

Agenda



Planning Committee

Date: Wednesday, 23 October 2019

Time: 10.00

Venue: Council Chamber,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 10 October 2019

PLANNING COMMITTEE
WEDNESDAY, 23 OCTOBER 2019

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 – 14

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 18 September 2019.

4 NOTE OF VISITATION 15

Submit, for information, Note of Visitation carried out on 16 September 2019.

5 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

6 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC18/107 – Installation of 6 no. floodlighting columns and 1 ground mounted floodlight at Dumbarton Football Club, Castle Road, Dumbarton by West Dunbartonshire Council.

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- (b) DC19/096 – Residential Development (Amendment to DC10/065/FUL with change of house type and associated roads and landscaping) at the former Allied Distillers Site, Castle Road, Dumbarton by Turnberry Homes.

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PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 18 September 2019 at 10.00 a.m.

Present: Councillors Gail Casey, Ian Dickson, Diane Docherty and Marie McNair.

Attending: Peter Hissett, Strategic Lead – Regulatory; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Antony McGuinness, Team Leader – Forward Planning; Erin Goldie, Team Leader – Development Management; Nigel Ettles, Section Head – Litigation and Nuala Borthwick, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Karen Conaghan, Jim Finn, Douglas McAllister and Lawrence O'Neill.

Councillor Diane Docherty in the Chair

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 28 August 2019 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A note of Visitations carried out on 27 August 2019 was submitted for information, a copy of which forms Appendix 1 hereto.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

Note: Councillor Casey advised that she had not been present at the Meeting of Planning Committee held on 28 August 2019 when the undernoted Continued Application DC19/054 was part-heard, and therefore advised that she would not take part in consideration of the continued application. Thereafter, Councillor Casey left the meeting.

PLANNING APPLICATIONS

Reports were submitted by the Strategic Lead – Regulatory in respect of the following planning applications:-

Continued Application

- (a) **DC19/054 – Residential development 22 units with associated landscaping, parking and ancillary works at Creveul Court, Alexandria by West Dunbartonshire Council.**

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation and in answer to Members' questions, the Committee agreed to grant full planning permission subject to the conditions set out in Section 9 of the report to the Meeting of the Committee held on 28 August 2019, as detailed within Appendix 2 hereto.

Note: Councillor Casey re-entered the meeting at this point.

New Application

- (b) **DC19/030 – Change of use from beauty parlour to café (retrospective) at 129 Main Street, Renton by Duncan Wrethman.**

The Team Leader – Development Management was heard in further explanation of the report. Reference was made to the site visit which had taken place in respect of the above application.

Councillor Docherty, Chair, then invited objector Ms Susan Connolly to address the Committee. Thereafter Ms Connolly was heard in respect of her objection and in answer to Members' questions.

After discussion and having heard the Strategic Lead - Regulatory and the Team Leader – Development Management in further explanation and in answer to Members' questions, Councillor Casey, seconded by Councillor Docherty, moved:-

That the Committee refuse the application for the reason set out in Section 9 of the report, as detailed within Appendix 2 hereto.

As an amendment, Councillor Dickson, seconded by Councillor McNair, moved:-

That Committee agrees to continue consideration of this item to the next meeting of the Committee, in order to give the applicant a further opportunity to install a new ventilation system to safeguard the amenity of adjacent residential properties from adverse cooking odours and to allow time for the applicant to seek any grant funding which might be available.

On a vote being taken, 2 Members voted for the amendment and 2 for the motion. There being an equality of votes, Councillor Docherty, Chair, used her casting vote in favour of the motion which was accordingly declared carried.

DEVELOPMENT PLAN SCHEME AND PARTICIPATION STATEMENT (SEPTEMBER 2019)

A report was submitted by the Strategic Lead – Regulatory providing an update on the progress of the Development Plan and seeking approval of the annual review of the Development Plan Scheme and Participation Statement.

After discussion and having heard the Planning, Building Standards and Environmental Health Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to approve the Development Plan Scheme and Participation Statement.

The meeting closed at 10.40 a.m.

PLANNING COMMITTEE

NOTE OF VISITATIONS – 27 AUGUST 2019

Present: Bailie Denis Agnew and Councillors Jim Bollan, Karen Conaghan, Ian Dickson, Diane Docherty and Caroline McAllister.

(The above lists Members who attended at least one site visit).

Attending: Erin Goldie, Team Leader – Development Management and Ross Lee, Lead Planning Officer.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications:-

(1) Creveul Court, Alexandria

DC19/054 – Residential development 22 units with associated landscaping, parking and ancillary works by West Dunbartonshire Council.

(2) Site At Former Carless Oil Terminal, Erskine Ferry Road, Old Kilpatrick

DC19/046 – Erection of fabrication building, yard area and ancillary office building with access road, parking, gatehouse and associated infrastructure by Malin Group Properties Ltd.

DC19/054 – Residential development 22 units with associated landscaping, parking and ancillary works at Creveul Court, Alexandria by West Dunbartonshire Council.

