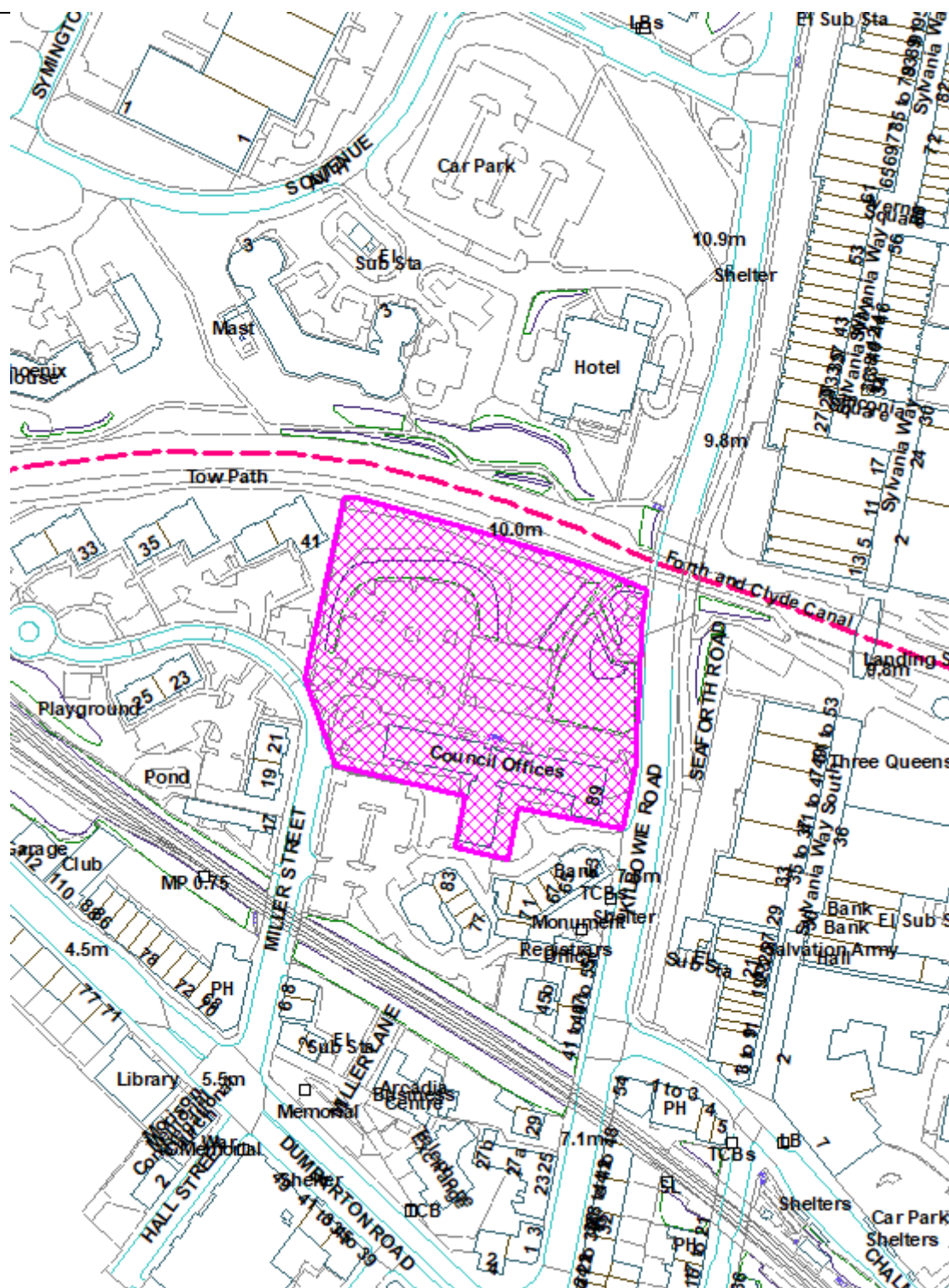
Map Register No: HQ639

Date: 27 April 2020

DC20/028

Erection of 62 unit
residential development
with associated access
road, infrastructure, open
space and landscaping

Residential Development Site On Land
Adjacent To
Miller Street
Clydebank



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 13th May 2020

Subject: Street name for new housing development site at former site of Haldane Primary School Miller Road Alexandria by West Dunbartonshire Council

1. Purpose

- 1.1** To allocate street names to roads within the new housing development on the former Haldane Primary School Site.

2. Recommendation

- 2.1** It is recommended that Beech Drive and Beech View are approved as street names.

3. Background

- 3.1** Permission has been granted for the construction of 58 units of flatted properties and houses. The site fronts onto Miller Road. Two new roads are proposed within the development. One new road is accessed off Miller Road and the second road will take access off the new road. Both new roads will be a cull-de –sac.

4. Main Issues

- 4.1** The street names proposed for consideration are Beech Drive and Beech View. This is derived from the remaining mature beech trees that are within the boundary of the site. The names proposed meet the requirement of the Council's Street Naming Policy.
- 4.2** In line with the street naming policy the elected members for Ward 1, Tullichewan Tenants and Residents Association and Balloch and Haldane Community Council were consulted on the two street names. The suggestions included Beech View, Inler Drive and Old School Place.

5. People Implications

5.1 There are no people implications.

6. Financial and Procurement Implications

6.1 There are no financial implications.

7. Risk Analysis

7.1 There are no known risks to the Council.

8. Equalities Impact Assessment (EIA)

8.1 None

9. Consultation

9.1 As part of the Council's Street Naming Policy elected members for Ward 1 and the Tenants and Residents Association (Tullichewan) were consulted. To date no comments were received.

9.2 Comments were received from Balloch and Haldane Community Council and they gave suggestions which included Beech View, Inler Drive and Old School Place.

10. Strategic Assessment

10.1 This proposal does not impact on any of the Council's strategic priorities.

Peter Hissett
Strategic Lead - Regulatory
Date: 13th May 2020

Person to Contact:

Pamela Clifford, Planning, Building Standards and
Environmental Health Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendices: Site layout plan

Background Papers: Street Naming and Numbering policy

Wards Affected: Ward 1

