

## WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 June 2013

---

- DC13/024:** Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses.
- DC13/023:** Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.

#### 1. REASON FOR REPORT

- 1.1** The applications raise issues of local significance and involve a development contrary to the development plan. Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

#### 2. RECOMMENDATION

- 2.1** **Grant** full planning permission (DC 13/024) subject to the conditions set out in Section 9 (which include a condition specifying that the proposed Class 2 use is not permitted).
- 2.2** That the Committee indicate that it is **Minded to Grant** listed building consent, and to delegate authority to issue the decision to the Planning and Building Standards Manager subject to the conclusion of formal notification of Historic Scotland, the conditions listed in Section 9 such other conditions as may arise from the notification procedure (DC13/023)

#### 3. DEVELOPMENT DETAILS

- 3.1** The application relates to the Clydebank Co-operative Society building located on the corner of Sylvania Way South and Chalmers Street in Clydebank town centre. The principal frontage of the building is onto the pedestrianised shopping street, and the secondary frontage onto Chalmers Street faces Clydebank railway station and the town centre bus stops. The surrounding uses are entirely non-residential, comprising shops, other businesses and a Salvation Army Hall on Sylvania Way South and Chalmers Street, and a large parking area, a credit union building and the Playdrome leisure centre to the rear of the site.
- 3.2** The Co-op department store was built in 1916, and consists of a central four-storey building constructed of red ashlar with the original shop fronts at

ground level and large bay windows with decorative iron window balconies at the upper levels. There is a lower 2-storey wing on the Chalmers Street frontage and larger two storey wing on the Sylvania Way South frontage (the “supermarket wing”) still occupied by the Co-op. Overall, it is a large, attractive and visually prominent building within Clydebank town centre, and it is a ‘B’ listed building. Internally, whilst some parts of the building have been modified extensively over the years, there are many original features including stained glass windows on the staircase to rear of building, decorative column features throughout first, second and third floors, a few decorative archways on some floors, circular decorative balconies on the second and third floors. A notable internal feature is the large circular atrium which rises through the centre of the four storey building, topped by a glazed dome. At the rear of the building there are various service yards, and the site also includes part of the Abbotsford Road car park. The entire application site extends to 0.71 ha.

**3.3** The building was built as a department store, but in recent years this use has contracted significantly. The top floor of the four storey element was largely converted to offices for the Co-operative Society some years ago, and the ground floor of the Chalmers Street wing has been let out separately as an amusement centre. Last year, the Co-op concentrated all of its retailing activities within the two storey supermarket wing, albeit that public access to both floors is still via part of the main building. The main four storey section of the building is now vacant other than the offices on the top floor, and these will also be vacated in due course as the Co-op plans to relocate its office activities back to its original headquarters in Hume Street. The first floor of the two storey Chalmers Street wing (above the amusement centre) is also vacant.

**3.4** The Co-op proposes to subdivide the building into several smaller units and seeks to obtain permission for alternative uses in order to make it more attractive to new occupiers. Full planning permission is therefore sought for the changes of use along with various external alterations, whilst listed building consent is sought for the physical alterations to the interior and exterior of the listed building. In summary, the building would be subdivided as follows:

- The Co-op would continue to occupy the two storey former supermarket wing as a single retail unit, with modified access and stairs to make the unit self contained;
- The remainder of the ground floor (excluding the amusement centre unit) would be split into four smaller units, comprising 124m<sup>2</sup> and 108m<sup>2</sup> ground floor shop/commercial units (Units 1 and 2), a 1346m<sup>2</sup> two storey public house unit (Unit 3) incorporating the atrium, and a 400m<sup>2</sup> ground floor retail unit (Unit 4) with first floor storage space above the amusement centre;
- The remainder of the first floor (above Units 1 and 2) and the whole of the second and third floors would become office space totalling 2168m<sup>2</sup>. Access to the offices would be by way of part of the existing entrance on Sylvania Way South.

