

WEST DUNBARTONSHIRE COUNCIL

Report by Planning, Building Standards and Environmental Health Manager

Planning Committee: 12th October 2022

DC22/072/FUL: Residential development, landscaping and associated infrastructure at the former Our Lady and St Patrick's High School site, Hawthornhill Road, Dumbarton by Persimmon Homes

1. REASON FOR REPORT

- 1.1 The application proposal comprises a major development as defined by The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Under the terms of the approved Scheme of Delegation, it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1 That the Committee indicate that it is **Minded to Grant** planning permission and delegate authority to the Planning, Building Standards and Environmental Health Manager to issue the decision subject to the conditions set out in Section 9 and to the satisfactory conclusion of a legal agreement or other suitable mechanism to secure a financial payment towards open space provision/ green infrastructure improvements in the local area.

3. DEVELOPMENT DETAILS

- 3.1 The site is located within the Castlehill area of Dumbarton and extends to 2.28 hectares. The site's northern boundary is Hawthornhill Road, while the southern boundary is along the A814 Cardross Road and adjoins the rear curtilages of nos 67 to 77 Cardross Road. The eastern boundary is partly adjacent to existing houses in Sunderland Avenue and partly adjoins the boundary of Cunninghame Graham Memorial Park, which comprises of Arthur's Seat (directly adjacent to the application site) and Castle Hill. The westernmost part of the site runs along the boundary of a sports pitch which used to form a part of the former high school complex but has been retained. A recent planning permission (ref DC21/243/FUL) granted consent for the development of a pavilion to serve the aforementioned sports pitch with an access linking through the new development.

The site has been cleared following the demolition of the school complex circa October 2018. Areas of hardsurface which formed part of the car park together with a vacant former janitor's house fronting Cardross Road remain within the site. The application site also includes a section of Cardross Road which is associated with the new access arrangements to the site.

- 3.2** There is a gentle gradient across the site with a drop of approximately 5 metres from north to the south, with the lowest point of the site being in the centre. The site is bounded by a variety of fences. A variety of grassed areas interspersed by occasional tree planting which remain from the former use. An existing electrical sub-station is located next to the south-eastern corner of the site albeit out with the application site. Public transport links in the form of bus stops are available in Hawthornhill Road and Cardross Road with the site being a 10-minute walk from Dalreoch train station and about a 20-minute walk away from Dumbarton Town Centre. West of the adjacent sports pitch lies Dumbarton Joint Hospital.
- 3.3** Planning permission is sought for the construction of 68 no. houses and associated works. 15 of the houses will be two bedroom and 53 will have three bedrooms. The development comprises of a range of dwelling sizes as detailed below:
- 15 no. x 2-bedroom mid-terrace houses
 - 8 no. x 3-bedroom end-terrace houses
 - 18 no. x 3-bedroom semi-detached houses
 - 27 no. x 3-bedroom detached houses
- 3.4** The redevelopment of the site will consist of the demolition of the last remaining structure that formed a part of the old school complex, namely the vacant janitor's house in Cardross Road at the southern boundary of the application site. Its removal will enable the formation of the new vehicular access to the site. The current vehicular access from Hawthornhill Road will not be retained as part of the development although pedestrian connections are proposed to Hawthornhill Road. The formation of access in Cardross Road will also require the relocation of the existing signalised pedestrian crossing approximately 200m east to a accommodate a new right-turn lane to serve the development.
- 3.5** The development will comprise thirteen different house types all of which will be two storey. External materials will comprise concrete roof tiles, a combination of facing brick and render together with uPVC windows. Each property will feature in curtilage driveway parking constructed in blockwork and a private front and rear garden area. Rear gardens will be defined by 1800mm high timber slatted fencing with a feature wall and fence combination to prominent corner plots. Side boundaries will be delineated by a 450mm high timber rail. In terms of the road layout within the development, this will take the form of a large square-shaped two-way loop accessed from Cardross Road with additional pedestrian connections to Hawthornhill Road, Sunderland Avenue and the adjacent park. Parking will be provided with a combination of in curtilage driveways and parking courts. A SuDS pond would be located in the eastern part of the site directly adjacent to the Cunninghame Graham Memorial Park.
- 3.6** A landscape strategy is proposed and the landscaping will ensure an attractive setting for the development that creates a 'safe and pleasant space' and aims to be visually appealing. At the same time, the proposed landscaping will enhance the square that will be created with Sunderland Ave where the use of variegated sycamore along the western edge of the site to match those already within that street will create an off-set avenue of trees. The fence boundary with Cunninghame Graham Memorial Park will be removed. This will be done to allow for the site to connect with the established park and connect with its surroundings

naturally. This would be particularly accentuated by the location of the SuDS pond, located at the low point of the site adjacent to the park.

