

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer - Regulatory and Regeneration

Planning Committee: Wednesday 2nd June 2021

DC21/081/FUL: Section 42 application to amend Condition 2 (with revised brick type specification) and remove Condition 19 (traffic calming measures) of planning permission DC20/028 on land adjacent to Miller Street, Clydebank, by Miller Homes.

1. REASON FOR REPORT

- 1.1 This application seeks to modify and remove conditions previously agreed by the Planning Committee as part of the approval of an earlier planning permission application (DC20/028). Under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

- 2.1 **Grant** planning permission subject to the conditions set out in Section 9 of this report.

3. DEVELOPMENT DETAILS

- 3.1 The site extends to approximately 1.43 hectares and is located within Clydebank Town Centre, immediately to the south of Clydebank Business Park and south west of Clyde Shopping Centre. It is situated along the southern bank of the Forth and Clyde Canal. Flatted properties lie immediately beyond the site to the west with a series of commercial properties to the south and the Kilbowie Road (A8014) to the east of the site. In terms of site history, the northern part of the site previously contained a section of railway line and until its demolition in November 2017, the southern part of the site accommodated the former Clydebank Council office.
- 3.2 Planning permission was granted in May 2020 for a residential development of 62 units comprising of a mix of town houses, as well as, terraced family properties. Some preliminary works associated with the

construction of this development, including part of the access, have commenced on site, beginning in January 2021.

- 3.3** This current application seeks permission to modify the terms of condition 2 and to remove condition 19 which were attached to the planning permission which was previously granted. These conditions relevant to this application are set out follows:
- 3.4** Condition 2: Further to condition 1 above, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Western Blend Precon (Masonry Finish)' specification and variety. For the avoidance of doubt, the details, specification and samples of the final brick type provided in response to Condition 1 shall be predominantly red in tone and colour and shall be of tumbled finish.
- 3.5** Condition 19: Within twelve months of the occupation of the last house within the development and no sooner than 6 months after full occupation, a vehicle count survey shall be undertaken to ascertain volumes and levels of vehicle movements entering and exiting the site from Kilbowie Road and Miller Street respectively. The findings and recommendations of the survey shall be submitted to and approved in writing by the Planning Authority. If required by the review, any measures to reduce or deter such vehicle movements and address any traffic issues identified shall be formed and installed on site at a timescale to be agreed in writing by the Planning Authority. Thereafter, these measures shall be maintained as such within the site for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.
- 3.6** With regards to Condition 2, the applicant seeks to amend the brick type specification and variety cited within the wording of condition and modify it from a 'Western Blend Precon (Masonry Finish)' specification and variety to a 'Forterra Farmstead Antique (Clay Finish)' specification and variety. The reason for this is due to the manufacturer and supplier no longer manufacturing bespoke brick types such as the one originally agreed, with them now only offering standardised brick specifications for order.
- 3.7** With regards to Condition 19, the applicant wishes to remove this condition entirely from the permission. Instead of undertaking a post-development vehicle count survey as required by the condition and then potentially implementing traffic calming measures to react to potential issues identified, they instead wish to provide sufficient traffic calming measures upfront and as part of the construction of the development as a means to preventing any traffic issues from occurring. In doing so and by implementing these traffic calming measures as part of the construction of the development, they request that the obligation for a vehicle count survey is not required and that Condition 19 could be removed.

- 3.8** The applicant has submitted a separate Non-Material Variation alongside this Section 42 application which formally proposes the implementation of a series of traffic calming measures to be delivered as part of the construction of the development. This includes the introduction of two speed tables leading to the internal road junctions on both Kilbowie Road and Miller Street respectively. The applicant proposes that granting this Non-Material Variation would ensure that these measures are implemented, allowing for the safe removal of Condition 19 as a result.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service have no objections to the removal of Condition 19 given the satisfactory traffic calming measures proposed by the applicant which will be secured and implemented through the requirements of the separate Non-Material Variation application and through the terms of Condition 18.

5. REPRESENTATIONS

- 5.1** None received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

- 6.1** As the principle of development has already been established through the earlier planning permission application granted (DC20/028), the policies referenced below only relate to those which have a direct impact and consideration on the scope of works and development associated with Conditions 2 and 19 respectively.