GRANT full planning permission subject to the following conditions:-

1. Twelve months after occupation of the 22 properties within the development, a parking review shall be undertaken to ascertain levels of car ownership and whether there are any parking related issues within the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. If required by the review, additional parking spaces shall be formed on site (up to a maximum of 6 parking spaces) in accordance with the agreed recommendations and the details shown on 'Proposed Site Plan (Drawing No. 1321-ABC-BB-XX-DR-A-0010 Revision H)'. Thereafter, yearly parking reviews shall be carried out and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority, unless the additional parking spaces have by that time already been formed.
2. No housing unit shall be occupied within the site until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking at all times.
3. Exact details, specifications and samples of all proposed external materials for residential blocks 1, 2 and 3 as part of the development shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.
4. Prior to the commencement of works and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
5. 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 the development shall thereafter be completed in accordance with the approved details.
6. Prior to the commencement of development, details and specifications of the design and location of all street furniture (including cycle racks, bin stores and lighting) shall be submitted for the further written approval of the Planning Authority. This shall also include details of the structures and features associated with the communal/community garden area and recreational areas

as outlined on approved plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)' The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.

7. Prior to the commencement of development on site and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', a detailed landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and also maintenance arrangements for all landscaping within the site. Once approved, this shall be implemented no later than the next appropriate planting season after occupation of the first property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details.
8. No development shall commence on site until such time as a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby commercial/entertainment venues. Where a potential for 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.
9. 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.
10. 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.
11. 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. The 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.

12. 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 shall be 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.
13. 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, pets, service lines and pipes;
 - Ground waters 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.
14. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

15. 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.
16. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a timescale agreed with the Planning Authority. 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 in writing by the Planning Authority.
17. The presence of any previously unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
18. No development shall commence on site until 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 street lighting within the site have been submitted to and approved in writing by the Planning Authority. The street lighting 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.
19. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the first property being occupied and thereafter maintained for the lifetime of the development.
20. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported.
21. Prior to occupation of any of residential properties, the developer shall install the necessary infrastructure to enable all properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.

22. Any works to the trees (including felling, lopping, thinning) within the application site shall be carried out in full compliance of the relevant BS5837 Standard and in accordance with the details of the approved 'Tree Survey Report (PALS Tree Services Ltd August 2019)'. These works shall be carried out by a suitably knowledgeable tree surgeon either when the trees are dormant between November and mid-March or when in full leaf during June or July.
23. All works approved on site relevant to the application shall be carried out in accordance with the recommendations and mitigation measures of the approved 'Preliminary Roost Assessment and Ecological Survey Work Report (GAVIA Environmental Ltd. 16th April 2019)' and the 'Bat Activity and Tree Survey Report GEL19176/R1/VO (GAVIA environmental Ltd. 22nd May 2019)'.
24. Further to condition 24 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place out with the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitable qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of any bird and bat nesting activity and of any actions required to protect the birds/bats.
25. Unless otherwise approved in writing, no development shall commence until such time as detailed arrangements to ensure that all public roads are kept free of deleterious material have been submitted to and approved in writing by the Planning Authority. Such measures shall include wheel washing; rumble bars and mechanical brushing. Thereafter, the approved arrangements shall be implemented as approved, and the arrangements for construction traffic entering and exiting the site during construction works will be adhered to until all construction activity is complete on site.
26. Prior to the commencement of development on site, a plan detailing pedestrian access arrangements through the site during the construction period shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt these details shall show an unrestricted means of pedestrian access through the application site including along both Susannah Street and Creveul Court. The approved pedestrian access arrangements will be formed and maintained on site for the duration of the construction activity associated with the development and remain in place until all construction activity is complete on site

DC19/030 – Change of use from beauty parlour to café (retrospective) at 129 Main Street, Renton by Duncan Wrethman.

REFUSE full planning permission for the following reason:-

The existing ventilation system is inadequate to control odours from the type and method of cooking/menu at the café. A new ventilation system is required and despite requests for the detail of this, the information provided is insufficient and has not confirmed that the ventilation system can safeguard the amenity of adjacent residential properties from odour nuisance. The proposal is therefore unacceptable and contrary to policies RET7, GD1, B3, DS1 and H4 of the Adopted and Proposed Plans.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATION – 16 SEPTEMBER 2019

Present: Councillors Karen Conaghan, Ian Dickson and Diane Docherty.

Attending: Pamela Clifford, Erin Goldie, Team Leader – Development Management and Jane Tennant, Planning Officer.

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

129 Main Street, Renton

DC19/030 – Change of use from beauty parlour to café (retrospective) by Duncan Wrethman.

WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead - Regulatory****Planning Committee: 23rd October 2019**

DC18/107: Installation of 6 no. floodlighting columns and 1 ground mounted floodlight at Dumbarton Football Club, Castle Road, Dumbarton by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** The application raises issues of local significance and is subject to objection. 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 subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site relates to a strip of land within the grounds and curtilage of Dumbarton Football Club. The main stand of Dumbarton Football Club Stadium is to the North of the site with Dumbarton Castle and Rock to its immediate South. Both the Castle and Rock itself form part of a Scheduled Ancient Monument with these features also Category A listed. The development is to be specifically located immediately next to an existing path and road network, which extends to the west towards Dumbarton town centre and along the water's edge.
- 3.2** Planning permission is sought for the erection of 7 floodlights to be located to the north and east side of the Rock and Castle. These have been positioned to optimise illumination of special features of the rock and castle itself from viewpoints within Dumbarton town centre and the surrounding locality. This development will compliment the proposed waterfront walkway, which will link Dumbarton Rock and Castle to Dumbarton Town Centre.
- 3.3** Six of the proposed locations will involve mounting the floodlights on 10 metre high steel columns and at one location the floodlights will be ground mounted (corner of northern and eastern boundary next to the football clubs overspill car park). The volume and amount of floodlights to be mounted on each column varies from 2 to 6 and is dependent on the location and the size of the area to be illuminated in each case.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Environmental Health Service, Historic Environment Scotland (HES), Scottish Natural Heritage (SNH) and West of Scotland Archaeological Service (WOSAS) have no objections to the proposals.

5. REPRESENTATIONS

- 5.1** One letter of representation has been received in relation to this application. The objection was submitted on behalf of one of the landowners (Dumbarton Football Club). Following on from the refusal of the planning permission for Dumbarton Football Club to relocate from the current site to a new location, the landowner expressed a necessity for the football club to retain its full curtilage as undeveloped land in order to maximise its opportunity to introduce additional non-football revenue generating uses. The objection to the application was specifically on the grounds that the floodlights would compromise the availability of some of this ground and in turn the ability for the football club to potentially deliver some of these uses.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** Policy GD1 is an overarching policy and seeks to ensure that all development is of a high quality of design and respects the character and amenity of the area. Policy H5 seeks to ensure that development within or nearby to existing residential areas is compatible and appropriate and can be introduced without compromising residential amenity.
- 6.2** Policy BE4 and Policy BE5 respectively aim to ensure that all development where applicable protects and enhances cultural and built heritage including listed buildings and scheduled monuments.
- 6.3** Policy E2A and Policy E2B are also applicable noting the sites proximity to a Natura and Special Protection Area (SPA) offset to the southern site boundary.
- 6.4** The proposals, comply with all of the relevant policies contained in the Adopted Local Plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers'

Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.

- 7.2** Policies DS1, GN3, BC4, BE2 and BE3 with regards to design quality, residential amenity, cultural heritage and habitat and protected species matters are similar to that of the Adopted Plan and in many instances overlap the requirements stipulated.
- 7.3** Similar to the above, the proposals are considered to comply with all the relevant policies contained in the Proposed Plan and is assessed fully in Section 7 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.5** Policies CP1, CP2, ENV1 and H4 are similar to the design, residential amenity and nature conservation policies of the Adopted and Proposed Plan 1 policies.
- 7.6** The Dumbarton Development Strategy supports the protection of Dumbarton Castle and its setting, requiring consideration of the impact of the proposal on the Castle setting. Dumbarton Policy 7: Dumbarton Castle requires adjacent developments to preserve key views of the rock face and a need for any development to recognise, protect and, where appropriate, enhance the setting of the Castle through the design and layout.

Visual Impact

- 7.7** The proposed development is considered to be acceptable from a visual amenity perspective and the physical lighting columns and structures pose no significant issues in this regard. The main stand of Dumbarton Football Club will screen much of their presence from any notable and prominent viewpoints facing south onto Castle Road. From any viewpoints from within the immediately locality where these are more visible, it is considered that they will appear as generally complimentary features that are not out of context with the surrounding environment noting similar lighting structures and provisions are already in place associated with the football club.

Impact on Residential Amenity

- 7.8** The lighting proposal has been carefully positioned and designed as to minimise light spillage and impact upon both existing and proposed residential properties in the locality. Noting the nature of the proposals, all lighting columns have been orientated as to face in a northern or eastern direction, directly onto the rock/castle face itself. The technical information and visualisations submitted as part of this application demonstrates that the lighting itself is designed so that it has a relatively localised and controlled focus and reach and on this basis it is not considered it will impact on any

residential properties. The Council will control the use of the floodlights through an app. Furthermore, the Council's Environmental Health Service have reviewed the proposed positioning, design and technical illuminance details of the lighting and have no objections on this basis.

Impact on Cultural Heritage

- 7.9** The lighting strategy will enhance the appearance and setting of Dumbarton Rock and Castle during darker hours and in turn creating a sense of atmosphere for this important landmark feature from other viewpoints in Dumbarton and further. The lighting has been specifically located as to accentuate and bring out key features associated with the cultural identity of the Rock and Castle such as the 'Duke of Argyll's Battery' and 'Prince Regents Battery' and make them more notable within the surrounding area. It is will be a positive development that helps to celebrate the presence of Dumbarton Rock and Castle.

- 7.10** No lighting is to be directly fixed to the rock itself, with all lighting columns to be appropriately offset from its face at ground floor level. This eliminates any direct damage to the Rock and Castle. Historic Environment Scotland (HES) have no objections and support the illumination of the Rock and Castle.