- 3.7 In support of the proposal the applicant has submitted a range of supporting documentation and information including a Supporting Planning Statement, Design and Access Statement, Pre-application Consultation Report, Open Space Allocation, Obtrusive Light Compliance Report with Luminaire Schedule, Transport Assessment, Flood Risk Assessment, Tree Report, Ecology Report, and Noise Report.

4. CONSULTATIONS

- 4.1 West Dunbartonshire Council Roads Service and Environmental Health Service have no objection to the proposals. A variety of points are highlighted and these are considered within the assessment below.
- 4.2 West Dunbartonshire Council Biodiversity Officer highlights a range of points including where value could be added to the landscaping.
- 4.3 Scottish Water have not provided a response.
- 4.4 SP Energy Networks have no objection to the development, but advise of the presence of HV/LV underground cables in the vicinity of the site and reserve the right to protect and/or deviate this infrastructure at the applicant's cost.
- 4.5 West of Scotland Archaeological Service have no objection.
- 4.6 Strathclyde Partnership for Transport (SPT) have not provided any response at the time of writing the report.

5. REPRESENTATIONS

- 5.1 Four objections from three parties were received in connection with the application. The detail of each submitted representation is available in the electronic planning file for the application and available for public viewing. The concerns raised can, however, be summarised as follows:
- Location of new access to the site in Cardross Road will lead to increase in traffic congestion on this road, with the suggestion of vehicular access being relocated to Hawthornhill Road.
 - Impact of the new vehicular access and resulting traffic in the context of the nearby proposed development of the Notre Dame Convent site.
 - Concern over the possible removal of the existing signalised pedestrian crossing in Cardross Road and impact on pedestrian safety, including children accessing local schools.
 - Impact on traffic and pedestrian safety.
 - The new site access is too close to neighbouring property.
 - There is insufficient room on the carriageway for the new right turn lane
 - The development resulting in the removal of trees.
 - Concerns regarding loss of privacy.

- Neighbouring gardens may become waterlogged.
 - Footpaths connecting the site with the adjacent park should not be allowed.
- 5.2** Two further representations have been received in support of the proposal although these also highlight concerns including access and traffic together with overlooking.
- 5.3** The concerns raised will be considered in Section 7 below.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydeplan Strategic Development Plan 2017

- 6.1** The 2017 Clydeplan Strategic Development Plan (Clydeplan) sets out a strategic vision to be implemented through a spatial development strategy and sets targets for the provision of new housing within the component parts of the Plan area. This provides that most development is to be focused on existing settlements, with much of the intervening land being designated as Green Belt. Clydeplan is clear in supporting housing growth that creates high quality places which delivers not only the right type of homes but in the right locations. Clydeplan Policy 8 on Housing Land Requirement is the most relevant policy in the context of this proposal. It requires local authorities to make provisions in Local Development Plans for all tenures and allocate sites which are effective or likely to be effective within the plan periods to meet the housing land requirements for each housing sub-market area. Policies 1 and 16 covering Placemaking and Managing Flood Risk and Drainage are also of relevance.
- 6.2** The proposed development presents no conflict with Clydeplan and accordingly is subject to an assessment against the Local Development Plan.

West Dunbartonshire Adopted Local Plan 2010

- 6.3** Policy PS1 seeks to protect established public utility, social and community facilities as identified on the Proposals Map. The high school that previously occupied the site was identified on the Proposals Map under this policy. Prior to closure the policy seeks that it is demonstrated that the facility is no longer required. Any redevelopment will require to have regard to the surrounding area together with other Local Plan policies. The school was replaced with a new facility at Bellsmyre and the buildings have since been demolished. Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.4** Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Planning Guidance (2015) in Section 7 below.
- 6.5** Policy T1 and T4 requires sites to be integrated with sustainable travel. Policy E5 requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is

