

WEST DUNBARTONSHIRE COUNCIL

**Report by Acting Director of Housing, Regeneration and
Environmental Services (Housing & Regeneration)**

Planning Committee: 6 December 2006

PLANNING APPLICATION REPORT

APPLICATION NUMBER: DC06-295

PROPOSAL: Erection of 37 detached dwellinghouses with garages and formation of access road

SITE: Former Keil School, Helenslee Road, Dumbarton

APPLICANT: Manor Kingdom Group Ltd

AGENT: PMP Architects
Lismore House
127 George Street
Edinburgh, EH2 4JN

WARD: 15

DATE REGISTERED: 18/09/06

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	27/09/06	11/10/06	Dumbarton & Vale of Leven Reporter
Development Within a Conservation Area or Setting of a Listed Building	27/09/06	18/10/06	Dumbarton & Vale of Leven Reporter

REPORT:

A. SITE DESCRIPTION

The application site comprises the playing fields, woodland area and tennis court of the former Keil School (Helenslee House) at Helenslee Road in Dumbarton. The site lies within the Kirktonhill Conservation Area and is covered by a Tree Preservation Order. The former school buildings are located within the site. Access into the site is taken from Helenslee Road at

the existing Lodge House. Helenslee Road continues past the Lodge House along the east side of the site and is an unadopted road.

The site area is approximately 11 hectares and the ground levels result in the north part of the site being at a higher level than the former playing fields that are located on the south side of the site adjacent to the Clyde walkway and foreshore. There is an embankment that separates the north and south parts of the site. There are trees throughout the site, a mix of native and ornamental species but with uneven cover. There are dense woodland areas to the north, south-west and a heavy band of woodland on the embankment. Elsewhere are more sporadic groups of trees and open space areas.

The area to the east of the application site is residential in character and comprises large houses set in private gardens and these properties are also within the Conservation Area. To the north and west of the site lie the modern residential areas of Helenslee Court and Oxhill Place.

B. DEVELOPMENT DETAILS

Permission is sought for residential development of 37 detached dwellinghouses with garages and the formation of an access road. This proposal does not involve the conversion of the former school buildings or former MacKinnon House at the north side of the site.

Two houses would be located at the north of the site adjacent to the Lodge House with six houses located adjacent to the new access from Helenslee Road. The remaining twenty-nine houses would be located on the former playing fields. Three of these houses would have direct frontage onto Helenslee Road.

The access to the site would be from a new junction located off Helenslee Road which would link up with Dixon Drive. Helenslee Road would be re-aligned to accommodate this and would be brought up to adoptable standard as part of the site re-development.

It should be noted that planning permission was previously granted in August 2004 to Kirklee Developments for residential development and the conversion of the former school building (DC03-176). The previous consent would have resulted in a total of 49 new residential units throughout the entire site comprising 39 new build and 12 from conversion of buildings. Manor Kingdom would undertake the conversion of the former school building and this conversion work does not form part of this application.

C. DEVELOPMENT PLAN POLICIES

The site is identified in the Dumbarton District, District Wide Local Plan as an existing community facility site. Policy CF1 aims to secure the retention of public utility, social and community services or educational use. Any changes of use sought are to be considered against the policies that apply to adjacent sites and in the general area. The adjacent sites are the existing residential

areas of Brucehill, Oxhill and Kirktonhill and are covered by Policy H5 which seeks to protect and enhance the character of existing residential areas.

The south part of the site is identified as a Site of Importance to Nature Conservation. Policy NHL8 aims to protect such areas from inappropriate development that would have an adverse environmental effect.

The site is located within the Kirktonhill Conservation Area. Policy BE3 requires proposals for renovation, alteration, extension and new development to be of a high standard of design and have regard to the traditional architectural and historic character of the area. Policy BE4 presumes in favour of the retention of all buildings or other structures that make a material contribution to the architectural townscape or historic character of the area.

Policy NHL5 relates to the Tree Preservation Order that covers all the trees on the site, protecting them for amenity reasons.

