

## WEST DUNBARTONSHIRE COUNCIL

### Report by Strategic Lead - Regulatory

Planning Committee: 13<sup>th</sup> 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 19<sup>th</sup> 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 15<sup>th</sup> September to 30<sup>th</sup> 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 15<sup>th</sup> September to the 30<sup>th</sup> 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 1<sup>st</sup> April and 14<sup>th</sup> 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 17<sup>th</sup> 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 17<sup>th</sup> 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: 13<sup>th</sup> May 2020**

---



**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager  
Email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto: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)