

**WEST DUNBARTONSHIRE COUNCIL****Report by Strategic Lead- Regulatory****Planning Committee: 10<sup>th</sup> February 2021**

---

**DC20/241                      Proposed residential development comprising of 76 dwellings with associated car parking and landscaping at the site of the former Council offices, Garshake Road, Dumbarton by Miller Homes**

**1.        REASON FOR REPORT**

- 1.1**        This application relates to 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**        That the Committee indicate that it is **Minded to Grant** planning permission and to delegate authority to issue the decision to the Planning, Building Standards and Environmental Health Manager subject to the conditions set out in Section 9 and such other conditions as may arise from the outstanding consultation with SEPA.

**3.        DEVELOPMENT DETAILS**

- 3.1**        The site extends to approximately 3.1 hectare and is located to the east of the corner of the junction of Garshake Road and Stirling Road, Dumbarton. Garshake Road forms the site's northern boundary which serves surrounding residential developments. Nos. 24-26 Garshake Road are retained, with the proposed development wrapping round the rear and side of these two houses. To the site's eastern boundary is McGregor Drive which comprises of a two storey houses with a retaining wall dividing these houses and the application site. To the site's southern boundary there is a vehicle access off Stirling Drive (A82) which serves the Police Scotland office to the south of the development site. The application site does not include the Police Scotland site and its associated grounds. Beyond the vehicle access to the Police Scotland site there is a pedestrian route (core paths 57-58) that provides access to Overtoun House and the

countryside beyond. There is a gradient across the site with the land dropping from its easternmost boundary with McGregor Drive down to the west. Adjacent to the site's western boundary the land is at its lowest point and there is a SUDS pond area along the boundary with A82. The pond area is outwith the application site boundary. There is also a Scottish Water mains pipe that runs through the site, parallel with Garshake Road.

- 3.2** Planning permission is sought for the construction of 76 dwellings for sale comprising of 38no. 4 bedroom and 38no. 3 bedroom, two storey houses. A mix of materials is proposed throughout the development. These materials comprise of a high quality clay multi tone buff brick, the use of render and feature materials such as contrasting brick and hardiplank, which is a durable coloured weatherboard to add a contemporary and distinctive feature to the new residential development.
- 3.3** The proposed layout has a single vehicle access from Garshake Road at the same location as the previous vehicle access point to the former Council offices. The internal road layout takes the form of circulatory road that follows the broadly square form of the site. There is also an internal road that links through the site. To the 'front' of the site, facing Garshake Road, there are six properties proposed that will have their main elevation facing Garshake Road. Pedestrian access to these properties and a footpath will also face Garshake Road and will create a strong building line and frontage. A number of existing trees along this frontage are also to be retained. To the east of No. 26 Garshake Road, a footpath has been incorporated into the proposed layout that will provide pedestrian linkages from within the proposed development to this part of Garshake Road and surrounding residential streets to the north and east.
- 3.4** Around the internal circulatory road the layout is fairly conventional with properties facing in to the site with off road car parking and some garages being provided. A number of visitor car parking spaces are also provided within the site. Along the site's southern boundary the layout recognises the unique opportunities of the site. As detailed above, the site's southern boundary faces a well used footpath that leads to Overtoun House and the wider countryside. There are also a number of mature trees along this boundary. At this point, the proposed houses are sited so that their main outlook is to the footpath facing south. This layout will create a strong building line to the southern boundary and will increase passive surveillance to the footpath routes. The proposed natural play equipment is to be installed within the tree cover of the retained mature trees. Pedestrian links between the main circulatory road and the existing footpath to Overtoun

Houses are also to be provided, increasing the permeability of the site and facilitating access to local green areas. Houses are orientated towards the SUDS pond and A82 so that their main outlook is overlooking the pond and natural habitat pocket this provides.

- 3.5** Supporting technical information has been provided as part of the application and this includes a Design and Access Statement, a Pre-application Consultation Report, Phase 2 Site Investigation, Flood Risk Assessment and Transport Assessment.

#### **4. CONSULTATIONS**

- 4.1** West Dunbartonshire Council Roads Service has raised no objection to the proposal subject to conditions regarding traffic calming within the site.
- 4.2** West Dunbartonshire Council Greenspace, Scottish Water and Transport Scotland have no objection to the proposed development.
- 4.3** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions regarding remediation, hours of construction and dust control.
- 4.4** SEPA have not responded at the time of writing this report.