Policy H4 is also relevant as it identifies housing standards to ensure development has appropriate open space, design, roads and parking standards and density.

The West Dunbartonshire Local Plan (Consultative Draft) identifies the site as a housing opportunity site suitable for private sector housing development. The Draft Plan also contains similar policies relating to the Conservation Area, the Tree Preservation Order and the natural heritage designations at the site.

D. CONSULTATIONS

Scottish Water	No objection in principle. A totally separate drainage system will be required with the surface water discharging to a suitable outlet. A Sustainable Urban Drainage System should be utilised within the drainage design. Consent will be required from Scottish Water for the development to be connected to the public water supply and sewerage system.
Scottish Environment Protection Agency	No objections to the proposal and a Sustainable Urban Drainage System is recommended.
Scottish Natural Heritage	No objections subject to conditions.
West of Scotland Archaeology Service	Site falls within area of archaeological potential which should be evaluated prior to development commencing.

E. REPRESENTATIONS

Five letters of representation have been received from nearby residents and the grounds of objections are as follows:

- the development will lead to additional traffic using Dixon Drive (unadopted) which opens onto Clydeshire Road opposite the entrance to Levensgrove Park which is busy with children particularly in summer time;
- Dixon Drive should be for access to residents of Dixon Drive and utility/emergency vehicles only;
- the development will increase traffic congestion in Kirktonhill generally and a revised traffic assessment should be required;
- concerns about surface run-off water from the site flowing down Helenslee Road from new access onto Dixon Drive;
- concerns about the loss of trees and impact on wildlife;
- some houses are proposed where there is no natural clearing of trees to accommodate them and trees will also be lost to create an access road;
- concerns about safety and shading of mature trees on properties close to boundaries of site; and
- there are too many units proposed for this location.

F. ASSESSMENT

Land Use Policy

The application is required to be assessed against the development plan and any material considerations. The site specific policy identifies this location as an existing community facility. This was the situation when the adopted local plan was being prepared however Keil School no longer operates and a previous planning permission (DC03-176) has established the principle of residential development throughout the site. This is reflected in the draft local plan which now identifies the site as a housing opportunity rather than as an existing community facility.

Notwithstanding this, Policy CF1 of the adopted local plan does provide for re-use of the site provided the proposed use is in accordance with other policies in the plan and compatible with uses in the surrounding areas. The surrounding area is predominantly residential in character and it is considered that the principle of residential development at the site is acceptable and accords with the local plan.

Urban Design

The site is located within the Kirktonhill Conservation Area and the relevant policy in the Local Plan requires new development to have a high standard of design and have regard to the character of the area. The majority of the new houses would be located on the former playing fields and generally comprise reasonably large houses within large plots. The density of development would

be less on the north part of the site however the houses are again reasonably large within large plots.

It is considered that the layout of the development is acceptable in that it relates to the characteristics of the site and its topography. In addition the general layout of the development is not dissimilar to the layout approved under DC03-176. The scale, form, type of development, external materials and detailing are considered to complement the character of the area and again are not dissimilar to other recently completed developments within the conservation area.

It is also considered that the proposed layout and design of the houses relate to the character of the site and surrounding area and comply with the criteria specified in Policy H4.

Other Material Considerations -Tree Preservation Order

A detailed tree survey has been carried out on behalf of the applicant and a report was submitted showing the location of each tree; an assessment of its condition; what management work would be required or whether the tree should be felled. The tree survey found that many trees on the site were in poor condition and require to be thinned, pruned, felled or to have limbs removed.

This report has been scrutinised and its recommendations have been agreed. This will result in trees being removed from the site however the majority of these are justified in terms of either the poor condition of the tree or to provide a better environment for other trees future welfare. There are a number of healthy trees that are to be removed however the layout and house types have been modified as far as possible in discussion with the developer to ensure that a minimum number of trees are affected. Conditions may be attached to ensure tree canopies and roots are adequately protected during construction on site and to require appropriate replanting to be carried out. The majority of the houses are located on the former playing fields, which is more open and has less extensive tree cover whereas the more densely wooded upper part of the site has much fewer houses.