- 3.5** Permission is sought for change of use of Units 1 and 2 to “Class 2” (financial, professional and other service) uses. This use class covers uses such as banks, estate agents and betting shops, but the application is speculative and the purpose of seeking Class 2 use is simply to broaden the appeal of these units to prospective occupants. Should there be interest in these units from retailers the existence of a Class 2 consent would not preclude the use of these units for Class 1 (shop) purposes. Similarly, the proposed public house (sui generis) and upper floor office (Class 4) uses are also speculative at this time.
- 3.6** Externally, the work required to facilitate this subdivision would be relatively limited. New public entrances in the shopfront would be required for the remaining Co-op unit and the new Units 2 and 4, whereas the offices and Units 1 and 3 would use the existing doorways. One of the existing fire escape routes for the upper floors involves crossing the flat roof of the Chalmers Street 2 storey wing, but modern Building Regulations require that this route become a protected enclosure, and it is therefore proposed to form a flat roofed corridor structure across the roof leading to the escape stairs.
- 3.7** Internally, the most significant changes would be around the atrium. The atrium would be retained between the ground and first floors within the public house unit (Unit 3), and between the second and third floors within the office space, however it would be removed between the first and second floors (i.e. between the pub and the offices). The glass display cabinets surrounding the atrium on the first floor would be replaced using the redundant second floor ornamental balustrade. The main staircase between these two floors would also be blocked up, although the stairs themselves would be retained. Some new internal walls would be added to subdivide the units, and some existing doorways would be blocked up. There would be no alterations to the decorative column features, archways or stained glass windows.

#### **4. CONSULTATIONS**

- 4.1** BAA has confirmed that the proposal does not conflict with airport safeguarding criteria.
- 4.2** Historic Scotland recognise the importance of finding long-term sustainable uses for this important building and indicate that the subdivision should be carried out in such a way as to protect the most important internal features and to be potentially reversible in the future. If the atrium cannot be retained to its full height the redundant decorative balustrade should be relocated to the first floor (as is now proposed).
- 4.3** West Dunbartonshire Council Environmental Health have no objection to the proposed development subject to conditions relating to hours of construction and a noise impact assessment for the public house use.
- 4.2** West Dunbartonshire Council Roads Service has no objection to the proposed development.

## **5. REPRESENTATIONS**

**5.1** None.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010

- 6.1** The site is within the defined Town Centre of Clydebank. Policy RET1 confirms that town centre sites are the sequentially preferred location for retail and commercial leisure development. Policy RET2 sets out criteria for assessment of applications for new retail and leisure developments within town centres. In this case the proposal involves re-use of an existing town centre building rather than the provision of new floorspace, however these policies demonstrate that the town centre is the preferred location for significant retail and commercial leisure uses (which would include large public houses), and the proposal is therefore consistent with the objectives of these policies.
- 6.2** Policy RET5 seeks to improve the environment of designated Town Centres. Applications for non-retail uses within these centres, in particular those involving the re-use of vacant upper floors, will be considered favourably where they contribute to the vitality and viability of the town centre and do not conflict with other policies. This policy recognises the limited demand for retail uses on upper floors and supports appropriate re-use, and it is considered that the proposed use of the upper floors of the Co-op building for offices would comply with this policy.
- 6.3** The site is within the designated Clydebank Retail Core, where Policy RET6 seeks to protect and enhance the retail and commercial function of the Town Centre by encouraging new and improved retail floor space. In the case of ground floor units there is a presumption against changes of use of existing retail (Class 1) uses to non-retail uses. Such applications will only be permitted where it can be satisfactorily demonstrated that such a change would reinforce and revitalise the centre and would not adversely affect the character and amenity of the area. The site is a significant retail unit and as the application is proposing non retail uses this would be contrary to Policy RET6. Further assessment of the loss of retail use is discussed in section 7 below, but it is considered that in this case there are sufficient grounds to justify a departure from this policy in respect of the proposed public house use, but not in respect of additional Class 2 uses.
- 6.4** Policy BE2 seeks to ensure that the appearance, character and setting of listed buildings are not adversely affected by new development, while Policy BE4 provides general support for the restoration of vacant, derelict or underused listed buildings. The building is currently underused and the proposal would introduce a range of smaller-sized units and a mix of uses to attract alternative tenants/owners. The impact on the character of the listed building is discussed below, but it is considered that the proposed conversion would be sympathetic to the character of the building and that the benefits of providing a sustainable new use for the building outweigh the disbenefits of

the alterations. Accordingly, it is considered that the proposal is consistent with Policies BE2 and BE4.