Ecology

- 7.11** The recommendations of the Bat Survey Report submitted as part of this application has informed the location, type and design of lighting proposed. The assessment and recordings undertaken give strong indication that bat activity levels are highest around the top of Dumbarton Rock, with significantly lower levels of foraging in the more sheltered lower levels. High level rock fixed lighting has been discounted on this basis and the proposed lighting has been strategically located at ground level near to the base of the rock. This reduces the potential for light spill to occur and will help to maintain dark corridors used by bat foraging activities and the nearby Special Protection Area which accommodates for redshank at various times throughout the year. Notwithstanding the above, a condition is proposed requiring an updated Bat Survey Report to be provided to confirm that on-site circumstances have not changed since the previous assessment.

- 7.12** Whilst the proposals are in relatively close to the Inner Clyde Special Protection Area (SPA) and the SSI boundary, SNH have advised that they do not consider that either of these designations will be significantly affected by light spill of the developments as proposed.

Representation

- 7.13** Following receipt of the representation received, discussions between the Council's Regeneration team and the landowner and their appointed representative have been ongoing for some time. Whilst fundamentally the above relates to land ownership matters, which do not necessarily constitute material planning considerations, recognition was given to the fact that the implications of not resolving these matters could have a real impact on the actual delivery of the floodlights. Whilst the objector has recently verbally confirmed the withdrawal of their objection to the Council, this has not been

formalised in writing and it is now considered that the determination of the application can no longer be deferred on this basis. The positioning of the floodlights will not have an adverse impact on any future proposals to develop the DFC football stadium.

8. CONCLUSION

- 8.1** The Dumbarton Rock and Castle is a national landmark in Dumbarton and is visible from different viewpoints in Dumbarton and the wider area. The proposed lighting will further give the Rock and Castle an enhance presence which together with the waterfront path will provide a community and visitor attraction to the benefit of the local area.

9. CONDITIONS

- 1. No development shall take place on site until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the applicant shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeological Service.**
- 2. Prior to undertaking any alterations or modifications to the subsequent approved layout, orientation and/or positioning of any of lighting columns or the attached floodlights accommodated on each as shown on approved plan 'Proposed Lighting, Cabling & Column Layout – Phase 1 (Drawing P054 Rev AB - Feature Lighting)', details of a revised layout plan shall be submitted to and approved in writing by the Planning Authority. Any alterations or modifications to the layout, orientation and/or positioning of the lighting columns and/or the associated floodlights as shown on an approved revised plan shall be formed on site and be maintained as such thereafter unless otherwise further agreed in writing by the Planning Authority.**
- 3. Prior to the commencement of development on site and notwithstanding the approved 'Dumbarton Rock Floodlighting: Bat Survey (2017)', an updated bat survey/report shall be submitted to and approved in writing by the Planning Authority. This shall either confirm that the findings and recommendations of the original survey remain valid or alternatively outline further recommendations as required based on current circumstances. Thereafter, the recommendations contained within this updated bat report/survey shall be implemented prior to any other work commencing on site and maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.**

Peter Hessett
Strategic Lead - Regulatory
Date: 23rd October 2019

Person to Contact: Pamela Clifford, Planning, Building Standards and Environmental Health Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application documents and plans
2. West Dunbartonshire Local Plan 2010
3. West Dunbartonshire LDP - Proposed Plan
4. West Dunbartonshire LDP - Proposed Plan 2
5. Consultation responses
6. Representations

