

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 22nd January 2020

DC19/186: Residential development comprising 70, two storey terraced, semi-detached and detached houses with 65 two bedroom flats over three & four storeys with associated roads, parking and landscaping at Stanford Street, Clydebank by Turnberry 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** **Grant** full planning permission subject to the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The site is approximately 2.9 hectares and it is positioned on the south bank of the Forth and Clyde Canal within close proximity to Clydebank Town Centre. The site access is located at south western edge of Stanford Street at its junction with Cochno Street where the two merge.
- 3.2** The site was formerly occupied by RHI Refractories, however the buildings have since been demolished, leaving it a brownfield site. The site is enclosed by security fencing around its full perimeter, it is generally level and has an established tree belt along its northern boundary where it abuts the canal.
- 3.3** The area around the site is generally mixed use, with Clydebank Town Centre and main shopping areas located to the north and west of the development site. In terms of immediately neighbouring land, Whitecrook Primary School lies adjacent to the south west corner of the site, with the Clydebank Community Sports Hub occupying the remainder of the southern boundary. The rear private gardens of the residential properties on Braes Avenue share the eastern boundary. To the west is vacant and

undeveloped land which is subject to a separate planning application for residential use.

- 3.4** Permission is sought for the erection of 135 private homes with associated roads, infrastructure and open space. This includes 70 two storey houses and 65 flats of three and four storeys in height with a mix of 2, 3 and 4 bedroom properties. The flats adjacent to Stanford Street are 4 storey in height and gradually step down to 3 storey towards the canal and further within the site. The houses along the canal boundary are formed in terraced blocks contained in a series of courtyards with their gable ends offering an active frontage on the access road and canal side respectively. The southern boundary to the playing fields incorporates both terraced and detached houses which respond to and follow the off-set in the road geometry. The external material palette proposed for properties includes grey weathered facing brick and zinc cladding (main elevations), dry dash render walls (to rear and gables), slate grey concrete roof tiles and vertical proportioned upvc windows and doors which are grey in colour.
- 3.5** Parking is spread throughout the development site and is proposed either as part of courtyard arrangements at the end of residential blocks or dispersed as individual bays attributed to specific properties. The open space within the site is predominantly proposed in the form of a series of public realms areas. A series of connection points are also proposed to the canal towpath as part of the development and upgrades are proposed to the intersecting land in between to create additional amenity space within the site.
- 3.6** In support of the application, a Site Investigation Report, Design and Access Statement, Transport Assessment, Parking Statement, Flood Risk Assessment and Drainage Strategy and a Proposal of Application Notice Report have been provided.

4.0 CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service and Environmental Health Service have no objections subject to conditions and advisory notes.
- 4.2** SEPA, Scottish Water, Glasgow Airport and Historic Environment Scotland (HES) have no objections to the proposed development.
- 4.3** Scottish Canals have outlined their support for the development and the works proposed to the Forth and Clyde Canal.

5. REPRESENTATIONS

- 5.1 No representations have been received in response to this application.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1 The site is identified under Policy LE1 as an 'Existing Business and Industry' site where there is a presumption in favour of industrial and business uses within this area. Where an alternative use is suggested, it requires to be considered against a number of criteria including its social and economic benefits, its impact on local infrastructure and whether consideration has been given to alternative sites. The proposal meets with the above criteria with the exception of site specific locational need. Although the proposal does not comply with all of the criteria of Policy LE1, the development would be considered as an acceptable departure from the Adopted Local Plan, as the industrial land supply will not be adversely affected by allowing this site to be developed for residential. This is considered further in Section 7 below.
- 6.2 Policy UR1 is equally relevant and encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. In this regard the principle of development at this location is strongly supported by the local plan. 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.
- 6.3 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" Guidance with the development meeting the minimum standards required. Policies F1 & 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.
- 6.4 Policy R4 seeks to ensure that development near to and within the proximity of the canal is designed so that it is compatible either as a result of its introduction maintains or enhances its setting. Given the canal is a designated Scheduled Monument, Policy BE5 is also applicable with this policy seeking to protect such designations as part of any development affecting it and its setting. Scottish Canals and Historic Environment Scotland have no objections to the development and the development is considered to be compliant with these policies and enhances the setting of the Canal.