#### **5. REPRESENTATIONS**

- 5.1** Six objections have been received and a local Councillor has raised concerns on behalf of local residents. The material planning points raised can be summarised as follows:
- Increase in foot traffic and noise when development completed.
  - Proximity of houses to properties in McGregor Drive is of concern to homeowners who will not be able to access the retaining wall.
  - Use of retaining wall as a boundary between domestic properties could be a source of conflict and legal expense.
  - Proximity of houses along the sites boundary with McGregor Drive will impact on the amenity levels of the existing houses.
  - The existing footpath that runs parallel to the retaining wall should be retained along with the trees to allow maintenance of the wall.
  - How is the footpath adjacent to the Garshake store to be treated?
  - What are the surface water management plans for this development?

- What impact will this development have on the Knowle Burn?
- Noise and congestion on surrounding road networks from construction traffic.

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

### **West Dunbartonshire Adopted Local Plan 2010**

- 6.1** Policy PS1 allocates the site for Public Services and seeks to protect established public facilities. 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.
- 6.2** 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.
- 6.3** Policy T1 and T4 requires sites to integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aims to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. The proposal complies with the policies of 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** Policy BC2 identifies the site for housing. The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential

development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS3 requires significant travel generating uses to be located within 400 metres of a public transport network. DS1 seeks to ensure a high design quality in housing and being suitable for a mix of occupants.

- 7.3** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been taken account of in the proposed design and site layout. The proposed development is assessed against the Proposed Plan and the Residential Development Guidance in Section 7 below.

#### West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** The modified LDP 2 was approved by the Council in August 2020. The Scottish Government issued a direction to the Council on 18<sup>th</sup> December 2020 requiring modifications to the housing parts of LDP2 and these modifications will be presented to the March Planning Committee for consideration. LDP2 is therefore the Council's most up to date policy position and has significant weight in the assessment and determination of planning applications at this time.
- 7.5** The site is identified under Policy H2 as a housing opportunity site for private housing and therefore the proposed development is in accordance with this policy. Similarly to Policy DS1 of LDP 1, 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).
- 7.6** Policy GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and LDP 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and LDP 1. Policies 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.
- 7.7** 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. It is considered that the proposals comply with the above policies as discussed below.

#### Principle of Development

- 7.8** The site is allocated for residential development in both LDP1 and LDP2 and it has been vacant for a number of years with the former Council buildings having been demolished in the summer of 2019. The redevelopment of this vacant, brownfield site for residential purposes would bring a prominent vacant site back into use and would be consistent with the applicable land use policies of the adopted Local Plan and proposed plans which seek to prioritise the regeneration of vacant brownfield sites. The residential development is considered to be compatible noting the surrounding area and established land uses. On this basis, the principle of residential development on this site is considered to be acceptable.

#### Site Layout, Design and Appearance

- 7.9** The layout has been the subject to extensive pre-application discussion with suggested layout changes having been incorporated in to the final application submission. These amendments included the orientation of the houses and ensuring that the layout retains the more mature trees across the site including those at the north west corner and to the south. The proposed materials add variation to the house types in terms of creating active gables and a wider range of high quality materials to be used that also incorporate colour features. To the Garshake Road boundary the proposed houses are set back from Garshake Road by 18metres with a landscape strip proposed to be planted with wildflower in between these houses and the main road and which will create opportunities for biodiversity. The mature trees to be retained along this boundary will help to create a more natural and established setting for the development. A footpath connection is also proposed to the side of No. 26 Garshake Road which will be overlooked and will provide connections through to the development. The proposed footpath will be set within a wider landscaped area and this will be lit to provide a safe and attractive footpath connection.
- 7.10** Along the site's eastern boundary the layout is more conventional with the rear of the proposed houses being parallel to the shared boundary with the existing houses on McGregor Drive. The existing retaining wall along this boundary is to remain and a Retaining Wall Survey has been submitted in support of the application. The Survey concludes that the wall is in a relatively good condition but some damage from trees was noted. The applicant has agreed to resurvey the wall and carry out remediation works to repair the wall as required which can be secured by condition. The majority of the proposed houses along this boundary retain a separation distance of 10metres between their rear elevation and the shared boundary with houses in McGregor Drive. At the northern end of this boundary the proposed houses

are orientated so that the gables face the rear elevations of Nos. 4-6 and No. 12 McGregor Drive and this is the same at the southern end of this boundary with the gable of proposed plot 20 facing No. 32 McGregor Drive. The layout is considered to be acceptable and will not compromise the established residential amenity of houses in McGregor Drive.