## **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

### National Policies

- 7.1** The Scottish Planning Policy (SPP) supports the provision of a mixture of uses and activities within town centres. It recognises that shopping patterns are changing and town centres should support a diverse range of community and commercial activities. Planning Advice Note 59 (Improving Town Centres) emphasises the importance of providing a range of facilities within town centres in order to ensure the attractiveness of the centre. Whilst these policies support the provision of mixed commercial activities within town centres they recognise that retail frontage protection policies may sometimes be appropriate. The current proposal would result in re-use of an important vacant building and would bring additional diversity to Clydebank Town Centre, and it is therefore considered that the proposal is consistent with national planning policies.

### Scottish Historic Environment Policy (SHEP) 2011

- 7.2** The SHEP sets out Scottish Ministers' policy for the historic environment, and seeks to protect it by positively managing change to achieve the best outcomes. It supports making the best use of the historic environment to achieve the wider aims of economic and social regeneration. Guidance notes linked to the SHEP policy document on internal alterations including subdivisions advise that the interior of buildings form an important element in defining its character and all proposals for internal alterations must protect the character of the building. An assessment of the alterations against the character of the listed building is discussed below, and it is considered that the proposed alterations are consistent with the SHEP advice.

### Principle of Subdivision

- 7.3** The Co-op department store has been an anchor retailer within Clydebank for almost a century, and its contraction has had a significant impact on the town centre. Whilst a continuing high value retail use for the whole of this important building would be desirable, it is considered unlikely that any single large retailer would wish to occupy the entire building. A high proportion of the sales space is on upper levels contained in numerous relatively small sales rooms. The Co-op has attempted to market the building to other large retailers but there has been no interest in it as a single unit. It is therefore accepted that the subdivision of the building into smaller more marketable units will be necessary in order to secure its re-use.

### Office Use on Upper Floors

- 7.4** The majority of the building is four storeys in height, and it is considered that there is little prospect of the upper floors finding any future retail use as retailers requiring smaller units will be unlikely to want sales floors above the ground floor. The third (top) floor is already used largely as offices, and the proposal would extend such use to the second floor and part of the first floor. It is considered that the provision of significant new office space within

Clydebank town centre is desirable as this would bring more people into the town centre and would contribute to the viability of other shops and commercial activities. The re-use of vacant upper floors for appropriate non-retail uses is actively supported by policy RET5, and does not conflict with the core retail frontage policy RET6 (which only applies to ground floors). Accordingly, it is considered that the change of use of the upper floors to offices would be an appropriate new use for these floors.

#### Non-Retail Uses on Ground Floor

- 7.5** With regard to the ground floor, the proposal would potentially result in about 70% of the floor space being converted to public house and Class 2 uses, which would be contrary to the presumption against such changes of use contained in policy RET6. These proposed changes of use therefore arise partly from the applicant's attempts to market the units and partly from the need to find a use which preserve at least part of the important atrium feature and the listed building.
- 7.6** The applicant has indicated that their retail property consultants have attempted to market the units within the building since May 2012. The consultants undertook a full marketing campaign including numerous mailshots to other property agents and direct targeting to operators who are either already represented in Clydebank or who operated in similar locations in other towns. The main focus of this marketing was directed towards Class 1 retail operators, who would be the Co-op's preferred tenants for the ground floor units. However, the retail property market remains very weak at the moment, and those retailers who were seeking property in Clydebank have expressed a preference for vacant units within the Clyde Shopping Centre or the Clyde Retail Park rather than the Co-op building. The property agent states that major retailers consider these to be the prime retail locations within Clydebank, and regard Sylvania Way South as being peripheral. The applicant submits that there is therefore little likelihood of attracting major retailers to the Co-op site in the present market conditions, when vacant and proposed new units exist in locations which retailers regard as more attractive. The only serious interest in any of the units for Class 1 purposes has been from a charity shop, which is interested in Unit 4.
- 7.7** The applicant further states that whilst interest from Class 1 operators has been minimal, there has been interest in Units 1 and 2 from several Class 2 operators, including bookmakers and a loans firm. Although, none of these potential operators has committed to any of the units, the applicant considers that the most likely demand for these units will come from non-retail operators and that the prospects of finding another retail operator are slim. They have therefore applied for permission to use Units 1 and 2 for Class 2 purposes, in order to maximise the range of prospective tenants to which these units would be of interest. Granting permission for Class 2 use would not prevent the re-use of any of the ground floor units for Class 1 purposes if such an operator were to emerge.
- 7.8** With regard to the large corner unit (Unit 3), demand for this unit for retail purposes is further limited by the large atrium which it is highly desirable to