- 6.5** Policy T1 and T4 relates to the accessibility of new development and requires sites to integrate with walking, cycling, and public transport routes. Policy E1 relates to the biodiversity when considering the impacts of development and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. The proposal 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** Similar to the Adopted Local Plan, the site is identified as an existing industry and business use, however, unlike policy LE1, policy GE2 does offer additional flexibility and allows alternative uses to be considered subject to the proposal meeting with the criteria within the policy. The criteria within this policy is different from policy LE1 of the Adopted Plan, as it does not require a site specific locational need but requires the proposal to not have an adverse impact on the business and industrial supply, to not adversely impact on the existing uses within the area and that the proposal provides a positive contribution to the area. As a consequence of this, the proposal complies with the criteria of policy GE2 and will not adversely impact on the business and industrial supply within the area; will not adversely impact on existing uses and creates a new positive quality development, which contributes to the existing mixed use nature of the area. Also, policy BC4 supports the principle of residential development within existing residential locations, provided there is no adverse impact on neighbouring amenity or character of an area. It is considered that there will be no adverse impacts on either of these.
- 7.3** 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 housing suitable for a mix of occupants rather than a specific demographic. Policy BH2 and GN7 relate

to the Scheduled Monument, built heritage and the Forth and Clyde Canal and are similar to those within the Adopted Plan (2010).

- 7.4** 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.
- West Dunbartonshire Local Development Plan (LDP2) Proposed Plan
- 7.5** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.6** The site is identified and allocated under Policy H2 as a housing opportunity site with an indicative capacity for 120 units. The proposed development of 135 private housing units is acceptable and the additional units can be comfortably accommodated on site.
- 7.7** Similarly to policy DS1 of Proposed Plan 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). Policy WD1 is also directly applicable noting the sites proximity to the canal with this policy setting a requirement for developments to respond positively to watercourses and foster positive relationships.
- 7.8** 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 Proposed Plan 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan 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.
- 7.9** For applications referred to the Place and Design Panel, Policy CP4 is relevant requiring the outcomes to be taken into account and responded to by the applicant. Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transportation and policy and 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.

Principle of Development

- 7.10** The application site has been vacant for a number of years, since the former factory was demolished on site. The redevelopment of this brownfield site for residential purposes would contribute towards the regeneration of the surrounding area and would be consistent with the land use policies of LDP2 (2018). Whilst the site has been allocated for business and industrial uses in the Local Plan (2010) and the Proposed Plan 1 (2016), there are policies within these plans which allow alternative uses on this site subject to meeting certain stated criteria. Moreover, the policies LE1 and GE2 prioritise the regeneration of brownfield land and derelict sites and this preference is also echoed in Scottish Planning Policy (SPP). The use of this site for residential will not impact on the business and industry land supply.
- 7.11** The area in which the site is located is changing and it is evident that there has been a gradual movement away from a focus on industrial and commercial uses, which previously occupied such sites in this locality, to other uses such as residential. The neighbouring brownfield site, located immediately to the north west of this site previously formed part of the same factory complex as this site and it has planning permission for a large scale residential development and a recent application has been submitted to revise it. Furthermore, there is already existing residential in the immediate area.
- 7.12** Therefore, residential development is considered to be compatible noting the surrounding area and established land uses and that this type of development offers the best opportunity to activate the Forth and Clyde Canal to the north. Whilst the proposed land use of the development would constitute a departure from the specific criteria policy LE1 of the Adopted Local Plan (2010), cognisance has to be given to the fact that the adopted plan is over 9 years old. The changing nature of the site and aspirations for this area going forward are reflected in Proposed Plan 2 (2018) which identifies the application site as part of the housing land supply within Policy H2 and, in this regard, represents the Council's most up to date policy statement. On this basis, the principle of residential development on this site is considered to be acceptable.

