

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 12 June 2012

DC12/077: Erection of a Pipe Bridge at Duntocher Burn, Roman Road, Duntocher, Clydebank by Scottish Water.

1. REASON FOR REPORT

- 1.1** This application relates to land in which the Council has an 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 short section of the Duntocher burn and its banks, a short distance to the west of Roman Road and adjacent to a public footbridge over the burn. Located to the north is open land with public footways and to the south and west is the Antonine Sports Centre and car park. The alignment of the former Antonine Wall passes immediately to the north of the site.
- 2.2** The applicant (Scottish Water) is undertaking works to improve the sewerage network within the Duntocher area. This includes installing a new pipe system to replace the present combined sewer pipe on the north bank of Duntocher Burn, which will be abandoned. It is proposed to create a link from the north bank to the south bank by way of a pipe bridge over the burn, and thence to continue the pipe under the Antonine Sports Centre car park to collect to another sewer further south. The pipe bridge would be located approximately 1.5 metres from the footbridge, parallel and at approximately the same level as it. The exposed section of pipe across the burn would be approximately 5 metres long and would be red oxide in colour. The handrail of the bridge would be extended along the banks on both sides in order to prevent misuse of the pipe. Other than the pipe bridge, the rest of the pipe work would be sub-surface and would not require an application for planning permission.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Estates and Environmental Health Services and the Access Officer, the West of Scotland Archaeology Service and Historic Scotland all have no objection to the proposal, subject to various conditions.

4. REPRESENTATIONS

4.1 None

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

5.1 The application site is within a large area designated as Open Space. Policy R1 has a presumption against development which adversely affects the use, character or amenity of areas of functional and valued open space. In this case the works are relatively minor infrastructure works required in order to modernise the sewage network. The works would largely be underground with the exception of the small section of pipework across Duntocher Burn. There will be no impact on the use, and negligible impact upon the character and amenity of the open space, and the proposal therefore complies with Policy R1.

5.2 There is a Core Path along the southern side of Duntocher Burn. Policy R5 indicates that the Council will protect Core Paths and Rights of Way using the Council's statutory powers. The proposal would not affect the core path other than short term construction works, after which the path would be restored to its original condition. The proposal is therefore consistent with Policy R5.

5.3 Policy BE6A indicates that there will be a presumption against any development which would have an adverse impact on the Frontiers of the Roman Empire (Antonine Wall) World Heritage Site as defined on the Proposals Map. The proposal will involve subsurface works which would have no impact on the setting of the wall, but which may affect archaeological features, and WSAS have therefore recommended a condition requiring an archaeological watching brief. The pipe bridge would be a minor feature which would not impact adversely on the setting of the Antonine Wall. The proposal is therefore considered to be in compliance with Policy BE6A.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design and Appearance

6.1 The pipe bridge will be the only part of the works which will be visible above ground. Whilst it would be of functional design it would be of simple form with minimal visual impact. It would be located close to and level with the existing footbridge, which would also serve to reduce its impact. The site is at a lower level than the Antonine Sports Centre and Roman Road, so the pipe bridge would not be prominent. It would be visible from the bridge at Roman Road and from the footpath and public footbridge adjacent to the site, but overall its visual impact would be relatively minor.

Antonine Wall

6.2 An archaeological watching brief would be appropriate due to the potential for Roman artefacts to be uncovered during the works, and this can be required by condition as recommended by WSAS. Historic Scotland support the WSAS position and have no

objection. Other than the archaeological issue, the impact of the pipe bridge on the appearance and setting of the Antonine Wall would be minimal.

7. CONCLUSION

- 7.1** The proposal will allow Scottish Water to upgrade and improve the sewerage network within the Duntocher area. It will not have any adverse visual impact, and archaeological matters can be addressed by a condition.

8. RECOMMENDATION

- 8.1** **Grant** full planning permission subject to the 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 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.
- 03.** Prior to the commencement of any works, the developer shall secure the implementation of an archaeological watching brief, to be carried out by a suitably accredited archaeological organisation which shall first be agreed with the planning authority. The retained archaeological organisation shall be afforded access at all reasonable times and allowed to record, recover and report items of interest and finds. A method statement for the watching brief shall be submitted to and approved by the planning authority prior to commencement of the watching brief, and the name of the archaeological organisation retained by the developer shall be given to the planning authority and the West of Scotland Archaeology Service in writing not less than 14 days before development commences on site.
- 04.** During the period of construction, the developer shall ensure that safe and convenient arrangements are put in place for users of the public footpath. No development shall commence until such time as these arrangements have been submitted to and agreed in writing by the planning authority. Upon completion of the development all footpaths shall be restored to their current condition.
- 05.** 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.**

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. West Dunbartonshire Local Plan 2010

Wards affected: Ward 7 (Kilpatrick)