retain, at least partially. Given that major retail operators view Sylvania Way South as being a peripheral part of Clydebanks town centre, there is little prospect of finding a retailer who requires a two storey unit at this location, in particular one which contains a large atrium. In order to make Unit 3 realistically viable as a retail unit (to the limited extent that there is any current demand for any retail units at this location) it would be necessary to subdivide the building between the ground and first floors, filling in the atrium at that part. The inclusion of the first floor of this part of the building in the office unit above would make the offices even larger, thus making it even more difficult to find a tenant unless the atrium was filled in at two levels. The applicant therefore proposes to divide the building between the first and second floors and to convert Unit 3 into a public house unit. Such a use would result in a more sympathetic division of the atrium and the applicant believes that it is more likely to find a tenant than would another retail unit. Again, however, no operator has committed to taking Unit 3, and permission for a public house would not prevent a Class 1 use in the event of an operator emerging.

#### Principle of Class 2 Uses

- 7.9** In recent years there has been a decline in the number of retail units in Sylvania Way South, and a corresponding increase in the number of Class 2, 3 and sui generis uses. The Council has generally sought to preserve the street's retailing function and prevent the proliferation of non-retail uses, but on the three recent occasions that the Council has refused applications for non-retail uses in the street on the basis of non-compliance with Policy RET6 (decisions DC10/189, DC10/194 and DC12/008), on each occasion the change of use was granted on appeal. From these appeal decisions, it is clear that the Scottish Government supports re-use of vacant retail premises for non-retail uses in preference to such units remaining vacant, and considers that non-retail uses do contribute positively to the vitality and viability of the street. Concerns about the social impacts of gambling and loans firms or the proliferation of these particular uses are not material planning considerations.
- 7.10** It is recognised that Sylvania Way South is less attractive than the Clyde Shopping Centre for major retailers, as the applicant's property consultant has confirmed. In addition to the attractiveness of the Clyde Shopping Centre to retailers, the attractiveness of Sylvania Way South is further undermined by the availability of vacant units and proposed additional new units within out-of-centre retail park locations. This has resulted in stores relocating away from Sylvania Way South, and the relocated or closed stores have generally not been replaced by equivalent retail operators. The proliferation of non-retail uses in this part of the town centre is therefore not the cause of the decline of the street as a retail location, but rather it is one of the effects. It must also be recognised that Sylvania Way South is the only major shopping thoroughfare in the town centre which is suitable for traders who do not wish to locate within the enclosed shopping centre, including those which trade outwith main shopping hours. Non-retail uses therefore naturally gravitate to Sylvania Way South and the street serves an important role within the town centre as the main location for such uses.

- 7.11** It is therefore accepted that there is currently limited demand for retail units at this location, and that in principle Class 2 uses are preferable to units remaining vacant. However, this proposal undoubtedly represents a significant loss of retail floorspace within Sylvania Way South, and the proposal is therefore contrary to policy RET6. It remains important to retain some retailing on Sylvania Way South and if both Units 1 and 2 were to be used for Class 2 purposes this would mean that only two retail uses remained on the east side of the street (these being the remaining Co-op unit and the In-Shops indoor market). Whilst recognising that there has thus far been little interest in these units for retail purposes, it is considered that allowing Class 2 uses of both of these units would create an undue concentration of non-retail uses in this part of the street. It is therefore recommended that permission should not be granted for the change of use of these two units at this time. The applicant would have a further opportunity to market the units for retail purposes, and to apply again for change of use of one or both of these units in the future if this is not successful or there is confirmed interest from a suitable Class 2 operator.