Site Layout, Design and Appearance

- 7.13** The proposed development seeks to regenerate a brownfield site and by virtue of this would enhance the current environment and add vitality to the area. The area around the site whilst mixed use is predominantly

residential and it is considered that this proposal offers a compatible and complimentary development.

- 7.14** The mix of 2, 3 and 4 bedroom flatted blocks and two storey houses proposed are of a modern and contemporary design and the proposed materials which include a mix of facing brick, zinc and render for elevational treatments are considered to be of a high standard and generally suitable for the location. The layout whilst dense is wholly suitable for this urban site and it is felt that there is a proportionate distribution of flats and houses throughout the site with each form of housing specifically chosen and tailored to its location. The positioning of the flats which are contained around the entrance on the west of the site creates a sense of scale in keeping with the more urban form and befitting of this location. Dual frontage houses are proposed along the canal and access road with the gable designed to have a feature roof and brick detail to enhance the importance of this elevation and boundary. This will ensure that these properties offer an active relationship with the canal and this arrangement also offers an increased opportunity for overlooking along the canal to the east and west, increasing security and surveillance of this space.
- 7.15** The development has delivered the principles of a 'green infrastructure first' approach as advocated by policies CP2 and GI2 of LDP2 (2018). The open space areas are considered to be proportionate for this site and noting their locations, these are usable, well integrated and link with the canal to the north of the site as well as other areas within the development site. In particular, a relatively large scale public realm area is proposed on the western side of the site in between the flatted blocks. This location allows for the alignment of Stanford Street to be continued into the site and offering a visual link and physical public route leading directly to the canal and towpath generally enhancing connectivity. However, as the development falls short of providing the required open space on site, as required by policy GI2, a developer contribution is therefore required to be provided in order to meet with the provisions of policy GI4 with regard to the shortfall in open space provision. The applicant has paid this contribution upfront prior to the determination of the application.
- 7.16** The series of connection points and links proposed to the canal which run along the northern boundary will help to activate this feature, maximising opportunities for permeability. The layout proposes two primary connection points to the canal towpath at each end of the housing layout and in between these a series of secondary routes which connect to the canal. By extending the existing path network and forming direct connection to the canal towpath this links a new cycle network through the site to the existing National Cycle Network running east and west along the Forth and Clyde Canal.

- 7.17** The density, layout, materials and general appearance of the development are all considered to be acceptable. The proposal will create a well-designed development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the Adopted and Proposed Plans alongside the Residential Development Design Guidance.

Natural Heritage, Landscaping and Open Space

- 7.18** The habitat survey and assessment undertaken concludes that there are no significant ecological constraints for development and that noting the ground conditions on the site, the capacity for it to accommodate for wildlife is limited. Notwithstanding this, the assessment does make a number of recommendations in association with good practice the construction of development for otters and breeding birds and the adherence and fulfilment of these measures can be addressed by planning conditions.
- 7.19** The tree report includes a comprehensive assessment of all tree specimens with most of these located along the northern and eastern boundary respectively. Certain specimens on the northern and eastern boundary side will require to be removed, 17 in total but in almost every case these have been deemed to be of poor condition and of limited merit or value. Equally, it has also been demonstrated that these could not be retained in relation to the delivery and construction of development. No category A or high quality specimens are to be removed and a large proportion of the trees and section of hedgerow are to be retained. The retention and safeguarding of these trees and provision of new and replacement specimens can be secured through planning conditions.
- 7.20** Open space provision throughout the site is considered to be balanced between soft and hard landscaping with a series of public realm areas including most notably along the northern and western perimeters. The majority of the soft landscaping is focused on the northern boundary itself with an intention being to create a strong linear avenue and edge planting to complement and enhance the canal setting. The planting design will serve to reinforce the edge and character of the canal side and the applicant has confirmed that the existing trees along the cycle path to the north of the site which are to be retained will be bolstered and enhanced by additional planting with the desire to create a potential wildlife corridor on the edge of the development. Along the canal-side the planting is to

reflect the waterside location in terms of species which is viewed favourably. Otherwise, native landscaping is considered to be evenly distributed throughout the site and hard surfaced areas such as parking courts and longer sections of roads incorporate native tree and shrub planting to inject greenery where required.