**7.11** Along the site's southern boundary is a well used footpath that links the A82 and Overtoun House Estate and the footpath connections beyond. The proposed houses along this boundary also face outwards to this footpath which will increase the passive surveillance. Several pedestrian links from the site to this footpath are provided and this will provide good connectivity through the site and beyond. The layout ensures that separation distances of over 30metres are retained between existing properties in Crosslet and Argyll Avenue. The majority of the mature trees along part of the southern boundary are also to be retained and natural play equipment is proposed to be installed in this area. This will provide an attractive and natural setting to the children's play area. To the site's western boundary the houses also face outwards. A footpath is proposed along this edge of the site in front of the proposed houses. These houses will have views of the existing pond and the natural habitat pocket that this provides.

**7.12** Across the site the proposed houses will all be two storeys with some integral garages and projecting gables. The material palette includes the use of a high quality clay weathered buff brick which has tones of beiges and greys with the use of smooth grey and a dark red roof tile. Some of the houses will also be rendered and it is proposed that these would be a magnolia colour to link in with the natural tones of the brick. The rendered houses will also have feature brickwork so they connect with the brick houses. The use of soft heritage green and blue hardiplank (coloured weatherboard) will be a feature material across a number of properties and this will add visual interest and harmonise with the surrounding natural environment and green network. The layout includes a mix of nine different house types and at key parts of the layout 'active gables' will be incorporated into house designs to ensure variety, passive overlooking and interest to the proposed streetscene. Within the layout all houses are provided with sufficient car parking and have adequate private garden grounds which are compatible with the amenity needs of the house size and are considered to be acceptable in providing a successful residential development.

#### Open Space and Landscaping

**7.13** Two main areas of open space are provided. The largest area is on the northwestern corner of the site and facing Garshake Road. Retained mature trees are within this area of open space, a smaller landscape strip is also proposed that runs parallel to Garshake Road along with a footpath connection adjacent to No.26 Garshake Road. On the site's southern boundary there are two pockets of open space that are adjacent to the

footpath leading to Overtoun House and also feature mature trees to be retained. The areas to the southern part of the site are well overlooked and will function well as safe and useable spaces. The larger of the two pockets on the southern boundary will also accommodate the children's natural wooden play equipment. In addition to the open space areas to be provided on site the applicant has also agreed to the resurfacing of the public footpath to the south of the site that runs to Overtoun House. The upgrade of this well used path will provide wider community benefits and facilitate improved access to the wider countryside and beyond. This enhancement is considered a good improvement towards health and wellbeing and is supported by the Council's Access Officer.

- 7.14** Within the development street trees are to be planted in the front gardens of the proposed houses along with boundary hedgerows together with a hedgerow wild flower meadow mix to be planted at the front of the site on Garshake Road. Landscaping is also to be included within the area adjacent to No. 26 Garshake Road which will also accommodate a lit footpath.
- 7.15** A Tree Survey has been submitted and it identifies that 19 trees are to be retained and these are the mature and significant trees on the north and south site boundaries. The larger Scots pine and oak trees are to be retained to the northern boundary. This will retain the mature natural features to the site's entrance and this will be enhanced by the proposed hedgerow and wild meadow mix planting. On the site's southern boundary two pockets of more mature trees are also to be retained and will provide an established and natural setting for the proposed children's play equipment. There will be some tree removal but these are predominantly low quality specimens within the centre of the site and some smaller trees along the boundary with properties on McGregor Drive. This is required to facilitate the proposed layout.
- 7.16** The open space and landscaping provision including the retention of mature and significant trees is acceptable and will contribute to the amenity value of the site and creating a sense of place and character and meets with the requirements of the Council's Green Network Guidance.

#### Roads, Parking, Access and Permeability

- 7.17** A Transport Assessment has been submitted in support of the proposal and concludes that there are no capacity problems on the surrounding road network. The site is well served by public transport with bus routes and stops in close proximity and the site is well connected for sustainable travel options. Upon entering the site a raised table is proposed and the new road geometry has been designed to slow the speed of vehicles. The level of car parking to be provided is considered to be acceptable by the Council's Roads Service. The layout has been designed to maximise site permeability and provides good pedestrian links within the site and beyond. It ensures that a, 'safe, comfortable and attractive...' environment



for all will be created and reflects one of the key principles of LDP2 Policy CP1 –Creating Places.