It is considered that the trees identified for removal are acceptable and conditions can be attached to ensure that only those trees identified for removal are removed.

Other Material Considerations – Contamination

There is infilled land at the south east corner of the site however the nature of the infilling is unknown. A separate parcel of land running parallel to Clydeshire Road is a former landfill site and there is a possibility that gases may be migrating off site. The nature of the contaminants/infilling requires to be identified and any mitigation measures proposed. This can be addressed through appropriate planning conditions.

Other Material Considerations – Natural Heritage

Although the site is adjacent to the River Clyde (designated as a Special Protection Area), Scottish Natural Heritage do not consider that the development will adversely affect any natural heritage interests in the river itself.

The site is heavily wooded and mitigation measures are required to protect any wildlife that utilise the site. These matters can be addressed through appropriate planning conditions.

Other Material Considerations – Roads Layout and Access

At present the access into the site is via an access track past the Lodge House from an unadopted road. This access track is not suitable to serve the development and would require substantial alterations. The Lodge House and the existing access gates are listed buildings which further limits the opportunity to carry out alterations that may be proposed to alter the width of the access and to improve sightlines.

The proposed access into the site involves creating a new access point and upgrading of the unadopted road. Helenslee Road has a tarmac running surface with verges on either side. The development offers the opportunity to upgrade this road to adoptable standards with footpaths on either side as well as installing street lighting. This would significantly improve the condition and appearance of this road as well as providing an acceptable junction arrangement. The removal of part of the stone boundary wall to create the new access into the site and at the houses fronting onto Helenslee Road requires separate conservation area consent.

As a result of the alterations to the alignment of Helenslee Road at the junction of Dixon Drive a section of Helenslee Road would no longer be used. This area of ground would be landscaped and the extinguished section of road also requires to be Stopped Up. The Stopping Up has to be carried out by Order and confirmed by the Scottish Ministers. This is a separate procedure and a condition can be attached to the consent requiring this to be done before work commences on the development itself.

Other Material Considerations – Infrastructure

Scottish Water has indicated that there are no known issues within their network that serves the proposed development and the nearby water treatment works have sufficient capacity to deal with waste water. The developer will need to obtain consent separately from Scottish Water to connect to their network. They have recommended that a Sustainable Urban Drainage System is incorporated within the surface water drainage design and SEPA has also recommended the use of a SUDS system. The details of this system can be addressed through appropriate planning conditions.

There is a sewer running through the southern part of the site. This runs parallel to the boundary wall adjacent to the riverside walkway. This sewer runs between Castlegreen Water Treatment Works and Havoc Water Treatment Works. The houses have been positioned so as not to be constructed over the line of the sewer however it would be appropriate to remove future permitted development rights for the construction of extensions and outbuildings for the houses adjacent to the sewer. This was carried out previously for the new houses constructed at the southern side of Methlan Park to the east.

Other Material Considerations – Archaeology

West of Scotland Archaeology Service has indicated that the site has some archaeological potential based on finds of prehistoric, medieval and later dates in the surrounding landscape. Although there are no recorded archaeological sites within the application site this absence may be due to inadequate surveys, investigation and recording in the past. WOSAS has recommended that archaeological works are carried out prior to development taking place on this greenfield site and this can be conditioned.

Other Material Considerations – Representations

In regard to the objections raised relating to the increased volume of traffic, the previous planning permission established the principle of residential development at this site. It is acknowledged that the number of vehicle movements may increase however this is not considered to be significant and would not adversely affect the roads network. Helenslee Road would be upgraded as it is to be the primary route into the site. Dixon Drive is an unadopted road and the developer is unable to demonstrate control of this road. As a consequence planning conditions are unable to be attached to require it to be upgraded. Dixon Drive would be connected to the realigned section of Helenslee Road and would remain unaltered.

