

# PLANNING APPLICATION REPORT

PLANNING COMMITTEE: 5 April 2006

**APPLICATION NUMBER:** DC05-142

**PROPOSAL:** Erection of residential development of 102 Units with associated roads, parking and landscaping (full).

**SITE:** Auld Street/Caledonia Street  
Clydebank

**APPLICANT:** Strathclyde Homes

**AGENT:** Ark Architecture & Design

**WARD:** 2

**DATE REGISTERED:** 07/07/2005

## PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	14/7/05	28/7/05	Clydebank Post

## REPORT:

### A. SITE DESCRIPTION

The application site is located between Caledonian Street/Auld Street and Agamemnon Street in Dalmuir over an area of 2.47 hectares. An existing residential development is located to the north at Benbow Road with tenemental properties beyond that onto Dumbarton Road. The southern part of the site includes a former railway line and to the south is the Golden Jubilee Hospital and its grounds. The site is flat in nature and elongated on an east/west axis.

### B. DEVELOPMENT DETAILS

Planning consent is sought for 102 residential units with associated roads, parking and landscaping, consisting of 66 flats (in 3 and 4 storey blocks), 8 semi-detached houses, 14 terraced houses and 14 townhouses. The vehicular access into the site would be taken off a new roundabout at the Auld

Street/ Caledonia Street junction and other road improvements would be carried out along Caledonia Street. A pedestrian access would be formed through the east part of the site onto Agamemnon Street.

The 36 semi-detached, terraced and townhouses would have 54 curtilage parking spaces and a further 26 in court/onstreet spaces. The 66 flats would have 99 court parking spaces provided. The external materials would be facing brick and render for the external walls with concrete interlocking tiles for the roofs. 2 children's play areas are proposed within the site.

## C. DEVELOPMENT PLAN POLICIES

The site is identified in the Clydebank Local Plan, adopted in 2004, as a residential development opportunity site. The development plan policies are required to be considered along with Government guidance.

### Government Guidance

Government guidance on housing is contained in Scottish Planning Policy 3 "Planning for Housing". This guidance aims to provide good housing in the right locations and to bring forward sufficient land to meet the requirements for new dwellings. New residential development must make efficient use of resources; reusing previously developed land wherever possible; supporting the aim of reducing energy consumption; and being accessible by forms of transport other than the private car.

Planning Advice Note 67 "Housing Quality" provides advice on how the design of new housing reflects a full understanding of its context; that Local and Scottish identity are reinforced; and new housing is integrated into the movement and settlement patterns of the wider area. Successful places are those that are distinctive, safe and pleasant, easy to get to and move around, welcoming, adaptable and resource efficient. Further advice is given in Planning Advice Note No. 76 "New Residential Streets" to achieve better quality, more attractive and safe residential environments. This advice note reinforces the principles introduced in PAN 67 in order that new street designs respond to local context; are safe, pleasant and welcoming and easy to move around by all modes of travel.

### Structure Plan Policies

The Glasgow and the Clyde Valley Joint Structure Plan 2000 aims to promote major improvements in the quality of both the natural and built environment. New housing opportunities should support urban renewal, community regeneration and transportation policies, taking account of locational and site requirements of different segments of the housing market.

### Local Plan Policies

Within the Clydebank Local Plan Policy H1 Private Housing Opportunities, Schedule H1(1) identifies the site as an opportunity for private sector housing with a capacity for 75 houses.

Policy H4 requires that new housing developments should be of a high quality design in terms of shape, form, layout and materials used. Density should also be appropriate to the surrounding area, although higher densities will be acceptable at locations accessible to transport interchanges and open space. Roads and parking standards are normally required to be met in line with Council requirements.

Policy R2 requires the appropriate provision of open space as an integral part of the proposal involving children's play space and recreational and amenity open space.

#### D. CONSULTATIONS

Scottish Water	Objects to the proposal, however they are in discussion with the developer regarding the wastewater infrastructure problems constraining the development. If agreement can be reached on implementing a suitable mitigation scheme, then a connection to their network will be granted.
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Housing & Technical (Roads Services)	ensure that all roads, parking, drainage and lighting are to West Dunbartonshire Council specifications.
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British Airports Authority	No objection subject to suitable landscaping that would not attract birds and as a result cause a hazard to aviation.
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Scottish Environment Protection Agency	No objection subject to all drainage being connected to the public sewer to the satisfaction of Scottish Water; a suitable sustainable urban drainage system being installed; an acceptable Site Investigation report being submitted in relation to possible ground contamination; storage of domestic waste and disposal of construction waste along with mitigation measures for any pollutants that may enter any watercourse.
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#### E. REPRESENTATIONS

Four letters of representation have been received in relation to the application.

The first is from NHS Scotland who are responsible for the Golden Jubilee National Hospital which is located to the south of the proposed site and highlights the fact that the hospital's boiler house and loading bay are located immediately south of the proposed development. They request that an adequate sound barrier should be introduced along the southern boundary of the site.

