

PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 5 April 2006 at 10.00 a.m.

Present: Provost Alistair Macdonald and Councillors Denis Agnew, Douglas McAllister and Connie O'Sullivan.

Attending: Irving Hodgson, Head of Planning and Development; Alasdair Gregor, Planning Services Manager; Alan Douglas, Manager of Best Value and Special Projects; Jameson Bridgwater, Section Head – Development Management and Fiona Anderson, Administrative Assistant.

Apologies: Apologies for absence were intimated on behalf of Councillors Dennis Brogan and Linda McColl.

Councillor Douglas McAllister in the Chair

MINUTES OF PREVIOUS MEETING

8595 The Minutes of Meeting of the Committee held on 1 March 2006 were submitted and approved as a correct record.

NOTE OF VISITATION

8596 A Note of Visitation carried out on 28 February 2006, a copy of which forms Appendix 1 hereto, was submitted and noted.

PLANNING APPLICATIONS

8597 Reports were submitted by the Director of Development and Environmental Services in respect of the following planning applications.

New Applications**(a) DC05/142 – Erection of residential development of 102 units with associated roads, parking and landscaping (full) at Auld Street/Caledonia Street, Clydebank**

8598 Reference was made to the site visit undertaken in respect of this application.

8599 The Committee agreed that the application be granted subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(b) DC05/168 – Erection of development of 114 residential units with associated parking and access roads (full) at Dumbarton Road, French Street, Castle Street, Castle Square, Beatty Street, Roberts Street and Jellicoe Street, Clydebank

8600 Reference was made to the site visit undertaken in respect of this application.

8601 The Convener, Councillor McAllister, invited Brenda Higgins, a Director with the Link Group, the applicant, to address the Committee and present her case.

8602 The Convener also invited Monica McGhee of Anderson, Bell and Christie (architects for the applicant) to present her case in support of this application.

8603 The Convener also invited Robert Baxter, Chair of the Tenants' and Residents' Group, to address the Committee and he made his views on the application known.

8604 The Convener invited Sam Gibson of Clydebank Local History Group, an objector to the application, to address the Committee and he made his views on the application known.

8605 The Convener invited Martin Docherty of Clydebank Restoration Trust, an objector to the application, to address the Committee and he made his views on the application known.

8606 After discussion and having heard the Convener, the Committee agreed that the application be granted subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

8607 Councillor Agnew requested that his dissent be recorded.

(c) DC05/378 – Demolition of existing school and erection of primary school and secondary school and associated works (outline), at St Columba’s High School, Gilmour Street, Clydebank

8608 Reference was made to the site visit undertaken in respect of this application.

8609 The Convener, Councillor McAllister, invited Joseph Sheridan an objector to the application, to address the Committee and he made his views on the application known.

8610 After discussion and having heard the Convener, the Committee agreed that outline planning permission be granted subject to there being no objection from Sportscotland, and to the conditions specified in the Director’s report, details of which are contained in Appendix 2 hereto.

(d) DC05/379 – Demolition of existing school and erection of secondary school and associated works (outline), at Clydebank High School, Shelley Drive, Clydebank

8611 Reference was made to the site visit undertaken in respect of this application.

8612 The Convener, Councillor McAllister, invited Gilbert Howatson, Chairperson of Parkhall and North Kilbowie Community Council, to address the Committee and he made the Community Council’s views on the application known, with particular reference to the retention of the original red brick-built school building

8613 Councillor McAllister confirmed that should a prospective developer consider it viable to retain and refurbish part of the existing school, then this outline permission would not prevent that. It was agreed that the Community Council’s views would be noted.

8614 The Committee agreed that outline planning permission be granted subject to there being no objection from Sportscotland, and to the conditions specified in the Director’s report, details of which are contained in Appendix 2 hereto.

(e) DC05/380 – Demolition of existing school and erection of new secondary school and primary school and associated works (outline) at Dumbarton Academy, Crosslet Road, Dumbarton

8615 After having heard the Convener, the Committee agreed that outline planning permission be granted subject to the conditions specified in the Director’s report, details of which are contained in Appendix 2 hereto.

