

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 June 2011

**DC11/081/FUL: Formation of permanent car parking and temporary
car parking at Garth Drive, Queens Quay, Clydebank
by Clydebank Rebuilt**

1. REASON FOR REPORT

- 1.1** This application relates to a site owned by Clydebank Rebuilt, in which the Council has an 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 site is an approximately triangular area of land located to the south of Aurora Avenue, at the rear of the Titan Enterprise Building and Aurora House. At present, the majority of the site is vacant land, but the northern corner of the site is the car park for Titan Enterprise and Aurora House, and another area contains a small temporary car park used by Clydebank College. The total site area for the proposed development is approximately 0.96ha.
- 2.2** The site lies at the south eastern end of Queens Quay, in an area which has planning permission in principle for a business park development. Whilst Titan Enterprise and Aurora House are the only buildings which have been completed to date, roads and site infrastructure for the whole of the business park has already been installed, in accordance with a masterplan which was prepared for the site. The agreed masterplan envisaged office accommodation fronting Aurora Avenue and the River Clyde, with car parking behind the buildings accessed from Garth Drive. At present, the only part of the car park to have been built is that required for the two completed office buildings, but the current application seeks to complete the whole of the car park as a further stage in the infrastructure works for the business park.
- 2.3** A total of 236 car parking spaces are proposed, including those within the existing Titan Enterprise/Aurora House car park, which would be reconfigured as part of the development. The additional spaces within the new car park will eventually serve the new buildings which will be built on the vacant plots around its perimeter, although in the short term some of the spaces would be made available to Clydebank College.

Access would be by way of the two existing accesses onto Garth Drive which were formed for this purpose when the road was built. The car park would be surfaced with monoblocks to match existing spaces just outside the site, and trees would be planted between the rows of parking spaces. During the course of construction a temporary car park of 60 spaces would be formed at the southern end of the site for the benefit of existing users.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Service, BAA Aerodrome Safeguarding has no adverse comments to make on the application.
- 3.2** West Dunbartonshire Council Environmental Health Service has no objection provided that conditions are attached relating to hours of work, contaminated land, and SUDS.
- 3.3** Scottish Water has not responded on the application at the time of writing this report.

4. REPRESENTATIONS

- 4.1** One representation has been received from Clydebank College in support of the application. The College currently has use of the existing temporary car park on the development site with the permission of the applicant, and supports both the new car park and the short term temporary car park which will be available during construction. Some concern is expressed that construction noise may affect the College during exam periods, but it is noted that the College and Clydebank Rebuilt have worked with one another to avoid any such problems in the past. The College also raise the longer term issue of reciprocal car park sharing with the intended future leisure centre, which was part of the original masterplan for the Queens Quay site.

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** Most of the site is identified as part of an Industrial and Business Opportunity site, with the part of the site serving existing office buildings being identified as Existing Industrial and Business Land. Policy LE1 states that there will be a presumption in favour of uses which positively extend the permanent employment potential of sites, and Schedule LE1 indicates that the preferred uses for the Opportunity Site are class 4 (business) and 5 (general industrial) uses. Policy LE6 identifies Clydebank Waterfront as a Core Economic Development Area within which industrial and business development will be promoted. The proposed car park would serve the existing Titan Enterprise and Aurora House buildings and would facilitate future

development. It would therefore be in compliance with policies LE1 and LE6.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Redevelopment of the Area

- 6.1** Queens Quay is a key site within the centre of Clydebank and its redevelopment represents a significant economic and social opportunity for the town. The new business park will play an important role in delivering the regeneration of the waterfront, and the provision of the car park will facilitate the completion of further new buildings at this location. Although the site is in an area well served by public transport, appropriate parking provision is essential to ensure the continued and future success of the site by providing an attractive location for investment.
- 6.2** Whilst the outline permission for the site authorises office development within the business park, the Council is currently considering the development of one of the plots within the business park as a new leisure centre to replace the existing Playdrome, although this is not yet subject to a planning application. The proposed car park would be of a layout and size which are considered to be capable of serving a leisure centre as well as the offices.
- 6.3** Access to the site is by way of Cart Street, which has already been accepted as the means of accessing all of the development in Queens Quay East Yard. The car park layout and design closely correspond with those shown in the agreed masterplan for the site and are considered to be appropriate and attractive. The proposed temporary car park would ensure that the current level of parking provision in the area is maintained during construction of the new car park. This would be beneficial to Clydebank College and to other road users in the area, as there is currently a problem of high parking demand in the area on certain days of the week. As noted in the College's representation, opportunities for reciprocal parking arrangements require to be explored, but it is considered that these do not affect the current application.

7. CONCLUSION

- 7.1** The proposed development would provide necessary infrastructure to support the current and planned business uses on the Queens Quay site. The early provision of this infrastructure will help to ensure that the remaining vacant plots are attractive to business investors. The development would therefore be beneficial to the area and would help support future growth of the site in compliance with Council policies.

8. RECOMMENDATION

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

9. CONDITIONS

- 01. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**
- 02. 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.**
- 03. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and implemented as approved.**
- 04. Prior to the implementation of the use hereby approved, full details of the design of any fence or wall to be erected on the site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 05. During the period of construction, all works and ancillary operations 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 |
- 06. 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 on the site)**

- b) An assessment of the potential risks (where applicable) to:
- human health
 - property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
 - groundwater and surface waters
 - ecological systems
 - archaeological sites and ancient monuments
- c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

07. 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.

08. 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.

09. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time determined by the plan shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health measures. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved by the Planning Authority.

10. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its

maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details

11. Notwithstanding the details shown on the approved plans an amended layout plan showing realignment of the car parking spaces and road within the southern part of the permanent car park shall be submitted for the further written approval of the Planning Authority prior to the commencement of the development on site and shall be implemented as approved.

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Executive Director of Housing, Environmental
and Economic Development
Date: 23 May 2011

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Appendix: None

Background Papers:

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

Wards affected: Ward 6 (Clydebank Waterfront)