

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 June 2011

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| DC11/082/PPP | Erection of industrial units and associated works including access, parking, landscaping and drainage (planning permission in principle) at John Knox Street, Clydebank |
| DC11/083/FUL | Erection of 7 industrial units and associated works including access, parking, landscaping and drainage at John Knox Street, Clydebank |

1. REASON FOR REPORT

- 1.1** These two applications relate to a site owned by Clydebank Rebuilt, in which the Council has an interest. Under the terms of the approved scheme of delegation they therefore require to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application site is an area of vacant land located on both sides of the road at the eastern end of John Knox Street. The southern part of the site is 'T' shaped, with its rear wing extending as far as Glasgow Road. The site is bordered by a petrol filling station, a small supermarket car park and various industrial units, along with further derelict land and a railway line to the north, with houses beyond. The total area of the site is 1.16 ha. The site originally contained tenement flats and a labour exchange, but these were all demolished some years ago and the land is now covered with bushes and self seeded trees. The site lies directly under the flight path for Glasgow Airport.
- 2.2** The proposal is part of an ongoing programme of redevelopment undertaken by Clydebank Rebuilt in this area and follows on from the recent development of small workshop units at John Knox Street, immediately to the north west of the site. It is proposed to develop the site in a similar manner, but due to current market and financial conditions it is not proposed to develop the whole of the site at this time. Instead, the applicant proposes to install site infrastructure and to complete the first block of industrial units, with subsequent units being subject to separate detailed applications. To this end, planning permission in principle is sought for a development of small industrial units (DC11/082/PPP), and full planning permission is sought for the site infrastructure and the first block (DC11/083/FUL).

- 2.3** The outline application DC11/082/PPP includes an indicative masterplan showing the anticipated development layout. John Knox Street would continue to run through the centre of the site and new accesses would be formed from the street into the site. Parking would be dispersed around the site to serve each building and a small amount of landscaping and trees would be provided around the edge of the development. The masterplan envisages the buildings enclosing the service court to create a square, but the precise size and position of the future buildings could be altered depending upon the needs of the business occupiers.
- 2.4** The detailed application DC11/083/FUL would create the shared service court, along with its associated hardstanding, drainage and landscaping. A short section of John Knox Street would be narrowed in order to provide a landscaped centre for the court, and to discourage on-street parking at a location where it would be problematic. The only building which is covered by the application is described as 'Plot 5', and would be located in the southern part of the site between the service court and Glasgow Road. It would provide 930 square metres of commercial space divided into seven units. The building would be single storey with a modern design, incorporating a flat roof with prominent triangular wedge shaped rooflights above each unit to provide both light and ventilation. The finishing materials would comprise a high quality concrete finish and metal cladding.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads Services, Scottish Water has no adverse comments to make regarding the proposed development..
- 3.2** West Dunbartonshire Council Environmental Health has no objection provided that conditions are attached relating to noise, hours of work, piling, dust, flues, lighting and unencountered contamination.
- 3.3** BAA Aerodrome Safeguarding has no objection provided that conditions are attached relating to the height of buildings, landscaping, lighting, a bird hazard management plan, and renewable energy schemes.
- 3.4** Scottish Environment Protection Agency has no objection provided that conditions are attached requiring the development to connect to the public waste water network.
- 3.5** Network Rail has no objection provided that conditions or advisory notes are attached relating to drainage, boundary treatments, proximity to Network Rail's boundary, hazardous materials, landscaping and lighting.

4. REPRESENTATIONS

4.1 None

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The majority of the site is identified as an Industrial and Business Opportunity site, with the remainder (the part which fronts Glasgow Road) being identified as Existing Industrial and Business Use land. Policy LE1 states that there will be a presumption in favour of uses which positively extend the permanent employment potential of existing industrial sites, and that the opportunity sites identified in the plan will be safeguarded for industrial and business uses only. Schedule LE1 identified that preferred uses of this site are business and general industrial (Classes 4 and 5). Policy LE1 therefore supports the development of the site for the proposed use.
- 5.2** Policy GD1 indicates that all new development to be of a high quality of design and to respect the amenities of the area in which they are located. As discussed in Section 6 below it is considered that the proposals would be of an appropriate quality and would bring improvement to the area. Accordingly, the proposals would comply with Policy GD1.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Use

- 6.1** The proposals involve the development of the site for light industrial workshops, in accordance with the Local Plan land use designations for the site. The site is located within a predominantly general industrial area adjacent to existing industrial and business units. Due to noise issues arising from its location directly beneath the airport flight path, the site is suitable for this type of use. The development would bring a derelict site back into use which would contribute to the visual amenity of the area. It would also have a positive impact on the local economy by encouraging businesses to locate in the area. The units within the block currently proposed would vary in size from 20 square metres up to 105 square metres, which would appeal to a broad range of business users and should help to increase the likelihood of the units being occupied. It is therefore considered that the redevelopment of the whole site for industrial purposes and the detailed proposals for 'Plot 5' should both be welcomed.