- 7.21** Whilst it is important for this development and in particularly the waterfront facing properties interact with the canal effectively, blocks of tree and shrub planting have also been introduced in the intersecting land in between and utilised to soften the overall visual effect and manage the transition between the public canal towpath and the more semi-private feel of the residential area. The open space and landscaping provision proposed for the site is appropriate and will contribute to creating a strong sense of place and character.

Roads, Parking, Access and Permeability

- 7.22** The vehicular access to the site will be from the south west corner which is the same arrangement as the previous use. A central and primary route within the site is proposed and this will provide a number of feeder roads off it to access to all properties. This has been designed as to include an element of natural traffic calming through the use of appropriate road geometry. A number of raised junction tables are also included that will promote pedestrian priority, encourage traffic calming and a level kerb free surface finish for ease of access for all. The design offers a range of tactile surfaces and features to aid access and movement for disabled and visually impaired and dropped kerbs are proposed at all new footpaths within the development site to facilitate easier crossing. The road layout reflects the aspirations for the Scottish Government's policy statement on 'Designing Streets' and this is supported.
- 7.23** Parking is accommodated for either in curtilage or through a series of forecourts and the provision afforded is considered to be appropriate and proportionate for this site, particularly noting its urban character and the availability of nearby public transport options. Frequent buses go along Barn Street/East Barns Street, providing transport links to Glasgow City Centre and elsewhere throughout the Council area. Whitecrook and the surrounding area is also served by two local train stations, Clydebank to the west and Yoker to the east and it is considered the site would benefit from this. The Council's Roads Service have no objections to the proposals being put forward.
- 7.24** As previously outlined, the development also proposes new links to the canal towpath which will provide amenity opportunities and direct access for all walkers, cyclists and dog walkers, tapping into existing designated

cycling and walking routes. The layout, central access road and pedestrian links proposed would ensure that the development is convenient for pedestrians and vehicles alike.

Flood risk avoidance and SUDS

- 7.25** The Flood Risk Assessment submitted as part of this application concludes that the site is not at risk from fluvial or coastal flooding and that the risk of overland, groundwater and sewer flooding is low. The development will utilise the existing and redundant drainage infrastructure within the site for both foul and surface water drainage and connect to manholes on the western side boundary. To deliver this the eastern part of the site this area has to be raised above the existing levels by approximately 1 metre. A Sustainable Urban Drainage System (SUDS) is also proposed with attenuation provided by means of underground storage cells situated within private parking courts and areas of open space. As part of this a series of over ground swales are also included which will assist in drainage provision whilst at the same time introduce additional vegetation and greenery along the streets. Subject to the implementation of these measures outlined above, the proposal would comply with policies F1, F2, DS6 and ENV6 of the Adopted and Proposed Plans. Both SEPA and Scottish Water have no objections to these arrangements and the development as proposed.

Pre-application Consultation

- 7.26** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. One public event was held and local Community Councils, MPs and Councillors were contacted about the proposal. A statutory notice was published in the local process advertising the public event and submission of the proposal of application notice. The applicant has submitted a pre-application consultation report which highlights that 17 people attended the event through the course of the day. Issues raised predominantly centred around access and traffic congestion and the introduction of significantly more cars to the area. It is considered that these matters have been addressed as part of the application and the design reflects these concerns.

Place and Design Panel

- 7.27** In May 2019, the proposed development was presented to the Place & Design Panel. The Panel felt that this was generally a positive

development for a former brownfield and edge of town centre site and that it posed a great opportunity to improve connectivity and integration of the site to the canal towpath to the north. The Panel commended the extensive site analysis undertaken and welcomed the series of viability layouts provided by the applicant as part of the process.