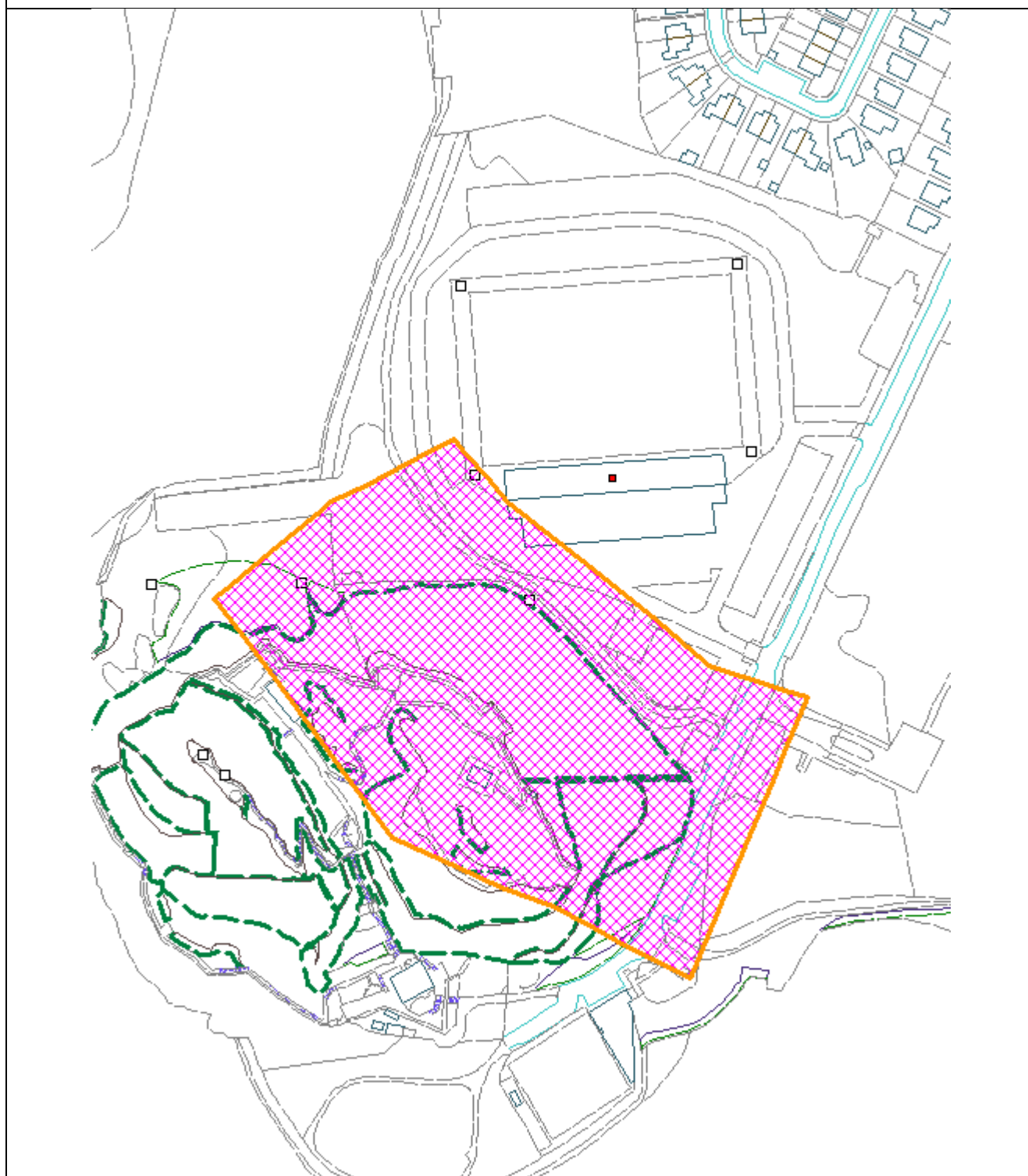
Wards affected: Ward 3 (Dumbarton)

Map Register No: HQ629
Date: 9 October 2019

DC18/107

**Installation of 6 no.
floodlighting columns and
1 ground floodlight**

**DFC Stadium
Castle Road
Dumbarton
G82 1JJ**



WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 23rd October 2019

DC19/096: Residential development (Amendment to DC10/065/FUL with change of house type and associated roads and landscaping) at the former Allied Distillers Site, Castle Road, Dumbarton by Turnberry Homes.

1. REASON FOR REPORT

- 1.1** The application constitutes a major development and 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 subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site relates to an area of land on Castle Road, Dumbarton which forms part of a wider, consented residential development site. The site extends to approximately 1.98 hectares in area with the land itself vacant and cleared for development.
- 3.2** Planning Consent was granted for 235 residential units (to be delivered in 3 phases) for the wider site in May 2010 (DC10/065/FUL) comprising of a mix of housing and flats. A planning consent for an amendment to the housing mix and relocation of the open space within Phase 1 and Phase 2 of the site was subsequently approved in 2016 (DC16/065). This included the substitution of 42 proposed townhouses with a range of terrace and semi-detached properties. The overall number of units within the site as a result of this permission reduced to 226 dwellings in total. Construction work started on site in 2016 and the development is now currently progressing with the majority of the Phase 1 and 2 properties on Castlegreen Street now completed. The current proposals relate to Phase 3 which is the most southern portion of the wider consented site.

- 3.3** The application seeks to reconfigure elements of the Phase 3 layout and design in order to allow it to better integrate with the consented and implemented changes for Phase 1 and Phase 2 granted in 2016. The 106 flatted units arranged in 3 distinct continuous linear blocks are proposed to be replaced by a mixture of 16, two storey semi-detached and terraced houses and 83 four and four/five storey pavilion flatted blocks. The design and material palette of the buildings is also being altered, with a mix of brick and render for housing to match those in Phase 1 and 2, and full brick elevations for the flatted buildings. As a result of these changes the number of units in Phase 3 will be reduced from 106 units to 99 units.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service, Environmental Health Service, Historic Environment Scotland (HES) and West of Scotland Archaeological Service (WOSAS) Glasgow Airport and Scottish Natural Heritage (SNH) have no objections to the proposed development.

5. REPRESENTATIONS

- 5.1** There is one representations received in support but requires clarification on the following :
- Requirement to consider Policy G13 and G14 of the Proposed Local Development Plan.
 - Limited green space provision within the proposed site layout for Phase 3.
 - Requirement to provide allotments, growing space or a community garden through this phase of development.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** West Dunbartonshire Local Plan 2010 (Adopted)
Policy GD1 seeks to ensure that all development is of a high quality of design and respects the character and amenity of the area. Policy R2 specifies the open space provision required for all development and would allow the request of payment of a financial contribution where appropriate. Whilst no formalised open space provision is proposed as part of this development, this has been addressed through the previous planning consents granted for this site. This is located in Phases 1 and 2 of the wider site and the provisions afforded exceed the minimum requirements of the policy.