#### Technical Matters

- 7.18** The Council's Environmental Health Service have requested a site investigation report including remediation and mitigation measures. These matters alongside other matters regarding dust mitigation and construction activity can be addressed as planning conditions. Surface water will be discharged in to the existing pond to the west of the site and the development will include permeable paving and filter trenches. A full SUDS scheme is to be secured as a condition. Every property is being provided with its own garden bin store and there are designated bin collection points for the terraced properties. This will encourage bins to be stored neatly away from pavements and that the bins for the terraced properties are in one designated area on bin collection day. This will contribute to a more attractive and well managed development.

#### Pre-application Consultation

- 7.19** 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 Public Consultation Report which identifies that one public event was held on the 9<sup>th</sup> December 2019 and local Community Councils, 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. The applicant has submitted a pre-application consultation report which highlights that approximately 42 people attended the event through the course of the day. 24 of these attendees completed feedback forms. Feedback comments related to the road layout and the need for a secondary access point, the need for open space and trees should be retained and the need for affordable housing. In response to these specific points it should be noted that the vehicular access and egress is considered to be acceptable by the Council's roads service and Transport Scotland have also raised no issues with respect to the Garshake Road/A82 junction capacity. There is extensive, quality and well connected areas of open space being provided within the development site together with mature trees being retained. There is no social housing being provided on this site however there are other sites within ½ mile of the site that are providing full affordable housing provision such as the Muir Road housing re-development site and the former Aitkenbar Primary School site in Bellsmyre. The construction of the latter is well underway and is another positive and successful housing development for West Dunbartonshire.

## Place and Design Panel and Pre application Elected Member Briefing

**7.20** A draft development brief for the Garshake site was presented to the Place and Design Panel on 15<sup>th</sup> November 2018 and they commented on the constraints of the site, namely the topography and site levels and how the layout and capacity should take cognisance of this. The Panel also discussed the opportunities the site presents in terms of green infrastructure and connectivity together with water management solutions. This feedback informed the final version of the development brief. It is considered that the development proposals take account of the comments of the Place and Design Panel and the development brief.

**7.21** The application was also presented to a pre application Elected Member Briefing on 20<sup>th</sup> October 2020. The Elected Member Briefing raised matters concerning bin provision and introducing colour to the development and these have been addressed in the application details.

## **8. CONCLUSION**

**8.1** The redevelopment of this vacant brownfield site for residential purposes complies with local planning policies which allocates the site for housing. The proposals have been subject to extensive discussions with officers at the pre-application stage and the design of the site has clearly evolved through and been informed by the feedback provided through this pre-application process and separate Elected Member Briefing. The development will provide high quality housing with excellent open space provision and connections to the surrounding area and wider green network. The development will be prominent from the A82 and the quality layout and aesthetic will enhance and contribute positively to the area.

## **9. CONDITIONS**

1. For the avoidance of doubt the approved development materials comprise of; i) Wienerberger Anglesey Weathered Buff brick, ii) Marley Modern Smooth Grey mock Bond or Marley Modern Old English Dark Red, iii) Hardiplank Soft Green and Boothbay Blue and iv) render colour Essno White Chip or Tuscan as detailed on drawing no. GAR/SK-01 Rev R (Site Layout). Any variation to this specification shall be agreed with the Planning Authority prior to works commencing and the works shall thereafter be completed in accordance with the approved details unless otherwise agreed by the Planning Authority.
2. The development hereby approved shall be constructed in accordance with the finished site levels and finished floor levels as shown on approved plan - drawing no.20057-SK-02, Site Levels (amendment date 18\_1\_2021).

Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.