Design

- 6.2** The intended layout for the whole site would involve the erection of blocks similar in size to the recently built workshops to the north-west. The buildings are grouped around a central service court with the buildings set back from the road maintaining a feeling of space whilst at the same time many of the buildings would face towards John Knox

Street creating a frontage. Landscaping within the site would be fairly simple with trees to be planted around the edge of the site and in the middle of the site along the edge of the road. The trees would help to soften the look of the development and would provide a feature in the centre of the site. Whilst seven blocks of buildings are currently envisaged, the masterplan is flexible and the precise number and size of the blocks could be varied to meet the needs of specific businesses.

- 6.3** The only block which is currently subject to detailed proposals is 'Plot 5', and it is anticipated that the design of this block would provide a template which others would replicate. The proposed building would be of a scale comparable with other commercial buildings in the vicinity of the site. Workshops constructed during earlier phases of the John Knox Street redevelopment used high quality finishing materials in bright colours which have added character and individuality to the buildings, and whilst the appearance of the proposed building would be very different, it would share the characteristics of being a modern and distinctive design which would contribute to the visual amenity of the area. A condition can be attached requiring final approval of details of the proposed finishing materials. Overall, it is considered that the design of the proposals is acceptable.

Technical Issues

- 6.4** Sufficient car parking would be provided within the site, and adequate provision made for commercial vehicles. A pedestrian access would be formed from Glasgow Road into the site to improve its accessibility for pedestrians, and the site benefits from existing pedestrian links to Whitecrook (via a pedestrian footbridge) and Yoker railway station (via a footpath) from Hamilton Street. It is not considered that there will be any impact on the amenity of any residential property, and all technical issues raised by consultees can be addressed by conditions.

7. CONCLUSION

- 7.1** The proposed development complies with the Adopted Local Plan. The proposals will facilitate the development of vacant derelict sites and would contribute to the local economy by providing units of various sizes for small businesses. The design of the building is acceptable and will complement the adjacent workshops. No technical problems have been identified. Overall, it is considered that the proposed development would make a positive contribution to the environment and economy of the local area.

8. RECOMMENDATION

- 8.1** **Grant** planning permission in principle (DC11/082/PPP) and full planning permission (DC11/083/FUL) subject to conditions set out in Section 9 below.

9. CONDITIONS

DC11/082/PPP

- 01. Application(s) for the approval of the detailed design of the development (hereinafter called “the matters referred to in conditions”) shall be submitted to the Local Planning Authority within 3 years of the date of this decision notice, or (if later) within 2 years of the refusal of such an application (where that application was submitted within 3 years of the date of this decision notice, and subject to there being only one subsequent application). Such application(s) shall include:**

 - a) Site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping**
 - b) Plans of each building showing its elevations and floor plans**
 - c) Details of existing and proposed ground levels and finished floor levels**
 - d) Details of external finishing materials**
 - e) Details of the means of drainage and sewage disposal**

The development must commence within 3 years of the date of this decision notice, or within 2 years of the date of the final approval of all foregoing matters specified in conditions (whichever is the later of these two dates).
- 02. 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.**
- 03. 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.**
- 04. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 05. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall 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 development being brought into use and shall thereafter be retained in accordance with the approved scheme. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.

06. 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:
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| Mondays to Fridays: | 0800-1800 |
| Saturdays: | 0800-1300 |
| Sundays and public holidays: | No working |
07. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
08. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
09. The traffic calming feature shown on the approved plans does not form part of this consent. Prior to the

commencement of development amended plans which do not include this feature shall be submitted for the further written approval of the planning authority and shall be implemented as approved.

DC11/083/FUL

- 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. 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.**
- 04. 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.**
- 05. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 06. A landscaping scheme for the amenity open space and boundary of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after the first unit has been occupied. The scheme shall include details of the maintenance arrangements and the landscaping**

shall thereafter be maintained in accordance with these details.

07. No development shall take place on site until such time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall 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 development being brought into use and shall thereafter be retained in accordance with the approved scheme. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
08. 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
09. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
10. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of

these noise sources upon nearby residential properties and other noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

11. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
12. Prior to the commencement of development on site, details of the flue system/ extraction system shall be submitted to and approved by the Planning Authority. The submitted details shall include the noise output and filter system. The approved flue/extraction system shall be implemented prior to the use being brought into use and shall be maintained thereafter.
13. No development shall take place on site until such time as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) of the external lights have been submitted to and approved in writing by the Planning Authority. Lighting schemes required during construction and for the completed development shall be of a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal. The external lights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
14. The presence of any previously unencountered 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 affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended

remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved

15. Prior to the commencement of development a Bird Hazard Management Plan shall be submitted for the further written approval of the Planning Authority. The submitted plan shall include details of management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and 'loafing' birds. The plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.
16. The traffic calming feature shown on the approved plans does not form part of this consent. Prior to the commencement of development amended plans which do not include this feature shall be submitted for the further written approval of the planning authority and shall be implemented as approved.

Elaine Melrose
Executive Director of Housing, Environmental
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Date: 23 May 2011

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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)