#### Principle of Public House

- 7.12** As explained above, the public house use has been proposed in part because such a use offers a realistic way to retain as much of the important atrium feature as possible. The proposed public house unit (Unit 3) is relatively large, but it would be difficult to reduce its size because of the fundamental need to retain the atrium. There are numerous examples of historic buildings being successfully converted into public houses whilst retaining much of their original fixtures and character, and it is considered that such a use offers the best opportunity to retain the interior of the listed building. Often a sizable part of such uses is the restaurant element of the business. The applicant has indicated that a national pub/restaurant chain has shown interest in the unit, but again this is not yet a commitment.
- 7.13** Town centres are the most appropriate location for public houses, and the provision of ‘evening economy’ activities within Clydebank town centre is generally to be welcomed as at present the shopping centre area has little activity beyond shop opening hours. The Council’s “overprovision” policy is a matter for the Licensing Committee and is not a material planning consideration. In planning terms it is not considered that the proposal would result in an undue concentration of public houses in this location, or that it would impact adversely on the vitality and viability of this part of the town centre. There would be significant regeneration benefits from diversifying the use of the street and securing the appropriate re-use of this very prominent listed building.
- 7.14** The closest residential properties are tenement flats on Alexander Street, within 60 metres of the proposed public house but on the opposite side of the elevated railway line. The location is already busy with various noise generating activities throughout the day (including high pedestrian footfall, shop deliveries, frequent trains and buses, and the taxi rank). There are already public houses on the corner opposite the application site (John Browns) and in Alexander Street itself (Alexander’s), and there are a number



of hot food takeaways and other businesses which operate in the evenings nearby. Whilst any public house has potential to give rise to noise and disturbance in the evenings, it is considered that the impact upon local residents at this already busy location is not likely to be significant. The Environmental Health Service has recommended that a condition be attached to any consent requiring a noise impact assessment be carried out and that any necessary noise mitigation measures be put in place prior to a public house opening, and it is considered that this would provide an adequate safeguard for local residents.

#### Character of Listed Building

- 7.15** The building is an important building within Clydebank, both historically and architecturally, and it is therefore important to ensure its long term survival as a viable commercial building. It is accepted that some subdivision is necessary in order to make the building attractive to new occupiers, and in general the proposed subdivision would make use of the existing divisions in the building's layout, minimising the need to alter the internal fabric. There would be few physical alterations to the exterior of the building, apart from minor frontage alterations to create new openings, which would be achieved with minimal alterations to the historic shopfront. The proposed fire escape enclosure on the roof of the Chalmers Street wing is the most significant external alterations, and whilst this is a functional rather than attractive feature, it would not be readily visible from street level (although it would be seen from the railway station and from the rear car park). The enclosed fire escape corridor is necessary for the subdivision to comply with current Building Regulations, and it is not considered that its impact on the appearance of the building would be significant.
- 7.16** The most significant change to the historic fabric of the building would be the blocking of the atrium space at second floor level. This is necessary for both practical and Building Regulations reasons, in order to separate the offices from the public house use below. The atrium would remain both above and below this division. Whilst the division of the atrium would clearly diminish its architectural value, particularly in the lower floors where there would no longer be light from the glass roof dome, the retention of the entire atrium feature would not be practical unless all four floors remained in a single unit, which is not considered to be realistic. Historic Scotland is prepared to support this alteration on the basis that it will enable a long-term sustainable use for the building as a whole. As some mitigation against the division of the atrium, the decorative balustrade on the second floor would be re-located to the first floor to replace the current barrier of circular wood and glass display cabinets. In all other respects the significant internal features of the building will be retained. On balance, it is considered that the alterations to the atrium are regrettable but necessary in order to secure the future of the building.

#### Technical Issues

- 7.17** The building has an existing service yard to the rear which is accessed via Abbotsford Road, and there are no changes proposed to this arrangement. There is public car parking associated with the building fronting Chalmers Street but also accessed via Abbotsford Road. This provides parking for 65

cars including six disabled access spaces. The parking standard for offices and public houses is significantly lower than that for shops, and therefore the existing car parking will be sufficient for the new uses. There are no objections from any technical consultee, and no representations have been received.

## **8. CONCLUSION**

- 8.1** The Co-op building is a very important building within Clydebank Town Centre, and it is considered to be highly desirable that it be brought back into productive use. In order to achieve this it is recognised that subdivision of the building is necessary, but this would be carried out sympathetically and apart from the alterations to the atrium the impact on the character of the building would be minimal. The proposed change of some of the upper floors to offices is supported by local plan policies for town centre areas and listed buildings. The proposal would lead to a potential loss of retail floor space on the ground floor with regard to the public house element of the development, but this would be preferable to this part of the building remaining vacant. It is considered at this time the use of two units for Class 2 uses would have an adverse impact on the character and amenity of the town centre, and would not contribute to its vitality and viability where there is already a proliferation of such uses. There have been no representations raised or concerns from statutory consultees. Overall, the proposal would help to secure a new use for this important listed building and would make a positive contribution to Clydebank Town Centre.