not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

- 6.6** The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

National Policy

- 7.1** Scottish Planning Policy (SPP) introduces a presumption in favour of sustainable development and indicates that the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place but not allow a development at any cost. Design and Placemaking are key principles with SPP setting out that planning requires to create better places through a design-led approach. Designing Streets seeks to promote a clear hierarchy of streets with the creation of a sense of place. The proposed development is considered consistent with national policy.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.2** The modified Plan and associated documents was approved by the Council on 19 August 2020. The Council has advised the Scottish Ministers of its intention to adopt the Plan. On 18 December 2020, the Scottish Ministers issued a Direction in relation to the housing land chapter of the Plan. None of the policies considered in the determination of this application are affected by that Direction. Therefore, Local Development Plan 2 is the Council's most up to date policy position and is afforded significant weight in the assessment and determination of planning applications.
- 7.3** Policy H1 identifies that the Council will maintain a five-year effective supply of housing land and Policy H2 supports the development of sites within Schedules 2 and 3 for new housing development where they accord with other relevant policies of the Plan and associated supplementary guidance. This site is identified in Schedule 2 a residential development opportunity for private housing (site ref H2(23)) with an indicative capacity of 100 units. However, the wider allocation includes the site of the adjacent sports pitch, a facility which is now being retained by the Council. Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new 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).
- 7.4** Policy GI2, BE1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the adopted Local Plan, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan. Policy CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.

- 7.5** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Policy RE5 sets out the requirements in respect of low and zero carbon buildings. It is considered that the application proposal being assessed comply with the relevant policies above as set out in the following assessment.

Principle of Development

- 7.6** The site is a brownfield site within a well-established residential area and is identified in the proposed LDP2 as a residential development opportunity for private housing. The principle of the development of the site for new housing is considered to be fully compatible with the surrounding locality and accordingly it rests to consider whether there are any material planning considerations which suggest that planning permission should not be granted for this residential development on an identified residential development opportunity in proposed LDP2.

Site Layout, Design and Appearance

- 7.7** New residential layouts require to be well designed, take cognisance of the setting into which they are introduced and provide a high quality environment of well-designed buildings in a setting of gardens and open space whilst recognising the impact on existing neighbouring properties. The surrounding locality is based on a low density approach with a variety of detached, semi-detached and terraced houses together with flatted houses situated within individual curtilages in a setting which includes open space. Flatted blocks also feature within the locality and form part of the wider low density arrangement. The proposed development follows the overall theme and pattern of development in the locality and it is considered that the density of development is compatible with the character and amenity of the wider adjacent residential area.
- 7.8** The development is designed to be outward looking providing a strong frontage to both Cardross Road and Hawthornhill Road together with the small square to the front of the adjacent flats. The new dwellings within the central part of the site ensure a strong street frontage is also provided within the central part of the development. Considering design and the proposed materials, the proposed houses are all two storeys with a variety of different house types which will assist in creating visual interest within the development. This visual interest is enhanced by the use of a range of roof shapes. Furthermore, the house designs feature active gables at key locations and at spaces overlooking green spaces. The proposed houses will be of a modern design and utilise high quality external materials such as a good quality clay multi-red facing brick. The quality of the layout and materials will enhance and contribute positively to the aesthetic of the area. The houses will also feature porch canopies and solar panels incorporated into the roof covers. The proposed layout has made the most of the site layout and levels and its topographical character and what is proposed successfully integrates into the wider residential area. The built ratio of each plot accords with the requirements of the Council's Residential Development Design Guidance and this

ensures a suitable level of garden ground and associated private amenity space is provided for new residents.

- 7.9** Overall, it is considered that the proposal will create a well-designed and integrated development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the adopted and proposed Plans alongside the Residential Development Design Guidance.

Residential Amenity

- 7.10** Until demolition, the high school building was a significant and dominant feature adjacent to the residential properties that surround the site. Whilst the new development may introduce new houses in closer proximity to existing properties than the previous buildings on site, these new buildings do not have the scale and massing of that which existed previously. The concerns raised in the representations in respect of privacy are noted. Whilst a number of plots adjoin the existing garden boundaries of houses on Cardross Road and face towards the flats at Sutherland Avenue, they will not be dominant or elevated and a window to window distance in excess of 18 metres is achieved in all cases. It is further considered that there is no adverse impact on daylight or sunlight to the nearest houses. Window to window relationships within the development itself are also acceptable. Whilst the development will undoubtedly bring additional activity to the area, the occupation of new dwellings is not expected to cause any noise or activity beyond that typically found in a residential area. Daytime activity will also likely be significantly less than the previous high school use. Whilst it is accepted that any construction site will produce an element of noise and disruption, the Council's Environmental Health Service highlight the requirement to require that the construction of the development is undertaken in a way that ensures that adjacent residential amenity is not adversely affected. A range of conditions are recommended and it is considered appropriate to attach these.

