

## WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 1 May 2013

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**DC13/066: Erection of 9 flats with associated car parking and landscaping at West Thomson Street/Granville Street, Clydebank by West Dunbartonshire Council.**

#### **1. REASON FOR REPORT**

- 1.1** This application has been submitted by the Council and relates to land which is owned by the Council. 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 relates to land which previously formed an open grassed area within the school grounds of Kilbowie Primary School. The site covers an area of 0.14 hectares and has slight level changes throughout the site, with the high point being in the centre of the site. It is bounded by West Thomson Street to the north, beyond which is a large area of open space (Boquhanran Park) and a car park serving the nearby health centre. To the west is a housing construction site at Granville Street ('phase 1', approved by decision DC11/257) and to the south and east are the access road and grounds of the primary school. The application site is proposed for development as part of a swap of land between the school grounds and the adjacent housing site, and would form phase 2 of the housing development. Both phases of the development are to be social rented homes for the Council's Housing Service.
- 3.2** Full planning permission is sought for a single block of flats containing 3 two-bedroom and 6 one-bedroom flats. The building would be 3 storeys high and would be attached to the adjacent phase 1 flats by means of a single storey brick bin store structure. Finishing materials would consist of a mix of facing brick and cladding, with concrete roof tiles and Juliet balconies on the upper floors. The design of the building would result in a development similar in style to the adjacent flats under construction. Vehicular access would be by way of an extension of the phase 1 parking court accessed from Granville Street, and providing space for 10 vehicles. The previously approved parking court for phase 1 would be reconfigured to allow this, resulting in the loss of one parking space.

#### **4. CONSULTATIONS**

- 4.1 West Dunbartonshire Council Roads and Estates Services have no objection to the proposed development.
- 4.2 West Dunbartonshire Council Environmental Health Service has no objection to the proposal subject to conditions relating to piling and construction noise, hours of operation on site and contaminated land.

#### **5. REPRESENTATIONS**

- 5.1 None.

#### **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

- 6.1 The majority of the site is covered by Policy PS1 which identifies the site as part of the grounds of Kilbowie Primary School. The access and courtyard are covered by Policy H3 (Housing Opportunity Sites) which identifies the site as an opportunity to build social rented housing.
- 6.2 Policy PS1 requires that existing community facilities are retained. However, in this case the loss of the area of grass will not affect the operation of Kilbowie Primary School. As part of the re-development of the Granville Street site, approximately 1200m<sup>2</sup> of former housing land was added to the school grounds as an extension to its playground, and this offsets the proposed loss of 1400m<sup>2</sup> from the front of the school grounds. Overall there would therefore be minimal loss of school ground. The policy also states that when considering development on a community facility, consideration should be given to the impact on the amenity of the surrounding area and whether there would be an adverse impact on the community. In this instance, the operation of the school will not be affected and the proposal would complement the new housing on the adjacent site. The proposal is therefore consistent with policies PS1 and H3.
- 6.3 Policy H4 sets out criteria against which new residential development should be assessed, requiring high standards in terms of shape, form, layout and materials. The layout and design of the development is assessed in Section 7 below, and it is considered that the development would comply with this policy.

#### **7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

##### Layout and Design

- 7.1 The site layout has been designed to link in with the phase 1 block of flats, so that the front building lines would be the same and the overall mass, height and design would be similar. The layout also takes into account the relationship with the school access road by providing principal elevations on both sides of the corner. The building would sit within landscaped grounds and the courtyard to the rear would include some areas of landscaping to help

to ensure that the parking area would be of an attractive character. Two trees are proposed to be removed from the site to make way for the development. However, this would be offset by the proposed provision of a total of eight new trees along the front elevation at West Thomson Street and within the courtyard.

- 7.2** The proposal is consistent with the existing pattern of development in the area as the surrounding area contains a mixture of house and flat types with varying density levels. The previous flatted development on this corner faced onto both Granville Street and West Thomson Street and this phase of the development would also provide a strong street frontage. The proposed building would be over 40m away from the school building with the parking courtyard being nearest to the school, and there would be no adverse impact on either the school or the new flats as a result of this relationship. Overall, both phases of the new development are considered to be a significant improvement over the appearance of the previous flats, and the redevelopment of this site would help to improving the amenity of the wider area.