The second letter is on behalf of the owners of the redundant waste transfer station at Auld Street. They object to the application on the grounds that the proposed residential use would be incompatible with their operations.

The third letter is from a resident at Benbow Road who objects to the proposal. The grounds of objection relate to the loss of light to the houses on Benbow Road/Gladstone Street because of the height of the 4-storey flats at the east part of the site and that the proposed car parking will be intrusive.

Clydebank Re-built submitted a letter in support of the principle of the application but have requested that attention be given to detailed aspects such as the treatment of the southern boundary; pedestrian access to Agamemnon Street; design treatment to the south facing elevations and the gap site between the development site and the railway bridge at Agamemnon Street.

## F. ASSESSMENT

### Land Use Policy

The application requires to be assessed in terms of the Development Plan and other material considerations. In terms of the Structure Plan, the proposed development accords with its aims towards urban renewal and in supporting community regeneration.

Outline planning consent for the residential development of the site was initially granted in 1998 and renewed in 2002. The development of the site for residential use accords with the Local Plan as the site is identified as a housing opportunity site.

### Urban Design

The site is located on what was formerly a builders yard and within an area that over the last two decades has been transformed from a heavy industry base with a new hospital having been built to the south and private housing to the north. This adjacent housing is primarily 2-storey with a 4-storey tenemental element providing a backdrop to the north. The hospital and related hotel have a range of storey heights, from one storey to six.

In terms of urban design the linear nature of the site dictates its layout with the single entrance road located along the centre of the site, and the townhouses and semi-detached to its south bounding onto the hospital grounds.

A main sewer also traverses the northern sector of the site which presents limitations on construction in that area. Car parking, landscaping and play areas are therefore mainly proposed in that area. 4 storey high flatted blocks are proposed at both the eastern and western ends of the development site, with a 3 – storey element proposed at the entrance to the site and another centrally located within the site, to the north of the proposed access road.

### Materials and architectural style

There is a common palette for the external materials proposed throughout the development. The palette includes grey tiles proposed for the roofscape reflecting the existing roofing on the tenemental properties on Dumbarton road. Two different coloured renders and contrasting facing brick are proposed for the external walls that are similar to the adjacent development on Benbow Road. A smooth grey architectural cladding panel is also proposed at the apex of the gable on some of the flatted elements. The use of French doors and balconies within the development further adds visual interest with the introduction of windows onto the gables increasing security through natural surveillance for the surrounding area. The 3 storey townhouses present interesting elevational features with a variety of window sizes on all floors including a dormer on the top floor and French windows on the first. An internal garage is also proposed on the ground floor. The semi-detached and terraced houses have small feature gables above the central upper windows on the front elevations. The garden areas proposed provide a good level of private residential amenity space.

It is considered that the layout of the site is acceptable with appropriate open space provision and there is sufficient separation from the neighbouring properties. The proposal is therefore compliant with the aims and objectives of Policy H4.

### Landscaping and Hard Surfacing

An indicative landscaping scheme was submitted within the original submission and it is intended to attach a condition to any consent issued. Details of hard surfacing materials have yet to be submitted and this matter can also be conditioned.

### Housing Mix

The development will provide a balanced mix of flats, townhouses, terraced and semi-detached, with a mix of 2, 3 and 4 bedroomed properties. The balance ensures an opportunity for people to stay within the community as their circumstances change. The housing mix also provides a stable platform for the residents of the development to integrate and contribute to the existing community that borders the site.

### Other Material Considerations – Noise.

The Golden Jubilee National Hospital has a boiler house and loading bay which is close to the site. Noise complaints have been received from residents at Gladstone Street/Benbow Road. It is considered appropriate that fencing be erected along the southern boundary of the site, to act as an acoustic barrier. The waste transfer station adjacent to the site is redundant and has not been operational for a number of years. It is also worth noting that an advertisement currently exists on this site advertising that it is for sale for residential purposes, subject to planning consent. It would also be appropriate to attach a condition requiring appropriate fencing to be erected along this boundary.

#### Other Material Considerations – Contamination

The previous uses on the site mean that it is potentially contaminated. A site investigation report has been submitted to identify any contaminants and measures for their remediation. Further gas monitoring is required and a condition can be attached to ensure that this is carried out and its findings submitted for approval.

#### Representations

The noise issues raised by representatives of the adjacent hospital and redundant waste transfer station have been assessed and a condition relating to the installation of suitable fencing that would act as an acoustic barrier is proposed. The waste transfer station is identified in the Local Plan as being within an established residential area and the owners are currently marketing the site for residential development. It is unlikely that the waste transfer station will be reinstated and the applicant has identified this site as a future phase of their development.

In relation to the objection to the 4-storey flats proposed to the east of the site the flats would be 27.0 metres from the nearest dwellings on Benbow Road. It is considered that this separation is sufficient to protect privacy. In relation to the concern expressed that the car parking element proposed at this location will be intrusive, the parking spaces are proposed 7.0 metres to the south of the rear gardens of the houses on Benbow Road with screen fencing bounding the rear gardens. It is not therefore considered that the car parking would be intrusive.