- 6.2 Policy BE4 and Policy BE5 respectively aim to ensure that all development where applicable protects and enhances cultural and built heritage including listed buildings and scheduled monuments. Policy E2A and Policy E2B are also applicable noting the sites proximity to a Natura and Special Protection Area (SPA) offset to the southern site boundary. The proposals, comply with all of the relevant policies contained in the Adopted Local Plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

- West Dunbartonshire Local Development Plan (LDP1) Proposed Plan
- 7.1 On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2 The consideration of policies DS1, GE2, GN3, BE2 and BE3 with regards to design quality, green networks and infrastructure, cultural heritage and habitat networks and protected species are similar to that of the Adopted Plan. Policy DS1 in particular seeks to ensure design quality in housing and that housing is suitable for a mix of occupants rather than a specific demographic.
- 7.3 The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been addressed in terms of the proposed design and site layout. The proposal complies with all the relevant policies contained in the Proposed Plan and is assessed fully in Section 7 below.
- West Dunbartonshire Local Development Plan (LDP2) Proposed Plan
- 7.4 On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.5 Similarly to policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that housing is of high quality, adaptable and is designed to be suitable for a mix of occupants. It also indicates that all development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).

The Residential Development: Principles of Good Design Guidance also applies for LDP2.

7.6 Policies CP1, CP2, GI2 and ENV1 are similar to the design, green network and nature conservation policies of the Adopted and Proposed Plan 1 policies albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan1. It is considered that within the context of the wider development, it accords with the 'Our Green Network' Planning Guidance.

7.7 The Dumbarton Development Strategy supports the protection of Dumbarton Castle and its setting, requiring consideration of the impact of the proposal on the Castle setting. More specifically, Dumbarton Policy 7: Dumbarton Castle requires adjacent developments to preserve key views of the rock face and a need for any development to recognise, protect and, where appropriate, enhance the setting of the Castle through the design and layout.

Principle of Development

7.8 The principle of housing on this site has already been established with the previous permissions on the site and support from the Adopted Local Plan and Proposed Local Development Plans. This current application seeks to revise the layout for the southern part of the site to allow it to more effectively relate to the other parts of the site. Given the principle of residential development is already established, consideration is therefore given in this instance as to whether the revised design and proposed house types is acceptable.

Site Layout

7.9 The reconfiguration of the layout and the substitution of house types to remove the continuous, linear rows of flatted blocks and replace them with a series of smaller pavilion type blocks (of a similar height) is considered to represent a design improvement which will help to open this section of the site up and improve visual links and connections with the nearby Public Open Space, Castle Rock and the Clyde Estuary. The introduction of these segmented pavilion blocks along the shorefront and Castle Road edge also allows the opportunity to create greater visibility from the development out over the Public Open Space and Clyde Estuary whilst at the same time improving pedestrian permeability through increased connectivity with the path network at the southern end of the site.

7.10 The inclusion of detached two storey housing has now been continued into Phase 3 with these house types now extending down Castle Road along with a block of terraced dwellings. These proposed two storey houses will create a more natural and complimentary transition between

houses and flats moving through the phases of development within the site. The original centralised spine road, with a full length vista through the site has been retained from the original layout, along with the 'book-end' arrangement formed by the positioning of the flatted blocks at either side of Castlegreen Street. Overall, the proposed layout and positioning accords with the relevant provisions of the adopted Local Plan and Proposed Local Development Plans with respect to density and layout design.

Building Design and Appearance

7.11 The new/revised flatted blocks are designed in a more contemporary manner than when compared to the earlier phases which were designed to be more in-keeping with the existing tenement properties on Castlegreen Street. The housing will be finished with a mix of cast stone and render to match those houses already built on site in Phases 1 and 2 of the wider development. The flatted blocks will adopt a change of palette, with grey toned facing brick introduced on the elevations. In terms of roof design, the flatted blocks will be mono-pitch with the ridge predominantly to the main elevations. They will be finished generally by a single-ply membrane finish slate grey in colour. For the proposed housing, the roofs are to be gabled ended with ridges running parallel to the front elevation street. The roofs are to be slate grey tile finish.

7.12 The changes proposed to the appearance of the buildings, in particular the flatted blocks are acceptable and respond to those within the wider locality. The more muted material palette adopted compliments those properties either built or under construction within Phase 1 and Phase 2 of the wider site and ensures continuity throughout the varying phases of development.

7.13 Whilst the site is in close proximity to Dumbarton Rock and Castle, HES have offered no objections to the proposals and outlined their support for elements of the scheme, welcoming the changes in building materials and the principle of the replacement of the flatted blocks with a mixture of lower scale housing smaller, segmented and more open pavilion style blocks which create more space within the site. On balance, the proposed changes are considered to allow this phase of the development, in particular the flatted blocks to have a less imposing impact and influence upon the Rock and Castle and the proposals are compliant with the applicable policies in this regard.