#### Road Issues

- 7.3** The proposal would provide a total of 10 parking spaces to serve 9 units, and would result in the loss of one parking space from the adjacent Phase 1 car park. Overall the two phases would have 45 spaces, against a parking standard of 47, but it is normal to allow a reduced parking standard for social housing to reflect lower than average car ownership, and the two space shortfall is therefore considered to be insignificant. The previously approved new vehicular/pedestrian access for the first phase at Granville Street would be utilised to serve the additional flats, and there would be no additional impact upon the road.

#### Technical Issues

- 7.4** Due to the proximity of the site to Kilbowie Primary School, consideration has been given to the potential for noise generation from the school and its impact on homes in the proposed development. However, since there are no formal sports pitches within the school grounds, the main source of noise generation is likely to be from children playing during breaks/lunch. There will be few occasions where children will be present on site beyond 15.30 so it is unlikely that there will be any significant noise generation beyond this time. Consequently it is unlikely that noise from the school in its present form will have an adverse impact on the proposed development. However, due to the residential properties adjacent which may be affected by construction noise a condition is recommended requiring a noise control method statement and to restrict construction hours.
- 7.5** Historical maps have shown a former refuse heap within Granville Street and further site investigation work is required. As with other sites in this part of Clydebank an assessment of the risk of disturbing unexploded ordnance from the Second World War is also required. Such investigations/assessments have already been carried out satisfactorily for the adjacent phase 1 site and it

is considered that the issues for phase 2 will be similar. These matters can therefore be addressed by conditions.

## **8. CONCLUSION**

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the adopted local plan. The design, height and layout of the development are considered acceptable and the proposal would represent the final phase to a development which would provide social housing to meet an identified need. The loss of schools grounds is offset by the provision of replacement land, and there would be no adverse impact on the school. The development would enhance the amenity of the surrounding area and there have been no representations raised or concerns from statutory consultees.

## **9. CONDITIONS**

- 1. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Planning Authority. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design, and thereafter shall be implemented as approved. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created and shall be implemented prior to the occupation of the residential units.**
- 2. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.**
- 3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 4. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**
- 5. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Planning Authority and thereafter implemented as approved prior to the occupation of the approved properties.**
- 6. Prior to the occupation of the development hereby approved the car parking spaces shown on the approved drawings AL(00) 003 shall be constructed, surfaced and delineated on the site.**

- 7. A landscaping scheme for the site including the amenity areas shall be submitted to and approved by the Planning Authority prior to commencement of development on site and shall be implemented not later than the next appropriate planting season after occupation of the first property. The landscaping shall thereafter be maintained in accordance with these details.**
- 8. 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.**
- 9. The presence of any previously unsuspected or unencountered 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.**
- 10. Prior to the commencement of development, details of a suitable location for a grit bin shall be submitted for the further written approval of the Planning Authority and thereafter implemented prior to the occupation of the first property.**
- 11. Prior to the commencement of works a comprehensive contaminated land investigation shall be carried out and its findings submitted to and approved in writing by the Planning Authority. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites- Code of Practice" (BS 10175:2001). The report shall include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Government Planning Advice Note 33.**
- 12. Where the risk assessment identifies any unacceptable risk or risks as defined under Part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Planning Authority for the written approval. No works other than investigation works shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Planning Authority.**
- 13. Remediation of the site shall be carried out in accordance with the approved remediation plan. Any amendments to the approved remediation plan shall not be implemented unless approved in writing by the Planning Authority. On completion of the remediation works and prior to the houses being occupied, the developer shall submit a report to the Planning Authority**

confirming that the works have been carried out in accordance with the remediation plan.

14. 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.
15. 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.
16. 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 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.
17. Unless otherwise agreed, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development and measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented as agreed.

## Informatives

1. The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
2. The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
  - a) A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
  - b) A Notice of Completion of Development as soon as practicable once the development has been completed.
3. The plans referred to as part of this decision are drawing nos:  
AL(00) 001 AL(00) 002 AL(00) 003  
AL(00) 400 AL(00) 401 AL(00) 402 AL(00) 403  
AL(00) 451 AL(21) 400 AL(21) 401 AL(21) 450

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 5 April 2013**

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**Appendix:** None.

**Background Papers:**

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

**Wards affected:** 5 (Clydebank Central)