- 7.11** The consultation response from Environmental Health identifies the need for noise to be fully assessed. A Noise Impact Assessment has been submitted in support of the application. This considers how noise sources including road traffic noise and the use of the adjacent sports pitch would impact upon the new dwellings. It is concluded that with appropriate mitigation, noise would not adversely affect the new residents. The requirement to follow the recommendations can be addressed by condition. This includes the installation of a 2.2 metre high acoustic barrier adjacent to the sports pitch. The potential for obtrusive lighting from the sports pitch floodlighting to adversely affect the new houses has also been fully explored and Environmental Health are content that the new houses will not be adversely affected.

Trees, open space and landscaping

- 7.12** A variety of trees exist within the site. The function of these trees was to provide part of the landscape setting of the school that formerly occupied the site. They are not protected. Some of the trees are Ash trees affected by die back and the appropriate course of action is to remove them. It is accepted that other trees are removed to accommodate the development. It is not considered that they are

significant specimens and new tree planting is provided as part of the new development.

- 7.13** In respect of open space, this predominantly takes the form of a grassed area; a part of it is taken up by the proposed SuDS pond, which forms a focal point of the development, located in the vicinity of the existing adjacent park. It is noted that the Cunninghame Graham Memorial Park would be clearly and closely connected with the planned development, thus compensating for the limited amount greenspace within it and ensuring appropriate opportunities for outdoor recreation and play provision for residents. Whilst the concern in the objections is noted, it would be inappropriate not to maximise connections to the park. The level of open space within the development is below that expected for such a development. Policy GI2 of proposed LDP2 sets out the up to date position on open space provision with this development requiring 4830 square metres of open space. The development provides for a total area of open space and landscaping of 3918 square metres. The Policy goes on to highlight that where a relaxation in the open space standards is deemed appropriate, developers will require to provide a contribution in accordance with policy GI4. The required contribution in this instance is £27360 and, this can be addressed by the conclusion of a legal agreement. .
- 7.14** The landscaping strategy includes a variety of plants, flowers and trees to encourage wildlife and biodiversity to the site. In terms of hard landscaping, variety is also proposed to the hard landscaped areas with a mix of materials. New tree planting is also proposed throughout the development. In respect of the planting strategy, the Council's Biodiversity Officer highlights that it is unclear from the drawings what the SuDS feature is as the drawing shows a large retention style basin but also has a wetland flower mix shown on the same area. It is highlighted that species would require to withstand both drought and submerged conditions. A recommendation from the Biodiversity Officer for Hawthorn specimens to be included in the overall design which would be in keeping with the wider landscape is also set out. The overall approach to open space provision and planting is considered appropriate and the implementation and maintenance can be addressed by condition together with the recommendations of the Council's Biodiversity Officer in respect of the planting schedule.
- 7.15** Overall, the quality and range of open spaces will likely all contribute to the overall success of the transformation of the now derelict site.

Traffic, parking and road safety

- 7.16** The applicant has submitted a Transport Statement in support of the proposal which concludes that the development will integrate well with the surrounding transport network and that resultant traffic impacts will not be significant. The Transport Statement also includes a swept path analysis for the new development. The Council's Roads Service have no objections to the conclusions.
- 7.17** In terms of pedestrian movements, the proposed layout and footpath connectivity ensures that excellent pedestrian links are provided throughout the site and beyond. Where pedestrian routes meet roads within the development, speed tables are proposed at all internal junctions, street corners and central parts of the longer North-South streets. The speed tables will act as a traffic calming measure

to allow the continuous and uninterrupted movement for pedestrians traveling through the site. The development also includes wider public footpaths connecting it with Hawthornhill Road and Sunderland Avenue to allow these spaces to be shared by pedestrians and cyclists.

- 7.18** In the consultation response, the Roads Service highlights the requirement for a right turn lane to Cardross Road and this is now included in the proposal. The response goes on to conclude that the development is well serviced by pedestrian links and that the parking provision is appropriate. It is highlighted that the final surfacing will be agreed with the Roads Service during the Roads Construction Consent process. The existing pedestrian crossing will be relocated by approximately 200 metres to accommodate the new access. This in turn will require the relocation of the existing bus stop. These matters can be addressed by condition. Whilst the concerns raised in the objections are noted, the assessment is guided by the advice in the consultation response from the Council's Roads Service.