In relation to the comments submitted by Clydebank Re-Built, the southern boundary of the development site will require acoustic fencing to the south and west, with space to allow suitable planting along the length of this boundary to comply with the request for the greening of this area. A pedestrian footway link has been introduced linking the development with Agamemnon Street. The gap site which is an embankment which leads to the redundant railway bridge which crosses Agamemnon Street is in separate ownership.

#### G. CONCLUSION AND RECOMMENDATION

The site is identified in the Local Plan as a residential development opportunity site. It is considered that the design, layout and scale of the development is acceptable at this location.

**The proposal is considered to be in accordance with Government Guidance and the Development Plan and it is therefore recommended that Members grant planning consent subject to the following conditions.**

**H. CONDITIONS**

- 1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
- 2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.**
- 3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected shall be submitted for the consideration and written approval of the Director of Development and Environmental Services. This shall include details of the fencing along the west and south boundaries that shall act as an acoustic barrier.**
- 4. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.**
- 5. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-**
  - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Development and Environmental Services,**
  - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three**

- years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- (c) the scheme will not endanger the safe operation of aircraft through the attraction of birds.
6. 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 Director of Development and Environmental Services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design.
  7. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.
  8. No dwellings shall be occupied until the vehicle parking spaces and turning areas have been provided within the site in accordance with the approved plans. The spaces shall thereafter be kept available for parking at all times. In addition the new roundabout at the junction of Auld Street/Caledonia Street together with the road improvements along Caledonia Street shall be formed prior to the occupation of any dwelling.
  9. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Development and Environmental Services shall be carried out only between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
  10. The permitted maximum noise level emanating from construction or demolition operations on the site shall be relative to the pre-contract ambient noise levels for the area. The contractor shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential properties, schools, offices or libraries to exceed the levels agreed in writing with the Director of Development and Environmental Services. The applicant is required to contact the Public Health and Pollution Service of Protective Services not less than 14 days prior to works commencing on the site.
  11. To minimise nuisance in the surrounding area from noise and vibrations, during all demolition and construction works the plant and machinery used should be in accordance with the relevant Codes of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites)(Scotland) Order 2002.



**All reasonable protective steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.**

- 12. Where piling works are proposed account must be taken of the guidance in BS 6472: 1984 Evaluation of Human Response to Vibration in Buildings. A competent person must carry out an assessment. The findings of the assessment require to be submitted to and approved in writing by the Director of Development and Environmental Services.**
- 13. Prior to any development taking place on the site, further investigation works shall be undertaken involving monitoring with 5 additional gas standpipes on 50 metre spacing as referenced to BS 10175 and incorporating 2 of the original 3 standpipes. This monitoring shall be carried out on 3 differing occasions in varying atmospheric pressures. Thereafter the results shall be submitted to the Director of Development and Environmental Services for his written approval.**
- 14. Where investigation and monitoring carried out in accordance with condition 13 identifies any unacceptable risk or risks as defined under Part 11A of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted to the Director of Development and Environmental Services for approval. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy by the Director of Development and Environmental Services.**
- 15. 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 Director of Development and Environmental Services.**
- 16. On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Director of Development and Environmental Services for his written approval confirming that the works have been carried out in accordance with the remediation plan.**
- 17. 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 Director of Development and Environmental Services within one week. At this stage, if requested by the Director of Development and Environmental Services a comprehensive contaminated land investigation shall be carried out.**

18. The garage doors proposed within the development shall be of timber construction and finished with a timber stain and shall be maintained and retained for the life of the development.

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**Dan Henderson**  
**Director of Development and Environmental Services**

**Person to Contact:** Jameson Bridgwater, Section Head, Development Management, Housing, Regeneration & Environmental Services, Council Offices, Clydebank G81 1TG.  
01389 738656.

**BACKGROUND PAPERS:**

1. Planning application forms 30/6/05.
2. Planning application plans 30/6/05, 22/12/05.
3. Neighbour Notification forms 30/6/05.
4. Ownership Certificate 30/6/05.
5. Consultation responses from:
  - (i) Housing & Technical Services, Roads Services 13/2/06.
  - (ii) Scottish Water 13/9/05.
  - (iii) Scottish Environment Protection Agency 25/7/05.
  - (iv) British Airports Authority 29/8/05.
6. Letters of representation received from:
  - (i) Clydebank Re-built 8/8/05.
  - (ii) McRoberts Solicitors, 152 Bath Street, Glasgow on behalf of Shanks Waste Management, 14/07/05 and 15/07/05
  - (iii) William McLaughlin, 28 Benbow Road, Clydebank 29/7/05.
  - (iv) NHS Scotland, 03/07/05, 21/02/06.
7. Clydebank Local Plan, September 2004.
8. Glasgow and the Clyde Valley Joint Structure Plan 2000.