

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Executive Director of Housing, Environmental and Economic Development (Land & Environment)

Housing, Environment and Economic Development Committee:

7 November 2007

Subject: Kilbowie Land Remediation Project

1. Purpose

- 1.1** The purpose of this report is to provide the Committee with an update on progress with a project to remediate a large area of land adjacent to the A82 at Kilbowie Roundabout, and to return the land to public use.

2. Background

- 2.1** In 2005, a bid for funding was submitted to the then Scottish Executive to undertake remediation of an area of land heavily contaminated during past ship building operations in Clydebank. The site at Kilbowie has been identified as a key contaminated land site for many years, located at a very prominent “gateway” to Clydebank.
- 2.2** The original funding bid of £417,000 was subsequently approved and a scheme was prepared by consultants.
- 2.3** The scheme was then the subject of extensive public consultation, with the local member closely involved. The proposed land use at that time was a car dealership or fast food outlet.
- 2.4** A decision was taken at this time not to proceed with the project and the funding was returned to the Scottish Executive.
- 2.5** In February 2007, the CMT agreed to consider this project again and the Scottish Executive (Government) were approached to seek the previously approved remediation funding once again. This time, the Government requested detail of the proposed land use prior to considering the funding request.
- 2.6** Following discussions with senior officers from across the council, a proposed scheme evolved, bring together the need for improved access to St Peter the Apostle School, the desire for a community open space, and the opportunity to develop a bus-based park and ride project. The land, once treated, could cater for all of these.

- 2.7** The Scottish Government approved the grant of £417,000 on 10 September 2007, on the proviso that full spend is achieved before 31 March 2008.

3. Main Issues

- 3.1** The development work for the new school campus identified a potential increase in traffic accessing the new school campus. The provision of a vehicle/pedestrian route from Kilbowie Road was identified as being the best solution, and after further consideration, a bus/car drop off facility with good quality walking route into the school campus was considered desirable as long as there was direct access from Kilbowie Road. A draft layout plan is shown in appendix 1.
- 3.2** Kilbowie roundabout is a key traffic congestion location on our local (and regional) road network. Much of this traffic is commuting to Clydebank Town Centre using Kilbowie Road to Glasgow city centre using primarily the A82 corridor. It is also therefore a significant location for integrating transport modes particularly car to bus. A park and ride facility at Kilbowie would provide an opportunity for commuters to use the local bus (and rail) network, in particular the Service 62 and 217 services to Glasgow.
- 3.3** Clydebank Town Centre is very heavily congested at weekends and a park and ride facility to serve the town centre could result in a significant reduction in traffic volumes.
- 3.4** The residents of Morar Estate and the surrounding areas anticipate that a soft landscaping area will be retained. The proposal is for an area of landscaping, footpaths etc. to be created to replace the planting lost during the remediation work.
- 3.5** SPT are considering the potential of a rapid transit system along the A82 Great Western Road. This site at Kilbowie could offer potential for a terminus facility for this future scheme. At this initial stage, delivery of such a regional scale project could take at least 5 to 10 years.
- 3.6** A planning application for the park and ride facility is required and will be submitted shortly.

4. Personnel Issues

- 4.1** There are no Personnel issues

5. Financial Implications

- 5.1** The Scottish Government have now confirmed £417,000 grant funding for the remediation work.
- 5.2** SPT have now confirmed £50,000 funding to carry out initial preparatory work for the park and ride/access to school transport area.

- 5.3 A bid for £300,000 has been submitted to SPT for the main construction work. This is going to the SPT Board probably in January 2008 for consideration and hopefully approval.
- 5.4 An individual funding source for the soft landscaping works is being investigated at this time, although it is likely that there will be funds available from the other confirmed/bid sources to undertake at least some level of landscaping.
- 5.5 It is not anticipated that any direct Council funding will be necessary for any part of this project.
- 5.6 There is no impact on the adjacent school project other than to make a significant positive contribution to alleviating potential traffic management problems when the new school opens.

6. Risk Analysis

- 6.1 Given the level of funding support already in place for this project, a significant start can be made to at least alleviate the negative effects of the contaminated land and to improve the local environment.
- 6.2 The SPT funding to then construct the car park area can follow on but if there is a delay in this it will not result in the initial work being abortive. Indications from SPT suggest that the bid has strong support given its innovation and relevance to the Regional Transport Strategy.

7. Conclusions

- 7.1 The Council has the opportunity to return an area of contaminated land to public use, providing a multi-functional space which will benefit the local community and the wider transportation network.
- 7.2 There are no firm commitments to develop the park and ride facility but the land remediation and provision of access off Kilbowie Road alone will make a significant positive impact on the local environment.

8. Recommendations

- 8.1 **It is recommended that the Committee:**
 - (a) **note the development of this project based around the very recent approval of land remediation funding by the Scottish Government;**

- (b) note the proposed land uses for this improved public space and the current level of commitment by other agencies to it;

Ronnie Dinnie
Acting Executive Director of
Housing, Environmental and Economic Development
(Land and Environmental)
Date: 14 October 2007

Person to Contact: Angus Bodie, Manager of Roads, Waste and Transport
Council Offices, Garshake Road, Dumbarton
Tel. No. (01389) 737598
angus.bodie@west-dunbarton.gov.uk

Appendix: Draft Scheme Layout Plan

Background Papers: None

Wards Affected: Clydebank Central