Concerns about surface run-off have been expressed and it should be noted that these will be addressed by the implementation of a SUDS scheme for the site and the installation of drainage channels which are required to bring the new road surface and junction to Roads Standards.

Some residents who live close to the boundaries of the site have expressed concerns about safety and shading from large mature trees. The tree survey report has identified some trees which are dead/dying or have weakened limbs and the removal of these form part of a landscape management proposal for the site to ensure its long-term survival and enhancement.

In respect of the numbers of units on the site it is acknowledged that this application alters the number of houses proposed from that approved under DC03-176. However the layout and density of the proposal is considered acceptable for the site and compatible with the character of the conservation area.

Other Material Considerations – Listed Buildings

An important aspect of the proposal is to ensure that the works are properly phased. Helenslee House has lain vacant since the school closed and although there is security on the site, a fire in December 2005 caused extensive damage to the tower roof causing it to collapse onto the floors below. It is essential that its renovation is safeguarded and it was recognised in the original consent that the new build and conversion elements are intrinsically linked. The developer has indicated that they are to carry out the conversion of the listed building. Any consent should therefore include conditions which ensure that the listed building conversion is also carried out and details of the phasing of the development are required to be conditioned.

G CONCLUSION AND RECOMMENDATION

Planning permission was approved at this location for residential development in 2004 and this application amends the house types, layout and number of houses on the site as well as the access into the site. Residential development is considered to be an appropriate form of development at this location and the layout, density and external appearance of the development are considered to be appropriate for the conservation area. It is considered that the development accords with the development plan

It is recommended that planning permission be granted 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. The section of Helenslee Road identified in blue on drawing no. 2715 (PL) 000 Rev A shall be Stopped Up in accordance with the terms of Section 207 of the Town and Country Planning (Scotland) Act 1997 prior to the commencement of any development on site. This section of road shall then be grubbed up and the area landscaped at the same time as the formation of the new access into the site.**
- 3. Prior to commencement of development, a comprehensive contaminated land investigation shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as BS 10175: 2001, "The Investigation of Potentially Contaminated Sites – Code of Practice". The report must include a site specific risk assessment of all relevant pollutant linkages, as required in Scottish Executive Planning Advice Note 33.**

- 4. 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 for the further approval of the Director of Housing, Regeneration and Environmental Services. 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 Housing, Regeneration and Environmental Services.**
- 5. 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 Housing, Regeneration and Environmental Services. On completion of the development the developer shall submit a report for the written approval of the Director of Housing, Regeneration and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.**
- 6. 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 Housing, Regeneration and Environmental Services within one week. At this stage, if requested by the Director of Housing, Regeneration and Environmental Services a comprehensive contaminated land investigation shall be carried out.**
- 7. The Sustainable Urban Drainage System shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The method of disposal should be included in the drainage impact assessment which should be submitted to, and approved in writing by, the Director of Housing, Regeneration and Environmental Services.**
- 8. The permitted maximum noise level emanating from construction or demolition sites shall be relative to the pre-contract ambient noise level for that 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 to exceed the levels to be agreed in writing with the Director of Housing, Regeneration and Environmental Services. The applicant is required to contact the Public Health and Pollution Section not less than fourteen days prior to works commencing on site.**
- 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 with the Council, shall be carried out only between the hours of 8am and 6pm Monday to Saturday inclusive, and not at all on Sundays or Public Holidays.**
- 10. In order to minimise nuisance in the surrounding area from noise and vibrations during all demolition and construction works the plant and**

machinery used shall 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 reasonably practicable steps to minimise the formation of dust in the atmosphere and in the surrounding area must be taken.

