

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Development and Environmental Services

Community Safety & Environmental Services Committee : 1 March 2006

Subject: Developments at Clydebank – Progress Report No.1

1.0 Purpose

- 1.1 To report progress concerning proposed (i) leisure and heritage, (ii) supermarket, and (iii) other developments at Queens Quays, and other areas within Clydebank and seek endorsement/agreement in respect of actions taken and proposed.

2.0 Background

- 2.1 On 2 February 2005 a report entitled “Proposed Developments at Clydebank” was considered and Members agreed a number of recommendations relating to proposed leisure/heritage and supermarket developments.
- 2.2 On 2 November 2005 a report entitled “Proposed (i) Leisure/Heritage and (ii) Supermarket Developments at Clydebank” was considered and again Members agreed a number of proposals to progress development and regeneration.
- 2.3 This report is the first in a series of reports that will report progress in relation to a number of development/regeneration projects currently taking place and proposed within the Clydebank area.

3.0 Progress

- 3.1 Missives have been agreed with Clydeside Regeneration Limited concerning an area of ground extending to 4.25 acres or thereby at Queens Quay and which will be used for a leisure and/or heritage facility.
- 3.2 A development brief for a leisure/heritage complex was completed in October 2005. Notice relating to provision of architectural design services was placed in the Official Journal of the European Communities and on receipt of expressions of interest a short list of architects was drawn up. Architects were interviewed in December and Kennedy Fitzgerald were subsequently appointed. The architects

have been commissioned to undertake design work to stage D, which includes detailed design and submission of the planning application.

- 3.3 Prior to the planning application being submitted the plans will be presented to Members for approval and it is anticipated that this will take place in June 2006 with a planning application being submitted thereafter.
- 3.4 A contract for decontamination/remediation and enabling works relating to the 4.25 acre site has been prepared and is currently being verified by the design team prior to tendering. It is anticipated that the remediation works will commence in May 2006.
- 3.5 A development brief for a supermarket at the Clydebank Shopping Centre site has been progressed and subject to legal and market advice it is intended that the site will be placed on the open market within the next 3 to 4 weeks.
- 3.6 With regard to finance the position is that construction of the new leisure/heritage facility will be funded from (a) the monies obtained from the disposal of the site identified for a new supermarket, (b) the heritage contribution, and (c) other funding as may be identified. With regard to other funding sources, officers have been in contact with the National Lottery and with Sportscotland. An accurate costing of the proposed leisure/heritage facility will be calculated on completion of the detailed plans. Marketing of the supermarket site will establish the receipt which the Council will obtain from disposal of the site and an accurate appraisal of financial viability will be concluded.
- 3.7 The Council's Urban Regeneration Company, Clydebank Rebuilt, are actively progressing other projects and, following on from their completion of the remediation and enabling works at their 16 acre site at Queens Quays, a proportion of the site (4.06 acres) has been disposed of to Clydebank College.
- 3.8 The construction of the new Clydebank College is well underway and piling works have been completed and the steel superstructure is now being erected.
- 3.9 A Business/Enterprise Centre is to be constructed as the first pavilion on the remaining 12 acres at the 16 acre site and following completion of the remediation works piling works have also been completed. Tenders have been returned for construction of the new business/enterprise facilities and it is anticipated that work will progress within the next two months.
- 3.10 In order to facilitate overall development of Queens Quay an infrastructure contract comprising provision of services and new roads has been let by Clydebank Rebuilt and the contractor is currently on site and work is progressing well.

- 3.11 Clydebank Rebuilt have undertaken extensive public consultations including organising design forums, meetings and workshops for local people and businesses. A consistent view that has been expressed by local people is that the Titan Crane should be restored and should serve as a lasting reminder of the great ships built at Clydebank and the wider Clydebank shipbuilding heritage. Clydebank Rebuilt have let a contract for restoration of the Titan Crane including repair to the steelwork, blasting and repairing of the structure and the provision of a new lift to enable access to the job. Work started in August 2005 and is progressing well.
- 3.12 One of the fundamental objectives relating to the regeneration and redevelopment of the Clydebank Riverside area is facilitating access to the riverside and providing public walkways, public space and public realm facilities along the banks of the River Clyde. Clydebank Rebuilt have let a quay wall contract covering the area adjacent to the 16 acre site i.e. the business enterprise/college site. This contract includes sheet piling works to form a new quay wall, other piling work and provision of concrete tie beams and backfilling. These works are well progressed and, when the major business college and leisure developments are completed, will result in the provision of attractive public walkways and public open space on the River Clyde that will link round into the Queens Quay dock area and the commercial and new housing developments that will be constructed.
- 3.13 Promoting new business activity, small and large, and therefore new jobs is a key aim of the regeneration partners and the “First Business Space” development at John Knox Street, Clydebank has recently been completed by Clydebank Rebuilt. Twenty one small business units have been constructed and good progress is being made in terms of letting of the units. The development is almost half let with most occupiers having current or historic Clydebank connections.

4.0 Clydebank Property Company

- 4.1 The Estates Section have been negotiating with Clydebank Rebuilt’s Property Company concerning disposal of a site for housing development at Cart Street/ backing on to Atlas Street. The site extends to 1.1 acres and has been included in the list of sites identified for disposal and generation of capital receipts, which in turn contribute to the Council’s General Services Capital Budget. Site investigations are being undertaken and it is anticipated that a disposal of the site to Clydebank Rebuilt at an agreed market value will take place in the coming weeks.
- 4.2 Clydebank Rebuilt’s Property Company have expressed an interest in council owned land adjacent to Cable Depot Road/Agamemnon Street and the site in question is referred to as Hospital Gate. Clydebank Rebuilt have submitted a

planning application, ref: DC04-422 for a development comprising erection of residential and office development with associated access roads and parking, extensions to hospital and formation of community park. Provision of residential accommodation for key workers is proposed for NHS land. In order to deliver the development proposal Clydebank Rebuilt require to obtain ownership of the council ground and a small section of adjoining NHS ground. The planning application has been delayed due to representations from Scottish Natural Heritage and the legal requirement to undertake a survey of birds and their habitat (red shanks). The request for disposal of the site is similar to that relating to John Knox Street whereby the Council's investment in the site is reflected in the valuation of the land and, in the event of a future sale, the proportionate ring fenced element of the receipt is returned to the Council.

5.0 Proposed Housing Developments

- 5.1 Architects acting on behalf of Stewart Milne Homes have had several meetings to facilitate submission of a detailed planning application for the first phase of housing at the Queens Quays site. The part of the site that will be developed first for housing is the former east yard to the north of the college site currently under construction. Discussions are currently ongoing to ensure that a high quality residential environment is achieved. It is envisaged that the development will deliver around 400 new homes with associated commercial elements with 10% of the housing being set aside for social housing to be administered by a registered social landlord.
- 5.2 It is anticipated that a detailed planning application for this part of the site will be submitted within the coming weeks.

6.0 Conclusions

- 6.1 Detailed plans and projects for the regeneration of Clydebank are contained within "the Clydebank Plan 2003-2010" and in other plans. The delivery phase of these projects is now well underway and will increase significantly in the coming year.
- 6.2 Members may wish to visit some of the developments as they proceed and it is arrangements can be made for Members' visits.

7.0 Recommendation

- 7.1 That Members note and endorse the actions taken, and proposed, to progress developments.**



Dan Henderson
Director of Development and Environmental Services
Date: 21 February 2006

Background Papers: Report to the CS&ES Committee on 2 November 2005 regarding proposed (i) Leisure/Heritage, and (ii) Supermarket Developments at Clydebank

Wards Affected: 2

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