Open Space Provision

7.14 The open space provision layout agreed as part of the wider development shows for an area of an open space in the centre of the site (within the Phase 2 section) in the form of a communal garden/ equipped play area which is currently under construction. In addition, there was a substantial

area of open ground to the south of the site. This open space is not affected as part of the current proposals for Phase 3. Cognisance requires to be given to the fact that this site forms part of a wider consented scheme, and noting the open space provisions provided more broadly throughout the development site, it is not considered that any further open space provision is required as part of these particular proposals for Phase 3.

Technical Matters

- 7.15** Parking associated with the blocks has been revised to facilitate the new layout and these are now predominantly accommodated through private courtyards to the rear of the blocks. The overall parking levels within the site meet with the Council's parking standards.
- 7.16** Modest variations to the road network within the site have been proposed, however as previously outlined the primary spine road arrangement is consistent with the original scheme. The road network will link directly to that already established as part of Phase 1 and Phase 2 and there are no additional accesses proposed as part of this particular application. The Council's Road Service has no objections to the proposed development on these grounds.
- 7.17** SEPA and the Council's Environmental Health have no objections respectively to the proposed development subject to applicable planning conditions previously attached to the original consent being re-attached where relevant. SNH have no objections subject to the re-imposition of conditions protecting the Special Protection Area to the South of the site.

8. CONCLUSION

- 8.1** The proposed amendments to the layout, house types and design of housing are considered acceptable and complement and relate to the existing phases of development and are in keeping with both the Clyde shore waterfront location and the Dumbarton Rock and Castle.

9. CONDITIONS

- 1. Prior to the commencement of development on site exact details and specifications of all proposed external materials of the proposed dwellings and flatted blocks, shall be submitted to and approved in writing by the Planning Authority. The approved details shall be implemented as approved.**

- 2. Prior to the commencement of development on site details of the design and location of the bin stores, cycle storage, street furniture and lighting shall be submitted to and approved in writing by the Planning Authority. The approved details shall be implemented as approved.**
- 3. Prior to the commencement of development on site full details of the design and location of all walls and fences to be erected on site shall be submitted to and approved in writing by the Planning Authority. The approved details shall be implemented as approved.**
- 4. Prior to the commencement of development on site full details of all hard surfaces shall be submitted to and approved in writing by the Planning Authority. The approved details shall be implemented as approved.**
- 5. The approved landscaping scheme as shown on approved drawing 424.15.01a 'Landscape Proposals' shall be implemented no later than the next appropriate planting season after occupation of the first property within Phase 3. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.**
- 6. Prior to the commencement of development on site a Bird Hazard Management Plan shall be submitted to and approved in writing by the Planning Authority. The details shall comply with Advice Note 3 and Note 8 'Potential Bird Hazards from Amenity Landscaping' and 'Building Design'. The submitted plan shall include details of:**
 - Full details of soft and water landscaping as well as the species, number and spacing of trees and planting within the site.**
 - Management of building including details for the management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and loafing birds.**

The Bird Hazard Management Plan shall be implemented as approved at a timescale to be agreed with the Planning Authority. It shall remain in force for the life of the development and no subsequent alterations to the plan shall take place unless firstly approved in writing by the Planning Authority in consultation with Glasgow Airport.

- 7. No lighting, between the months of September to March inclusive, shall illuminate foreshore areas of the inter-tidal habitat or the Inner Clyde Special Protection Area (SPA) from the development site.**
- 8. During the full construction period of Phase 3 the following shall be carried out on site during September to April (inclusive):**
 - a) Any piling undertaken shall use the Continuous Helical Displacement (CHD) method or another method for which the specified maximum noise is no greater than CHD, or does not produce significant impulse/impact noise.**
 - b) Static plant and machinery shall be sited in the northern portion of the Phase 3 site where possible and plant/machinery should be suitably enclosed and/or silenced in accordance with the maximum measures described in BS5228 (1999: Part 1). Details of their exact location should be submitted and approved by the Planning Authority prior to any works on Phase 3 commence and shall be implemented as approved.**
- 9. The existing acoustic and visual screen fence located and present along the southern boundary of the application site and as implemented as part of the fulfilment of Condition 27 of planning consents DC10/065/FUL and DC16/065 shall be retained and maintained in its current position throughout all development activities taking place between the months of September to April inclusive. No alterations or modifications to its layout or design/arrangement shall be undertaken unless otherwise agreed in writing by the Planning Authority.**
- 10. During the period of construction work on site, 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**
- 11. During the period of construction, piling works shall be carried out between the following hours and at no other time unless otherwise approved in writing by the Planning Authority:**

- **Mondays to Fridays: 0800-1800**
- **Saturdays: 0800-1300**
- **Sundays and Public Holidays: No working**

- 12. No piling works shall be carried out within the development site until a method statement has been submitted to and approved in writing by the Planning Authority. This shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS6472: 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.**
- 13. Prior to the commencement of development on site, a noise impact assessment shall be submitted to and approved in writing by the Planning Authority. This noise assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from Dumbarton Football Ground and the nearby commercial/industrial units located to the east of the development using appropriate assessment criteria. Where a potential for 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. The noise impact assessment measures shall be prepared by a suitably qualified person.**
- 14. Further to condition 13 above, no residential unit shall be occupied within Phase 3 until such time as the approved noise attenuation measures relating to that unit have been completed to their finished standard and these shall be retained thereafter.**
- 15. Prior to the commencement of development on site, a noise control method statement for the construction period shall be 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 agreed in writing by the Planning Authority.