- 7.28** The Panel raised a number of comments relating to the scale and density of the scheme and felt that the site should focus on an increased density noting its close proximity to the town centre and the established residential street patterns in the locality. The Panel also felt that it was crucial that the housing on the northern side had an active gable end fronting the canal and private gardens against the playing field boundary to the south to mitigate against noise and flood lighting. The observations of the Panel have influenced the final design of the development and the application is considered to be compliant with Policy CP4 on this basis.

8. CONCLUSION

- 8.1** The locality of Stanford Street is evolving and the redevelopment of this derelict and vacant brownfield site for residential purposes would assist in the further regeneration of this area of Clydebank. Whilst the principle of residential development on this site is not fully supported by policy LE1 of Adopted Plan (2010), it is compliant with LDP 1: Proposed Plan (2016) and LDP 2: Proposed Plan (2018) and that a departure from policy LE1 can be justified in this instance.

- 8.2** The proposals have been subject to extensive discussions which have resulted in a high quality residential development which has a strong integration of usable amenity space and which places an emphasis on connectivity including the activation and integration of the Forth and Clyde Canal as part of the development. The layout, design and materials of the development are all considered acceptable and will bring new housing and activity to this part of Clydebank.

9. CONDITIONS

1. Exact details, specifications and samples of all proposed external materials for the buildings shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site. This shall include details of all materials and finishes as scheduled in Section 8.5 of the approved 'Design and Access Statement' (Dated August 2019). Thereafter, the development shall be completed in accordance with the approved material details.

2. Prior to the brickwork associated with any housing unit/property being constructed or installed on site, a sample panel of all brickwork shall be constructed on site in order to determine the appropriate brick and colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
3. Prior to the commencement of development on site, full details of all hard surfaces, paths, walls and fences shall be submitted for the approval of the Planning Authority. This shall include details for all footpaths and path networks within the site as well as the surfacing and finishes for all public realm and open space areas. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
4. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses/flats, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority.
5. Prior to the commencement of development on site, details of measures to protect the trees and hedgerows located within and adjacent to the site (including those forming part of the tree belt to the northern site boundary) as outlined to be retained in the approved 'Tree Survey and Arboricultural Constraints Report' (Dated July 2019) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
6. Prior to the commencement of development on site, a detailed soft landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and maintenance arrangements. Once approved, this shall be implemented no later than the next appropriate planting season or after occupation of the 50th property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details unless otherwise agreed in writing by the Planning Authority.

7. Further to condition 6 above and prior to the commencement of development on site, details of the design, appearance and maintenance arrangements for the proposed open space and public realm areas as shown on approved drawing 'Site Plan Open Space Areas (Drawing No. AL(0)03)' shall be submitted to and approved in writing by the Planning Authority. This shall include details for the area to the north of the site including the works associated with the connection points to the canal towpath and the maintenance for these areas. Thereafter, the development shall be undertaken in accordance with the approved details.
8. Prior to the commencement of development on site, full details of the design and location of all retaining walls and other retention features and associated levelling works required along the northern and eastern boundary of the site shall be submitted to and approved in writing by the Planning Authority. Thereafter, the agreed retention and levelling details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority. No changes or deviations from the approved and agreed levels and retention arrangements shall be undertaken without the further written consent of the Planning Authority.
9. All construction work on site relevant to the application shall be carried out in accordance with the recommendation and mitigation measures outlined within Sections 8.3 and 8.5 of the approved 'Extended Phase 1 Habitat Survey' (Dated June 2019) including those associated with the protection of foraging and commuting otters.
10. Further to condition 9 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place out with the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitably qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of a bird nesting activity and of any actions required to protect birds.
11. Prior to the occupation of the 50th housing unit/property within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved 'Drainage Strategy Report' (Dated August 2019) and the approved plans. The SUDS and associated features including the planted swales once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.

