

**WEST DUNBARTONSHIRE COUNCIL****Report by Planning, Building Standards and Environmental Health Manager****Council: 24<sup>th</sup> April 2024**

---

**DC23/211/PPP: Proposed construction of Marine Technology Park comprising industrial units for marine engineering, fabrication, research and development, and associated uses; along with site access and associated infrastructure; (in principle) at site of former Carless Oil Terminal, Erskine Ferry Road, Old Kilpatrick By Malin Group**

**1. REASON FOR REPORT**

- 1.1** This report relates to a planning application for a national development and as the application site sits within the Clyde Mission area as set out in National Planning Framework 4. There is a statutory requirement for applications of this nature to be determined by the full Council.

**2 RECOMMENDATION**

- 2.1** That the Council approve planning permission in principle subject to the conditions set out in Section 9 of Appendix 1 report.

**3 BACKGROUND**

- 3.1** The proposal involves the construction of Marine Technology Park comprising industrial units for marine engineering, fabrication, research and development, and associated uses; along with site access and associated infrastructure. The proposed uses are anticipated to comprise predominately of Class5 (General Industrial), Class4 (Business) with ancillary Class3 (Food and Drink) and Class10 (Non-residential Institutions) comprising an interpretation centre and nursery. The planning application is a national development as set out in the Schedule to the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 as the application site sits within the Clyde Mission area as set out in National Planning Framework 4. Under the terms of Section 38A of the Town and Country Planning (Scotland) Act 1997 (as amended), such applications require a pre-determination hearing, and other legislation requires that such applications be determined by the full Council. In accordance with the Council's procedures, a pre-determination hearing took place at the Planning Committee on 17<sup>th</sup> April 2024.

## **4 MAIN ISSUES**

- 4.1** A copy of the report presented to the Planning Committee is provided in Appendix 1. Sections 6 and 7 of that report set out the planning policies and other material considerations relevant to the application. The report concludes that the site represents a unique opportunity to create a maritime innovation hub within an enhanced setting. The regeneration of a vacant brownfield site will provide a range of high value employment opportunities in a sustainable development, which will respect and protect existing natural habitats and forge links with the local community. The additional advantage is that it will regenerate a vacant and contaminated brownfield site. This strong vision for the site will result in the creation of local high-quality jobs whilst reinvigorating shipbuilding and renewable industries in the community on the banks of the Clyde.
- 4.2** There is clear policy support for the principle of the development with Clyde Mission at a national level and LDP2 through the development strategy for the site supporting redevelopment comprising business and industrial units with green network and biodiversity enhancements. The site features a number of habitats together with the Inner Clyde SPA/SSSI and updated ecology and protected species surveys are acceptable. The potential impact upon the overwintering birds within the SPA/SSSI remains a sensitive issue and further details in terms of protection and mitigation can be addressed by condition,
- 4.3** It is considered that the proposals accord with the provisions of NPF4, the adopted West Dunbartonshire Local Plan and proposed West Dunbartonshire Local Development Plan 2. The delivery of this ambitious development proposal is welcomed which seeks to bring the large waterfront former oil terminal site back into use with new sustainable development proposals to support the local economy.
- 4.4** At the pre-determination hearing the applicant and their agent gave a short presentation and addressed the Planning Committee regarding the benefits of the proposed development and the masterplan approach covered in the Planning Committee report. An issue regarding whether the hydrocarbons were airborne was raised and it was advised by the applicant that the presence of hydrocarbon contaminants was linked to the heavy oil presence on the site which was related to the previous use as an oil refinery and known pathways for contaminated groundwater to migrate into the River Clyde. The Planning Committee was also advised that both the Council's and SEPA's Contaminated Land Officers are involved in the site through the development of the Remediation Strategy.
- 4.5** After discussion the Planning Committee recommended that the application be referred to the full Council for determination, expressing the provisional view that the application should be approved with the conditions indicated within Section 9 of the Planning Committee Report (Appendix 1).

## **5. People Implications**

**5.1** There are no personnel issues.

## **6. Financial and Procurement Implications**

**6.1** There are no financial or procurement implications.

## **7. Risk Analysis**

**7.1** No risks have been identified.

## **8. Equalities Impact Assessment (EIA)**

**8.1** There is no equalities impact.

## **9. Environmental Sustainability**

**9.1** A Strategic Environmental Assessment is not required.

## **10. Consultation**

**10.1** Publicity and consultation have been carried out in line with the requirements of the planning regulations. Two representations have been received and these are summarised in Section 4 and 5 of the Planning Committee report (Appendix 1).

## **11. Strategic Assessment**

**11.1** The proposed development complies with the strategic priorities of the Council in particular:

- Our Communities Resilient and Thriving
- Our Environment A Greener Future
- Our Economy Strong and Flourishing

**Pamela Clifford**

**Planning, Building Standards and Environmental Health Manager**

**Date: 17<sup>th</sup> April 2024**

---

### **Person to Contact:**

Pamela Clifford, Planning, Building Standards and  
Environmental Health Manager  
[Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)  
07774428221

### **Appendices:**

Appendix 1 - Planning Committee Report: 17<sup>th</sup> April 2024  
- DC23/211/PPP

**Background Papers:** None

**Wards Affected:** Ward 3 (Dumbarton)