Transport, connectivity and permeability

- 7.19** The site is well served by public transport with bus stops adjacent to the site on Cardross Road and Hawthornhill Avenue which provide for services to local destinations, Helensburgh and Glasgow. Dalreoch railway station is also accessible by foot, approximately a 10 minute walk from the site. Dumbarton Town Centre is around a 20 minute walk from the site. It is therefore concluded that the development is provided in an appropriate location within an established settlement accessible by means other than the private car. It is considered appropriate for a travel information pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes to be provided to the residents of the new dwellings. This can be addressed by condition.

Flooding and drainage

- 7.20** With respect to flooding and drainage, the applicant has submitted a flood risk assessment in support of the application. The application is below the threshold for SEPA to be consulted and accordingly the assessment is guided by the advice of the Council's Roads Service. Following clarification from the applicant, the Roads Service is content that there is no flood risk to the development or resulting from the development and that drainage inclusive of SuDS can be satisfactorily addressed. Maintenance of the SuDS can be addressed by condition. The concerns raised in the representations regarding surface water are also noted and a condition can also ensure surface water is intercepted within the site.

Ecology

- 7.21** The ecological appraisal assists in proposing biodiversity friendly designs such as use of native species and rich mixes thereof, protection of any bird nesting activities during construction, welcome packs for new homeowners instructing how they can increase biodiversity within the curtilage of their dwellings, hedgehog holes in fencing, use of bat friendly lighting throughout the development, bat and bird boxes that can be incorporated throughout the development as well as demonstrating that all protected species specific concerns have been addressed and that good practice with positive effects for biodiversity have been considered

throughout the development. This will be addressed by condition. The Council's Biodiversity Officer also offers no objections to the proposal.

Local service capacity and infrastructure provision

- 7.22** Scottish Water were consulted but have not responded to indicate any objection to the proposal. In terms of education provision the site is allocated within proposed LDP2 as a residential development opportunity with an indicative capacity of 100 units.

Other matters raised in the consultation responses

- 7.23** The Council's Environmental Health Service does not highlight any concerns over and above the standard need for site investigation associated with any brownfield site. This includes the requirement for a site investigation report inclusive of remediation and mitigation measures. These matters alongside other matters regarding dust mitigation and construction activity can be addressed as planning conditions.

Pre-application Consultation and Elected Member Briefing

- 7.24** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. The applicant has submitted a Pre-application Consultation Report setting out the public engagement undertaken. The local Community Councils, MSPs and MPs and Councillors were contacted about the proposal. A statutory notice was published in the local press advertising the public event and submission of the Proposal of Application Notice and additional consultation was undertaken by the applicant.

8. CONCLUSION

- 8.1** The proposed redevelopment of this former school site for 66 houses of 2 and 3 bedroom accommodation for sale is welcomed. The site is within an existing residential area and, subject to the appropriate use of conditions, the proposed development is acceptable. The layout and design of the development has been developed to ensure that it integrates with the existing residential form as well as creating a high quality development which enhances the local residential area as well as improvements to the footpath and greenspace networks. The development will provide high quality housing with good connections to the surrounding area and wider green network.
- 8.2** New housing developments within the immediate surroundings are transforming the area and contributing to the longer term redevelopment/ regeneration of the area and providing quality housing
- 8.3** The proposal will result in a high quality residential development and there are no material considerations which suggest that planning permission should not be granted.

9. CONDITIONS

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within

the development site shall be submitted to and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved material details and palette.

2. Further to condition 1 above, unless otherwise agreed in writing with the Planning Authority, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Forterra Victorian Mixture' specification and variety.
3. Further to Conditions 1 and 2 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, unless otherwise agreed in writing with the Planning Authority, the development shall be completed in strict accordance with the approved brick details.
4. The approved hard and soft landscaping and all associated approved planting details shall be implemented within a timescale to be agreed prior to the commencement of works on site with the Planning Authority.
5. Notwithstanding the approved plans, an updated planting schedule to incorporate Hawthorn planting and clarify the suitability of the planting within the SuDS area shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site and shall be implemented with a timescale to be agreed with the Planning Authority.
6. That any trees, shrubs or areas of grass which die, are removed, damaged or become diseased within five years of completion of the landscaping shall be replaced within the following year with others of a similar size and species.
7. That full details of maintenance and management for the landscaping approved shall be submitted to and approved in writing by the Planning Authority prior to the start of construction of the development hereby permitted. Management and maintenance shall commence upon completion of the landscaping.
8. That prior to each house hereby permitted being occupied, all new roads and footways leading to it shall be surfaced to a sealed base course.
9. That within 4 weeks of the last of the houses hereby permitted being completed, all roads and footways within the application site shall be completed to a final wearing course.
10. That prior to the occupation of any house, the off-street parking provision shall be completed and be available for use by residents of the associated house. The off-street parking provision inclusive of garages where they part of this parking provision shall be shall then remain unobstructed and available for use by residents of the associated house at all times thereafter.