3. The soft landscaping arrangements approved on drawings titled 'landscape proposal sheets 1-3' and the associated planting schedule shall be implemented prior to the occupation of the 40<sup>th</sup> dwelling or no later than the next available planting season after the occupation the 40<sup>th</sup> dwelling. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall be subject to a landscape maintenance schedule to be submitted to and agreed by the Planning Authority in writing. The landscape works shall be maintained in accordance with the approved landscape maintenance schedule details for the lifetime of the development unless otherwise agreed by the Planning Authority.
4. The play area and associated equipment hereby approved shall be installed prior to the occupation of the 40<sup>th</sup> dwelling. Thereafter the play area shall be maintained and retained for the lifetime of the development.
5. No house shall be occupied within the site until the vehicle parking spaces and/or detached garage (where applicable) associated with that house unit have been constructed provided within the site in accordance with approved plan - drawing no GAR/PK-01.). The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
6. Prior to the commencement of development with the site, details of the location and design of an electric charging point(s)/unit(s) to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging point(s)/unit(s) and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
7. 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.
8. 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.

9. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

Mondays to Fridays : 0800 – 1800

Saturdays: 0800 – 1300

Sundays and public holidays: No working.

10. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
11. 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 occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.
12. No development (other than investigative work) shall take place until such time as a comprehensive site investigation completed by a suitably qualified person has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model shall be formalised and these linkages shall 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. If the risk assessment identifies any unacceptable risks, a detailed remediation strategy/plan shall be submitted to and approved in writing by the Planning Authority and implemented as approved.

13. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the above scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by 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.

14. In the event that contamination, which has not previously been identified and assessed, becomes evident at any time during the development of the site, it shall be reported in writing to the Planning Authority within 1 week. If such contamination can be dealt with without departing from the principles and outcome of an already approved remediation strategy then works can continue on the affected part of the site. If the contamination would result in a departure from the principles and outcome of the approved remediation strategy and if requested by the Planning Authority, works shall cease and/or an investigation and risk assessment shall be undertaken and an amended remediation strategy shall be submitted to the Planning Authority for approval. The amended remediation strategy, once approved in writing by the Planning Authority, shall be implemented as approved prior to the recommencement of works in the affected area.

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 be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

15. Should piling works be required these shall not 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 and take into account the following:
- The impact of the piling on surrounding properties.
  - Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

16. Prior to the commencement of development on site details of a Sustainable Urban Drainage System (SUDS) and its required maintenance schedule, in accordance with CIRIA's SUDS Design Manual shall be submitted to and approved in writing by the Planning Authority.

The approved SUDS shall be completed and maintained in accordance with the approved plans and shall be retained for the lifetime of the development.

17. No work shall commence on site until the retaining wall along the site's eastern boundary with properties in McGregor Drive shall be resurveyed and the findings submitted to the Planning Authority. Thereafter the applicant shall submit, for the written approval of the Planning Authority a schedule of remedial works to be carried out in accordance with a timescale to be agreed by the Planning Authority.
18. Unless otherwise agreed by the Planning Authority all trees to be retained as identified on plan title 'Retained, removed and proposed trees' (received 10<sup>th</sup> December 2020) shall have tree protection fencing installed in accordance with BS 5387 (2012) prior to works commencing on site and this shall be retained for the construction phase unless otherwise agreed with the Planning Authority. In addition there shall be no storage of materials within the root protection areas of those retained trees.
19. Prior to work commencing on site details of a lighting scheme for the site including all footpaths within the site shall be submitted for the written approval of the Planning Authority. The works shall be carried out in accordance with the approved scheme and fully implemented within a timescale to be agreed with the Planning Authority. The lighting scheme shall be retained for the lifetime of the development.
20. Prior to the construction of any buildings on site, a plan of the public footpath that runs along the length of the south of the application site and an accompanying schedule of works for the upgrading and resurfacing of this section of the footpath shall be submitted to and agreed in writing by the Planning Authority. Thereafter, and unless as may otherwise be agreed in writing by the Planning Authority, the works shall be carried out in full accordance with the approved plan and schedule of works before any houses approved as part of the development are occupied.

Peter Hessett

Chief Officer – Regulatory and Regeneration

**Date: 10<sup>th</sup> February 2021**

**Person to Contact:** Pamela Clifford, Planning & Building Standards  
Manager  
Email: [Pamela.Clifford@west-dunbarton.gov.uk](mailto:Pamela.Clifford@west-dunbarton.gov.uk)

**Appendix:** Location Plan

**Background Papers:**

1. Application forms and plans;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan;
5. West Dunbartonshire Local Development Plan 2 Proposed Plan.
6. 'Our Green Network' Guidance
7. Residential Development Design Guidance

**Wards affected:** 3 - Dumbarton