

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 12 June 2012

DC12/037: Erection of residential development of 20 dwellinghouses and associated access road improvements at the former Argyle Works, Heather Avenue, Alexandria by Ballagan Developments.

1. REASON FOR REPORT

- 1.1** This application relates to land over which the Council has a partial ownership interest. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application relates to a vacant 0.56 hectare site located adjacent to Heather Avenue, Alexandria. The site previously formed part of larger site which was used by Campbell's Commercials for commercial vehicle dismantling and was occupied by a large industrial shed. The site has recently been cleared and is currently lying vacant. It is bounded by Heather Avenue to the north, the Balloch to Glasgow railway line to the east, vacant land to the south and housing to the west. The existing access to the site is taken from Heather Avenue, where there is a short access road leading to the application site and vacant land beyond. The site is reasonably level although it sits below the level of Heather Avenue which rises to provide access over the nearby railway line.
- 2.2** Full planning permission is sought for the erection of 20 residential units consisting of 14 semi detached houses, 6 detached houses, a small play area and associated works to upgrade the vehicular and pedestrian access to the site. The houses would all be 2 storey in height and would be for sale and will provide 2 bedroom and 3 bedroom accommodation. The existing access would be retained and upgraded to an adoptable standard. Six of the properties would face onto this access road to create a road frontage whilst the other properties would be grouped around a cul-de-sac. The development would provide dedicated off street parking for each property and garden areas for every house. Finishing materials would primarily consist of a mixture of facing brick and brickwork detailing, with concrete roof tiles and feature entrance porches.
- 2.3** The development is on the rear part of a former industrial site which was previously granted planning permission (DC07/438/FUL) for the erection of 36 houses and associated works to upgrade the access road. A separate planning application (DC12/080) is currently under consideration by this Planning Committee for the remainder of the site to erect a care home.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service have no objection to the proposal subject to the access road being upgraded to an adoptable standard, traffic calming measures being introduced, a grit bin being installed and a roads construction consent/bond being put in place.
- 3.2** West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to piling and construction noise, hours of operation on site and contaminated land.
- 3.3** West Dunbartonshire Council Estates have no objection to the proposal.
- 3.4** Network Rail has no objection to the development subject to the developer ensuring that construction work does not interfere with the adjacent railway line.
- 3.5** The Health and Safety Executive does not advise against the proposal.

4. REPRESENTATIONS

- 4.1** None.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The site is covered by Policy H1 (Private Housing Opportunity Sites) which identifies the site as a private housing opportunity. Policy H4 sets out standards expected of new residential development, requiring high quality in terms of shape, form, layout and materials. The proposal is assessed against these policies in Section 6 below, and it is considered that the development complies with these policies.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Location, Design and Appearance

- 6.1** The site was previously occupied by a large industrial shed which has now been demolished. This proposal would result in a residential development on the rear part of the site which was formerly occupied by the shed and which is more in keeping with the adjacent land uses. Directly to the west of the site is an existing residential development and the present proposal is consistent with the neighbouring development in terms of housing layout and mix. The proposed development addresses the previous issues associated with the site and neighbouring residential development by providing a strong road frontage and providing each unit with dedicated off street parking. The provision of an upgraded access road and footway provision will also serve to improve the road infrastructure of the area. The proposed finishing materials will add interest to the buildings and ensure that they have an acceptable appearance. The layout of the proposed development is very similar to the planning permission (DC07/438) which was previously granted for this part of the site on 5 September 2008 and ensures that the development creates a road frontage

and does not impinge on any future development of the land to the south. Therefore the principle of the use is compatible with Policy H1.

- 6.2** At present there are minor level changes throughout the site. Due to the historical use of the site, there is contamination throughout the site and the information that has been submitted proposes to use a capping layer to deal with these issues. This will result in the ground levels being increased slightly although it will not raise any issues with the height of the development and it can be done in a manner so that there is an acceptable relationship with the existing road network. Conditions will be recommended to ensure that further information is submitted in relation to the contamination of the site prior to any development commencing on site.

Technical Issues

- 6.3** Sufficient car parking would be provided within the development and the access to the site is acceptable to the Roads Service. The existing road network would be utilised, with the main change being the upgrade of the existing access road and new footway provision. The upgrading of the access road to an adoptable standard would enable this road to be used to access any future redevelopment of the vacant land to the south. Due to the proximity of the site to the railway line, suitable fencing will be erected along the eastern boundary to minimise any noise disruption that may arise. No other technical problems have been identified and all technical consultees are satisfied with the proposal.

7. CONCLUSION

- 7.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan. The design, height and layout of the development is considered acceptable and the proposal would represent a significant improvement to the area. The development would enhance the amenity of the surrounding area and there have been no technical problems identified. Overall, the proposal will provide a well designed development.

8. RECOMMENDATION

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

9. CONDITIONS

- 1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:**
 - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);**
 - b) A Notice of Completion of Development as soon as practicable**

once the development has been completed.

- 3. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented as approved.**
- 4. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 5. Prior to the commencement of works, full details of the design and location of all hard surfaces, walls, fences and bin stores to be installed on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 6. Prior to the commencement of development on site, full details of the play area, including details of the proposed play equipment, fencing, gate and dog grid shall be submitted to and approved in writing by the Planning Authority. Thereafter the play area shall be implemented within a timescale to be agreed with the Planning Authority.**
- 7. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.**
- 8. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.**
- 9. A landscaping scheme for the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.**
- 10. The developer shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the construction phase, and shall ensure that adequate and continuing measures are taken such that roads and footpaths adjoining the site are maintained free from mud and other material carried from the site by construction or any other vehicles.**

- 11. 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 contamination on the site (irrespective of whether this contamination originates from the site).**
 - b) An assessment of the potential risks.**
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.**
- 12. 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.**
- 13. 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 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 Planning Authority.
- 14. No piling works shall be carried out until such time as a noise 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 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.

15. Prior to the occupation of any dwellinghouse within this development, all roads and footpaths shall be completed to the level of bottoming and bitmac base course.
16. Prior to the occupation of the last dwellinghouse in the development, all roads, footpaths and car parking spaces within and serving the development shall be completed to their final specification and adoptable standard.
17. Prior to the commencement of development on site details of the final design and location of the proposed traffic calming measures and all alterations to be undertaken on the roads into and serving the development shall be submitted to and approved in writing by the Planning Authority. These approved works shall be implemented prior to the occupation of any house unless otherwise agreed in writing with the Planning Authority.
18. Notwithstanding the submitted details, the development shall include the provision of a 2metre wide footway on both sides of the access road from Heather Avenue, continuing down the full length of the eastern edge of the access road, and along the south side of Heather Avenue across the northern boundary of the former Argyle Works site. Details of the footway shall be submitted to and approved by the Planning Authority prior to the commencement of development on site and shall be implemented within a timescale to be agreed with the Planning Authority.
19. Prior to the commencement of development, details of a suitable location for a grit bin shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to occupation of any houses.

Elaine Melrose
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and Economic Development
Date: 29 May 2012

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Appendix: None.

Background Papers: 1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: 1 (Lomond)