(f) DC05/381 – Demolition of existing school and erection of new secondary school with associated works (outline) at Vale of Leven Academy, Main Street, Alexandria

8616 After having heard the Convener, the Committee agreed that outline planning permission be granted subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

CONSTRUCTION OF HOUSE BEHIND TORBEG COTTAGE, GLASGOW ROAD, HARDGATE, CLYDEBANK

8617 A report was submitted by the Director of Development and Environmental Services advising of the nature of an ongoing complaint in relation to non-compliance with a condition attached to the planning consent which was granted for the construction of a new house behind Torbeg Cottage, Glasgow Road, Clydebank, and recommending that no further action be taken on this matter.

8618 The Convener, Councillor McAllister, intimated that he had received a request to hear a complainant. It was agreed, however, that as the applicant was not present, consideration of the matter be continued to the next meeting of the Committee to enable a site visit to take place.

E-PLANNING EFFICIENT GOVERNMENT PROGRAMME

8619 A report was submitted by the Director of Development and Environmental Services advising of the e-Planning Efficient Government Programme and the impact on West Dunbartonshire service delivery, and confirming agreement to enter into a Memorandum of Understanding to define and enable the project submission within the Efficient Government Programme for appraisal and funding.

8620 After hearing the Convener, the Committee agreed:-

- (1) to endorse the signing of the Memorandum of Understanding; and
- (2) to support both the national and local aims and objectives of the project.

**APPEAL NOTIFICATIONS: LIVINGSTONE STREET, CLYDEBANK,
CROSS COTTAGE, 1 TO 3 WILLIAM STREET, DUNTOCHER; 258 TO 260
FAIFLEY ROAD, HARDGATE; AND LAND BOUNDED BY VALEVIEW
TERRACE AND STIRLING ROAD, DUMBARTON**

8621 A report was submitted by the Director of Development and Environmental Services informing of the outcome of three appeals to the Scottish Ministers, and the submission of another appeal.

8622 The Committee agreed:-

- (1) to note that an appeal against the refusal of permission for the installation of a telecommunications monopole at Livingstone Street, Clydebank had been upheld and consent approved with conditions requiring the details of the colour/finish to be applied to the installation to be submitted to the Council for approval; and that the Reporter had awarded costs against the Council;
- (2) to note that an appeal against a condition attached to the planning consent for the erection of 12 flats at Cross Cottage, 1 – 3 William Street, Duntocher had been dismissed as the Reporter considered road safety an important consideration and considered that the appellant had no technical reason for not meeting the sightline specified in the condition and there were no exceptional circumstances to allow the reduction in the sightline;
- (3) to note that an appeal against the refusal of planning consent for a change of use and alterations to a vacant retail unit to form a hot food take-away had been upheld and planning permission had been approved subject to conditions requiring appropriate car parking/loading area to be formed; details of external materials and extraction system to be submitted and agreed, and the premises are not permitted to open between 11.00 p.m. and 7.00 a.m.; and
- (4) to note that an appeal against the refusal of outline planning permission for the erection of 26 dwellings and associated roads and parking on land bounded by Valeview Terrace and Stirling Road, Dumbarton, had been received and would be dealt with by way of written submissions.

The meeting closed at 11.03 a.m.

PLANNING COMMITTEE**NOTE OF VISITATIONS – 28 FEBRUARY 2006**

Present: Councillors Douglas McAllister, Dennis Brogan and Connie O’Sullivan.

(The above lists all Councillors who attended at least one site visit).

Attending: Alasdair Gregor, Planning Services Manager; Jameson Bridgewater, Section Head – Development Control; Jack McAulay, Section Head – Traffic and Transportation; Keith Bathgate, Planning Officer and Fiona Anderson, Administrative Assistant - Legal and Administrative Services.

Apologies: Provost Macdonald and Councillor McColl.

SITE VISITS

Site visits were undertaken in connection with the undernoted planning applications as a result of the introduction of revised Committee procedures:-

DC04/477 – Erection of 23 townhouses, 219 flats and ground floor commercial space, conversion of distillery building into 67 flats and commercial space, and associated access, parking and public spaces at the former Allied Distillers site, Castle Street, Dumbarton;

DC05/273 – Erection of residential development (outline) at Dalquhurn Estate, John Street, Renton; and

DC05/334 – Erection of residential development of 12 flats and 8 dwellinghouses with associated parking and landscaping at Arthur Street/Albert Street/Victoria Street, Alexandria.