- 11. Where piling works are proposed account must be taken of the guidance in BS6472: 1984 “Evaluation of human response to vibration in buildings”. A competent person must carry out an assessment of which the findings require to be submitted to, and approved in writing by, the Director of Housing, Regeneration and Environmental Services.**
- 13. Prior to the commencement of work on site, a plan detailing the phasing of new build and listed building conversion works shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.**
- 14. No development shall commence on any of the new-build dwelling houses until binding contracts for the repair, restoration and conversion of the Listed Buildings on the site have been displayed to the Director of Housing, Regeneration and Environmental Services for his approval and he has confirmed in writing that they are satisfactory and that development can proceed.**
- 15. The last 10 new-build dwelling houses on the site shall not be occupied until the repair, restoration and conversion of the Listed Buildings on the site have been completed to the satisfaction of the Director of Housing, Regeneration and Environmental Services in accordance with the plans approved under Ref. DC03/176.**
- 16. In respect of condition 15, the phasing plan required by virtue of condition 13 shall include details of the last 10 new-build houses to be occupied, for the approval of the Director of Housing, Regeneration and Environmental Services.**
- 17. Exact details and specifications of all proposed external finishing materials (including roofing materials, wooden eaves detailing and decorative railings) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site.**
- 18. The external doors and garage doors shown on the approved plans do not form part of this consent. Details of an alternative style of door that reflects the character of the building within a conservation area shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site.**
- 20. Prior to commencement of works, full details of the design and location of all fences and walls (including retaining walls) to be erected on the**

site shall be submitted for the consideration and written approval of the Director of Housing, Regeneration and Environmental Services.

21. Prior to the erection of the dwellinghouses hereby approved, the extent of Helenslee Road to be brought up to adoptable standard, as shown on Drawing No. 908A shall be completed to the level of bottoming and bitmac base course to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
22. Prior to the occupation of any house in this development all other roads and footpaths within and serving the development shall be completed to the level of bottoming and bitmac base course, including the access bell mouth, visibility splay and all turning heads to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
23. Prior to occupation of the last dwellinghouse in the development all roads and footpaths within and serving the development, including the extent of Helenslee Road identified in Drawing No. 908A, shall be completed to their final specification and adoptable standard to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
24. Sightlines of 2.5m x 35m x 1.05m are to be provided and maintained at all new road junctions and car park accesses to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
25. Prior to commencement of works, full details and specifications of all proposed works on Helenslee Road and internal site roads (including forward visibility splays, vertical alignment/gradient, horizontal alignment and supporting earthworks) shall be submitted in accordance with the Roads Development Guide and The Design Manual for Roads and Bridges for the approval of the Director of Housing, Regeneration and Environmental Services.
26. Prior to commencement of works, full details of the proposed traffic calming scheme shall be submitted for further approval and be provided on site to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
27. Sightlines of 2.0m x 20m x 1.05m are to be provided and maintained at all driveways to the satisfaction of the Director of Housing, Regeneration and Environmental Services.
28. Prior to commencement of works full details of the footpath to be formed between plots 31 and 32 shall be submitted for further approval of the Director of Housing, Regeneration and Environmental Services.
29. The development shall be landscaped in accordance with the scheme submitted, Drawing Nos. LO1, LO2, LO3 and LO4 and Landscape Works

Schedule (August 2006) to the satisfaction of the Director of Housing, Regeneration and Environmental Services, 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 Housing, Regeneration and Environmental Services; and**
- (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 Housing, Regeneration 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.**

The developer is reminded that all trees planted will form part of the Tree Preservation Order which covers the site.

- 30. Prior to the commencement of the development hereby approved details of the landscaping to be carried out in the area highlighted on Drawing No. (PL) 001 Rev F shall be submitted for the written approval of the Director of Housing, Regeneration and Environmental Services. Thereafter the agreed landscaping shall be carried out at the same time as Helenslee Road is constructed to basecourse level.**
- 31. Prior to the commencement of development the removal of the stone boundary wall to create the new vehicular into the site and the driveways into Plots 5, 6 and 7 requires the benefit of a separate Conservation Area Consent.**
- 32. Prior to commencement of works details of the re-use of the stone material from the boundary wall (highlighted in blue on Drawing No. (PL) 001 Rev F) shall be submitted for approval of the Director of Housing, Regeneration and Environmental Services.**
- 33. Prior to commencement of works, full details of the bin storage areas shall be submitted for the consideration and approval of the Director of Housing, Regeneration and Environmental Services.**
- 34. Prior to commencement of works, full details of all hard surfacing to be provided on site, including any patio areas, shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.**
- 35. The garages shall be used solely for purposes incidental to the use of the dwellinghouse on the site and no commercial activity shall be carried out in, or from any garage.**