11. No construction works except ground investigation works shall commence on site until the existing pedestrian crossing on Cardross Road shall be relocated and be fully operational in the new position.
12. No construction works shall commence on site until full details of the new position of the existing bus stop on Cardross Road currently in the position of the relocated pedestrian crossing shall be submitted to and approved in writing by the Planning Authority in consultation with SPT with the relocation taking place and the bus stop being available for use by services
13. That the approved drainage regime inclusive of the SuDS pond shall be fully implemented. For the avoidance of doubt, the drainage regime shall be implemented commensurately with the construction of the houses it serves.
14. That all surface water shall be intercepted within the site both during construction and on completion of the development and full details of measures to ensure that surface water run-off is contained within the site shall be submitted to and approved in writing by the Planning Authority prior to the commencement of any works on site. The measures shall be implemented and maintained as approved.
15. No site clearance works shall be undertaken during the bird nesting season March to September inclusive unless first agreed in writing by the Planning Authority. For the avoidance of doubt, any such agreement will require a full nesting bird survey prior to the commencement of works on site, the methodology and findings of which shall be submitted to the Planning Authority
16. That prior to the commencement of any works on site, full details of the incorporation of low or zero carbon generating technologies shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details.
17. Prior to the commencement of development with the site, details of the location and design of electric charging points/units and associated infrastructure and ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained at all times thereafter.
18. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated 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.
19. Details of the provision of grit bins for the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first house within the site and thereafter maintained for the lifetime of the development.

20. Prior to the commencement of works on site, details of any street furniture shall be submitted to and approved in writing by the Planning Authority and shall be implemented within an agreed timescale.
21. No house shall be occupied until the contents of a Travel Information Pack which encourages reduced dependency on the private car by highlighting the location of local amenities, public transport services and active travel routes is submitted to and approved in writing by the Planning Authority. Thereafter, on the occupation of each dwelling, the approved Travel Information Pack shall be provided to new residents.
22. No development (other than investigative work) can take place until such time as a comprehensive site investigation has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. The investigation shall be completed by a suitably qualified and competent person and completed in accordance with advice given in the following:
- Planning Advice Note 33 (2000) and Part IIA of the Environmental Protection
 - Act 1990 (as inserted by section 57 of the Environment Act 1995)
 - BS 10175:2011+A1:2013 – British Standards institution ‘The Investigation of Potentially Contaminated Sites – Code of Practice’.
 - Land Contamination and Development Management -Guidance.
https://www.epscotland.org.uk/wp11content/uploads/2019/09/ConLanDevGuide_12-Aug19-FINAL.pdf
23. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model must be formulated and these linkages must be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted.
24. If the risk assessment identifies any unacceptable risks then an appraisal of remedial options followed by a detailed remediation scheme will be submitted to and approved in writing by the Planning Authority. No works other than investigative works shall be carried out on site prior to receipt of the Planning Authority’s written approval of the remediation scheme.
25. 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.

26. 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.
27. 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 Local Planning Authority.
28. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
29. 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. 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.
30. On completion of the works 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.
31. 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-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.
32. 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
33. 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 this 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 this Authority.

34. No commercial vehicle making deliveries to or collecting material from the development shall enter or leave the site before 0800 or after 1800.
35. 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.
36. Notwithstanding condition 36 above, full details of the design, height and location of an acoustic fence adjacent the sports pitch shall be submitted to and approved in writing by the Planning Authority. The fence shall then be erected prior to the occupation of any dwellinghouse on plots 32 to 44 inclusive.
37. No development shall commence on site until details for the storage and the collection of waste arising from the development and the location of grit bins shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.

Pamela Clifford
Planning, Building Standards and Environmental Health Manager
Date: 12th October 2022

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Appendix: Location Plan

Background Papers:

1. Application documents and plans
2. Clydeplan Strategic Development Plan 2017
3. West Dunbartonshire Local Plan 2010
4. West Dunbartonshire LDP - Proposed Plan 2
5. 'Our Green Network' Guidance
6. Residential Development Design Guidance
7. Scottish Planning Policy 2014
8. Designing Streets
9. Consultation responses
10. Representations