- 16. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site within Phase 3 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. This 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 in writing by the Planning Authority.**
- 17. No development (other than investigation works) shall commence on site within Phase 3 until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.**
- 18. 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.**
- 19. 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.

20. When considered necessary by the Planning Authority a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed with the Planning Authority in consultation with Environmental Health. 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 in writing by the Planning Authority.

21. No development (other than investigative works) shall commence on site within Phase 3 until such time as a revision of the Investigation Report 2015 by Johnson, Poole and Bloomer, is carried out in accordance with the Land Contamination & Development Management Summary Guidance & Checklists and shall be 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 Phase 3 element of the site (irrespective of whether this contamination originates on the site)
- b) An assessment of the potential risks (where applicable) to:
 - i) Human health property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes.
 - ii) Groundwater and surface waters
 - iii) Ecological systems
 - iv) Archaeological sites and ancient monuments
- c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

- 22. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved in writing by the Planning Authority prior to any such material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall also be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works within Phase 3 (as shown on Drawing No. AL(0)04 – Phase 3 Development Plan) and at a time and or phasing agreed by the Planning Authority, the developer shall submit a validation report containing details of the source of the material and associated test results to demonstrate its suitability for use.**
- 23. Prior to the commencement of development on site within Phase, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved in writing 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 (SUDS) shall thereafter be formed and maintained on site in accordance with the approved details.**
- 24. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Planning Authority in agreement with the West of Scotland Archaeological Service.**
- 25. Prior to the commencement of development on site within Phase 3 details of the programme of works proposed during Spring High Tides shall be submitted to and approved in writing by the Planning Authority. These details shall demonstrate that there will be no works that exceed the current ambient noise levels within the site, except the use of vehicles (excluding plant machinery and heavy vehicles) and hand held non mechanised tools and equipment. The approved works shall be implemented as approved.**

26. The development shall be constructed in accordance with the proposed ground levels as shown on Drawing No. 1120 – 130 Rev J 'Levels Layout'. Any alterations to these levels shall be agreed in writing with the Planning Authority prior to being undertaken and shall be implemented as approved.
27. Prior to the commencement of development on site, details of any works required along the banks of Gruggies Burn shall be submitted to and approved in writing by the Planning Authority. The details shall include protection measures to ensure that any landraising/fencing near to the burn does not have an adverse impact upon wildlife and that appropriate measures are in place to prevent pollution into the watercourse. The approved details associated with these works shall be implemented as approved.
28. Prior to the commencement of development on site, details of the access arrangements to the water course (Gruggies Burn) immediate to the east of the application site for the inspection and maintenance purposes shall be submitted to and approved in writing by the Planning Authority. The approved details associated with these works shall be implemented as approved.
29. Prior to the commencement of development on site, details of the phasing of the road construction of Phase 3 to Phase 1 and Phase 2 shall be submitted to and approved in writing by the Planning Authority. These details shall ensure that:
- a) Prior to the occupation of any house or flatted property within Phase 3, all roads and footpaths within and serving this phase shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splays and all turning heads; and
 - b) Prior to the occupation of the last ten units within Phase 3 (as shown on Drawing No. AL(0)04 – Phase 3 Development Plan), all roads and footpaths within and servicing this phase of development shall be completed to their final specification and adoptable standard.
30. Prior to work commencing on site, full details of the flood prevention measures recommended in the Flood Risk Assessment (FRA) by Dr J Riddell (October 2009), shall be submitted for the further approval of the Planning Authority and shall be completed prior to the occupation of any houses granted by this consent.
31. Notwithstanding the provisions of Classes 1 and 3 of the Town and Country Planning (General Permitted Development) (Scotland)

Order 1992 or any order revoking and re-enacting that order, no development of the integral garages shall take place within any of the plots within Phase 3 (as shown on Drawing No. AL(0)04 – Phase 3 Development Plan) without the benefit of a separate planning permission.

Peter Hessett
Strategic Lead- Regulatory
Date: 23rd October 2019

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None

Background Papers:

1. Application forms, plans and supporting documents;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan (LDP 1);
5. West Dunbartonshire Local Development Plan 2 Proposed Plan (LDP 2);
6. Representations

Wards affected: Ward 3 (Dumbarton)

Map Register No: HQ630
Date: 9 October 2019

DC19/096

Residential development
(Amendment to
DC10/065/FUL with change
of house type and
associated roads and
landscaping.)

Former Allied Distillers Site
Castle Road
Dumbarton