12. No housing unit/property shall be occupied until the vehicle parking spaces associated with that house unit have been provided within the site in accordance with approved plan 'Site Plan (Drawing No. AL(0)03 Rev A)'. 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.
13. Further to condition 12 and unless otherwise agreed in writing by the Planning Authority, 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.
14. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
- a) A detailed site investigation identifying the extent, scale and nature of the contamination on the site (irrespective of whether this contamination originates on the site).
 - b) An assessment of the potential risks (where applicable) to:
 - Human health
 - Property (existing and proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - Groundwater and surface waters
 - Ecological systems
 - Archaeological sites and ancient monuments
 - c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.
15. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation

- objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
16. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of remediation works and prior to any dwellinghouse being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.
 17. 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 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 in consultation with Environmental Health measures. 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.
 18. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.
 19. 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.

20. 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.

21. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of 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.

22. No development shall take place on site until such a time as a noise impact assessment has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from all nearby industrial/commercial/recreational grounds. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme.

23. Further to condition 22 above and prior to the commencement of any development on site, a report (prepared by an independent suitably qualified person/consultant) which demonstrates compliance and

validation of the measures outlined in the approved noise impact assessment shall be submitted to and approved in writing by the Planning Authority. In particular, this report shall demonstrate that any projections detailed within the noise attenuation scheme as part of the noise impact assessment are reliable and accurate. The measurements shall be carried out in accordance with BS4142:2014: "Methods of rating and assessing industrial and commercial sound" (with respect to current best practice).

24. No development shall take place on site until such a time as a lighting impact assessment has been submitted to and approved in writing by the Planning Authority. This assessment shall take cognisance of and assess the impact of nearby sports pitches and their associated floodlights to the south of the site as well as the commercial and retail units to the north of the site. The lighting impact assessment shall include the following:

- Assessment and consideration of the potential for obstructive lighting affecting properties within the development site.
- Details of mitigation measures to negate any nuisance from the lights on the recreational grounds/sports pitches in particular.

Any such mitigation measures proposed shall thereafter be implemented prior to the occupation of the applicable housing unit/property to which they apply/relate and shall be maintained as such thereafter unless otherwise agreed in writing by the Planning Authority.

25. 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.

26. 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.

27. 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

28. Prior to the commencement of development on site, full details of all soft and water landscaping works shall be submitted to and approved in writing by the Planning Authority. These details must comply with Advice Note 3 'Potential Bird Hazards from Amenity Landscaping & Building Design'.

These details shall include:

- The species, number and spacing of trees and shrubs.
- Drainage details including SUDS.

The details shall be implemented as approved at a timescale to be agreed with the Planning Authority. It shall remain in force for the life of the development and no subsequent alterations to the plan shall take place unless firstly approved in writing by the Planning Authority in consultation with Glasgow Airport.

29. Prior to the occupation of the first housing unit/property 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.

30. Unless otherwise agreed in writing, no development shall commence on site until a Travel Plan which includes details promoting sustainable travel to and from the site and appropriate measures and actions to reduce car dependence for the development is submitted for the written approval of the Planning Authority. The Travel Plan shall include details of all of the measures and proposals as set out within approved document 'Sustainable Transport, Active Travel and Parking Technical Report' (Dated December 2019) and shall also comply with Planning Advice Note 75 (PAN75). The approved Travel Plan and the associated measures and actions shall be in place and implemented in full prior to the occupation of the 50th housing unit/property associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority.

31. Prior to the occupation of the first housing unit/property within the site, the works required to form the emergency vehicular access for the development shall be implemented and constructed in full in accordance with the approved details. Thereafter and once constructed, the

emergency vehicular access shall be made available for unrestricted use at all times and shall be maintained as such within the site for the lifetime of the development.

Peter Hessett
Strategic Lead- Regulatory
Date: 22nd January 2020

Person to Contact: Pamela Clifford, Planning & Building Standards Manager
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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 Design Guidance
8. Scottish Planning Policy (SPP)

Wards affected: Ward 6 – Clydebank Waterfront