APPENDIX 2**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE PLANNING COMMITTEE ON 5 APRIL 2006**

DC05/142 – Erection of residential development of 102 units with associated roads, parking and landscaping (full) at Auld Street/Caledonia Street, Clydebank.

Permission GRANTED subject to the following 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 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.

DC05/168 – Erection of development of 114 residential units with associated parking and access roads (full) at Dumbarton Road, French Street, Castle Street, Castle Square, Beatty Street, Roberts Street and Jellicoe Street, Clydebank.

Permission GRANTED subject to the following 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 on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
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.
6. Prior to 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 dwelling 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.
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 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 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. A selection of the red sandstone, including the carved saltire blocks and other sandstone relief's which form part of the front elevation of the tenements facing onto Dumbarton Road shall be retained and stored for incorporation into wall boundary features of the new development, details of which should be submitted to the Director of Development and Environmental Services for his written approval, prior to any development taking place on site.
14. The flat/shallow pitched roofs shall be constructed to allow access to all areas by foot using permanent fixed access stairs, ladders or similar and the owner/occupier shall not allow gulls to nest, roost or loaf on the building. Checks shall be made weekly during the breeding season and outside of the breeding season and gull activity shall be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing shall be dispersed by the owner/occupier when detected or when requested by British Airports Authority Airfield Operators staff. The owner/occupier shall remove any nests or eggs found on the roof (see Note 1 below).

Note 1: The breeding season for gulls typically runs from March to June. The owner/occupier shall hold appropriate Scottish Executive Environment and Rural Affairs Department (SEERAD) licences before removal of nests and eggs.

DC05/378 – Demolition of existing school and erection of primary school and secondary school and associated works (outline), at St Columba's High School, Gilmour Street, Clydebank.

Outline planning permission GRANTED subject to the following conditions:-

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
3. At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
4. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
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 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.

7. 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, 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 Section of Protective Services not less than 14 days prior to works commencing on the site.
8. During the period of construction, all works and ancillary operations that 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 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.
9. 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.
10. 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
11. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.
12. 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.
13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
14. 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.

15. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.
16. At the same time as the submission of the reserved matters, a Transport Assessment and a Green Travel Plan shall be submitted for the approval of the Director of Development and Environmental Services.
17. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.
18. 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.
19. Prior to the start of any construction works on the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
20. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the planning authority before development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges 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 buildings, or such other date as may be agreed in writing with the planning authority;
 - (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 planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required.
21. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.

DC05/379 – Demolition of existing school and erection of secondary school and associated works (outline), at Clydebank High School, Shelley Drive, Clydebank.

Outline planning permission GRANTED subject to the following conditions:-

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
3. At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
4. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
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 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.

7. 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, 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 Section of Protective Services not less than 14 days prior to works commencing on the site.
8. During the period of construction, all works and ancillary operations that 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 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.
9. 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.
10. 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
11. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.
12. 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.
13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
14. 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.

15. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.
16. At the same time as the submission of the reserved matters, a Transport Assessment and a Green Travel Plan shall be submitted for the approval of the Director of Development and Environmental Services.
17. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.
18. 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.
19. Prior to the start of any construction works on the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
20. The development shall be landscaped in accordance with a scheme that shall be submitted to and approved by the planning authority before development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges 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 buildings, or such other date as may be agreed in writing with the planning authority;
 - (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 planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required.
21. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.

DC05/380 – Demolition of existing school and erection of new secondary school and primary school and associated works (outline) at Dumbarton Academy, Crosslet Road, Dumbarton.

Outline planning permission GRANTED subject to the following conditions:-

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
3. At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
4. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
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 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.

7. 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, 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 Section of Protective Services not less than 14 days prior to works commencing on the site.
8. During the period of construction, all works and ancillary operations that 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 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.
9. 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.
10. 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 be submitting to, and approving in writing by the Director of Development and Environmental Services
11. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.
12. 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.
13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
14. 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.

15. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.
16. At the same time as the submission of the reserved matters, a traffic impact assessment shall be submitted for the approval of the Director of Development and Environmental Services.
17. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.
18. 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.
19. Prior to the start of any construction works on the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
20. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the planning authority before development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges 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 buildings, or such other date as may be agreed in writing with the planning authority;
 - (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 planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required.
21. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.

DC05/381 – Demolition of existing school and erection of new secondary school with associated works (outline) at Vale of Leven Academy, Main Street, Alexandria.

Outline planning permission GRANTED subject to the following conditions:-

1. Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto including any emergency access, and the landscaping of the site (hereinafter called the reserved matters) shall be submitted for the approval of the Director of Development and Environmental Services within three years of the date of this permission and the development must be commenced within five years of the date of this permission or within two years from the date of final approval of all the foregoing reserved matters.
2. At the same time as the submission of the reserved matters, a design statement for the development of the site shall be submitted for the approval of the Director of Development and Environmental Services.
3. At the same time as the submission of the reserved matters, details of the phasing of the development and roads infrastructure, shall be submitted for the approval of the Director of Development and Environmental Services and thereafter implemented in accordance with such approved details and thereafter retained for the life of the development.
4. At the same time as the submission of the reserved matters, details shall be submitted for a Sustainable Urban Drainage System (SUDS) for the approval of the Director of Development and Environmental Services. The SUDS shall be designed in accordance with the CIRIA C521 Design Manual for Scotland and Northern Ireland.
5. At the same time as the submission of the reserved matters, detailed plans shall be submitted for the approval of the Director of Development and Environmental Services that clearly illustrate in contour and cross-section form the existing and proposed ground levels throughout the site, the finished floor levels of the proposed development and the extent of any land raising or under building involved. The levels shall clearly relate to a fixed datum point on the site, which shall be clearly identified on the submitted plans.
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 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.

7. 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, 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 Section of Protective Services not less than 14 days prior to works commencing on the site.
8. During the period of construction, all works and ancillary operations that 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 08.00 and 18.00 Monday to Saturday and not at all on Sundays or Public Holidays.
9. 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.
10. 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
11. At the same time as the submission of the reserved matters, details shall be submitted of all trees and hedging on the site. This survey shall be displayed on a site layout plan and include an identification of the existing tree species, an estimation of their height and spread of branches and their location within the site accurately plotted (any trees around the perimeter that overhang the site shall also be included). Those trees which it is intended to fell or remove shall be separately identified.
12. 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.
13. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
14. 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.

15. At the same time as the submission of the reserved matters, a flood risk assessment shall be submitted for the approval of the Director of Development and Environmental Services.
16. At the same time as the submission of the reserved matters, a traffic impact assessment shall be submitted for the approval of the Director of Development and Environmental Services.
17. Only solid, inert, non-toxic, non-ferrous, non-putrescable and non-degradable materials shall be used as material for land raising operations to the exclusion of all liquids, sludge, oil, domestic refuse or plasterboard, to the satisfaction of the Director of Development and Environmental Services.
18. 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.
19. Prior to the start of any construction works on the site, a survey shall take place for the presence of bats. This shall be carried out at the appropriate season (March to July) using suitably experienced surveyors. The results of the survey shall be submitted for the written approval of the Director of Development & Environmental Services in conjunction with Scottish Natural heritage. Should bat(s) or a bat roost be identified which are likely to be affected by the development, Scottish Natural Heritage should be contacted in order to advise on any requirements to apply for licences for work to take place.
20. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the planning authority before development commences. The scheme shall indicate the siting, numbers, species and planting size of all trees, shrubs and hedges 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 buildings, or such other date as may be agreed in writing with the planning authority;
 - (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 planning authority are dying, severely damaged or diseased, within 3 years of planting shall be replaced by new planting to a similar specification to that originally required.
21. Prior to the commencement of development a scheme for the management and maintenance of open space within the development site shall be submitted to and approved by the Director of Development and Environmental Services.

22. 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 with the West of Scotland Archaeological Service and approved by the Director of Development 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 Development and Environmental Services in agreement with the West of Scotland Archaeology Service.