## **9. CONDITIONS**

### **DC13/023 Conditions (listed building consent)**

- 1. 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.**
- 2. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.**
- 3. Prior to work commencing on site full details of the proposals to protect/retain the decorative columns and archways are to be submitted for the further approval of the Planning Authority and implemented as approved.**
- 4. Prior to work commencing on site a Method Statement for the re-location of the balcony, from the second to first floor, is to be submitted for the further approval of the Planning Authority and**

implemented as agreed prior to the commencement of uses hereby approved.

#### **DC13/023 Informatives**

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

#### **DC13/024 Conditions (Full Planning Permission)**

1. 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.
2. 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.
3. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
4. Notwithstanding the submitted details and description of development, no planning permission is granted for the use of any part of the building for Class 2 uses (as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1992 (as amended)), and "Unit 1" or "Unit 2" shall remain as Class 1 (retail) units unless subject to a separate grant of planning permission.
5. The use of Unit 3, as identified on Drawing Nos. AL(0) 010 and AL(0) 011 as a public house, shall not take place until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This NIA shall be carried out by a suitably qualified person and include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential 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 public house being

brought into use and shall thereafter be retained in accordance with the approved scheme.

**DC13/024 Informatives**

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. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

**Elaine Melrose**  
**Executive Director of Housing,**  
**Environmental and Economic Development**  
**Date: 22 May 2013**

---

**Person to Contact:** Pamela Clifford, Planning & Building Standards Manager,  
Housing, Environmental and Economic Development,  
Council Offices, Clydebank. G811TG.  
01389 738656  
email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** None.

**Background Papers:**

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

**Wards affected:** Ward 6 (Clydebank Waterfront)

## APPENDIX 8

**DC13/024: Sub-division of existing building into smaller units and part change of use to class 1, 2, 4 and public house (sui generis) uses; and DC13/023: Sub-division of existing building into smaller units, internal and external alterations at 2 Sylvania Way South, Clydebank by Clydebank Co-operative Society Limited.**

**MINDED TO GRANT permission (DC13/023) subject to the following conditions:-**

### DC13/023 Conditions (listed building consent)

1. 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.
2. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
3. Prior to work commencing on site full details of the proposals to protect/retain the decorative columns and archways are to be submitted for the further approval of the Planning Authority and implemented as approved.
4. Prior to work commencing on site a Method Statement for the re-location of the balcony, from the second to first floor, is to be submitted for the further approval of the Planning Authority and implemented as agreed prior to the commencement of uses hereby approved.

### DC13/023 Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07

**MINDED TO GRANT permission (DC13/024) subject to the following conditions:-**

### DC13/024 Conditions (Full Planning Permission)

1. 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.

2. 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.
3. No alterations to the interior of the building shall take place until such time as full details of the internal layout of the unit(s) concerned, including details of alterations to the existing interior fixtures, have been submitted to and approved in writing by the local planning authority.
4. Notwithstanding the submitted details and description of development , no planning permission is granted for the use of any part of the building for Class 2 uses (as defined by the Town and Country Planning (Use Classes) (Scotland) Order 1992 (as amended)), and "Unit 1" or "Unit 2" shall remain as Class 1 (retail) units unless subject to a separate grant of planning permission.
5. The use of Unit 3, as identified on Drawing Nos. AL(0) 010 and AL(0) 011 as a public house, shall not take place until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This NIA shall be carried out by a suitably qualified person and include an assessment of the potential for the proposed use to cause noise nuisance affecting nearby properties. Where potential 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 public house being brought into use and shall thereafter be retained in accordance with the approved scheme.

#### DC13/024 Informatives

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. The plans referred to as part of this decision are Drawing Nos: AL(0) 01 Rev A, AL(0) 10, AL(0) 02, AL(0) 11, AL(0) 03, AL(0) 12, AL(0) 04, AL(0) 13, AL(0) 05, AL(0) 14, AL(0) 06, AL(0) 15, AL(0) 07