- 36. Prior to commencement of works, full details of a Sustainable Urban Drainage System shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services.**
- 37. The works involved in taking down the sections of boundary wall to form the access into the site off Helenslee Road and at plots 5, 6 and 7 shall be carried out by hand to ensure the minimum disruption to the wall. The exposed wall ends shall be pointed using a mortar of a colour and texture to match the existing, particular care being taken to avoid covering the face of the masonry. Any new materials introduced shall match those of the existing wall.**
- 38. Prior to work commencing on site further details of the proposed reconstruction of the wall ends and any piers or gate posts and gate to be added shall be submitted to meet with the further written approval of the Director of Housing, Regeneration and Environmental Services.**
- 39. Prior to commencement of works, full details of how trees identified for retention, and their associated habitat including shrubs and ground flora, are to be protected during construction shall be submitted for the approval of the Director of Housing, Regeneration and Environmental Services. Further details shall be submitted showing protective measures for each tree in a schedule and an amended tree survey plan shall be submitted that shows the relationship between trees including crown area and the proposed development.**
- 40. For the avoidance of doubt no trees or scrub shall be removed during the main bird breeding season (March to July inclusive).**
- 41. As recommended in the Bat Survey carried out in July 2006 a licensed surveyor shall be present prior to the felling of those trees identified in Drawing Nos. SO5 Rev D, SO6 Rev A, SO7 Rev A and SO8 Rev A and the trees felled shall be left in-situ for 24 hours to allow any roosting bats, previously undetected, to leave.**
- 42. The trees shaded in blue on Drawing Nos. SO5 Rev D, SO6 Rev A, SO7 Rev A and SO8 Rev A shall be reviewed during construction operations and shall not be removed without the prior written approval of the Director of Housing, Regeneration and Environmental Services. A method statement on their protection shall be submitted for further consideration prior to any earth-moving works being carried out in their vicinity.**
- 43. During the entire construction phase, all night-time lighting should be directed away from the southern boundary wall and inter-tidal zone and face inwards towards the development.**
- 44. No development shall take place within the development site as outlined in red on the approved plan until the developer has secured the implementation of a programme of archaeological works in accordance**

with a written scheme of investigation which has been submitted by the applicant, agreed by the West of Scotland Archaeology Service, and approved by the Director of Housing, Regeneration and Environmental Services. Thereafter the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Director of Housing, Regeneration and Environmental Services in agreement with the West of Scotland Archaeology Service.

45. Notwithstanding the provisions of Classes 1 and 3 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 the erection of any extensions or outbuildings at Plots 22 to 35 (excluding Plot 33) requires the benefit of a separate planning consent.

Irving Hodgson
Acting Director of Housing, Regeneration and
Environmental Services (Housing & Regeneration)
Date: 22 November 2006

Wards affected: 15

Appendix: None

Background Papers:

1. Copy of planning application received 18/09/06 together with Design Statement
2. Copy of planning consent DC03-176
3. Copy of planning application DC05-371 withdrawn 29/08/06
4. Consultation response from West of Scotland Archaeology Service dated 6 March, 2006.
5. Consultation response from Scottish Water received 15/09/06.
6. Consultation response from SEPA received 16/10/06
7. Consultation response from SHN received 17/10/06
8. Copies of letters of representation from:
 - 81 Oxhill Place, Dumbarton
 - 11 Dixon Drive, Dumbarton
 - 55 Oxhill Place, Dumbarton
 - 9 Dixon Drive, Dumbarton
 - 15 Dixon Drive, Dumbarton

Person to Contact: Sean Mc Daid, Team Leader, Development Management,
Housing, Regeneration & Environmental Services,
Council Offices, Clydebank G81 1TG.
01389 738219.