West Dunbartonshire Adopted Local Plan 2010

- 6.2** 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 and is relevant to the consideration of this application given Condition 2 seeks to propose a variation in brick type specification for the elevational treatment of residential properties. Policy T1 relates to transport matters and sets a requirement for developments to comply with all national and local transport legislation. This policy is relevant for the consideration of the removal of condition 19 and the subsequent traffic calming measures proposed.
- 6.3** The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglenan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** Policy DS1 sets out general expectations for the quality of new development, including that it be distinctive, adaptable, resource-efficient and easy to get to and move around, safe, pleasant and welcoming. It is considered that the alternative, substitute brick type will maintain the overall design quality of the development.
- 7.3** The consideration of policies GN3 in terms of transport are similar to that of the Adopted Plan and it is also considered that the proposed traffic calming measures proposed meet with the policy requirements for this plan.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** The modified LDP2 was approved by the Council in August 2020 and the Council then advised the Scottish Ministers of its intention to adopt the Plan. The Scottish Government issued a direction to the Council on 18th December 2020 requiring modifications to the housing parts of LDP2. None of the policies considered in the determination of these applications is affected by the Direction. LDP2 is therefore the Council's most up to date policy position and has significant weight in the assessment and determination of planning applications at this time.
- 7.5** Similarly to Policy GD1 of the Adopted Plan and Policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that housing is of a high quality. 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). The variation in brick type will still contribute effectively towards the delivery of high quality housing on this site.
- 7.6** Policy CON1 requires that significant travel generating uses are designed to minimise impacts and encourage sustainable transportation. The traffic calming measures proposed are satisfactory to Council's Roads Service and it is considered that these will offer a deterrent and minimise

unwanted traffic and vehicle trips to the development site. Given the traffic calming measures proposed, it is considered that these arrangements comply with the spirit of this policy.

Principle of Development

- 7.7** The principle of the residential development on this site has already been established through the granting of permission DC20/028 and this is not being revisited as part of this application. Notwithstanding this, it is considered that the proposed application still complies with the policies relevant and contained in both the adopted and proposed local plans and the proposals for Conditions 2 and 19 respectively do not materially change this.

Revised Brick Type Specification (Condition 2)

- 7.8** The applicants reason for seeking to vary to the terms of the condition is accepted in that the original brick type specification and variety which was agreed is no longer available. This is due to the manufacturer and supplier ceasing manufacturing bespoke brick type specifications (such as the one originally agreed) and weight is given to the fact that this is a situation which is outwith the applicant's control. Given the current position, the applicant cannot fulfil the requirements of Condition 2 of the earlier planning permission granted.
- 7.9** The revised brick type specific proposed; 'Forterra Farmstead Antique (Clay Finish) is considered to be an acceptable substitute. This brick type possesses all of the same qualities and features as the original brick type specification and this will compliment the other materials which remain unaltered, the site, the surrounding area and its industrial past and background, ultimately ensuring that delivery of a high quality house design.

Traffic Calming Measures (Condition 19)

- 7.10** Instead of undertaking a vehicle count survey for the residential development post occupation of the last dwellinghouse on site (which may or may not stipulate the need for additional traffic calming measures to be introduced) as required by Condition 19, the applicant wishes to deliver traffic calming measures upfront as part of the construction of the development.
- 7.11** The applicants primary reason is that they would consider it more appropriate to offer measures which seek to deter and prevent traffic issues from the moment the residential development becomes habitable as opposed to reacting to it should an issue be identified through the surveys that would be completed at a later date. In addition to this, they

have also raised concerns with the potential disruption and impact on residents if they need to implement additional traffic calming measures once the development is fully inhabited and see more logic in constructing these features when the road geometry works are taking place on site.

- 7.12** The traffic calming measures proposed by the applicant, which include the introduction of two speed tables immediately offset from the accesses on the primary vehicular road networks within the site; Kilbowie Road and Miller Street respectively, are considered acceptable by the Council's Road Services. It is their consideration that these features combined with the existing approved features on the site including the general design of the road geometry alongside those which can still be secured through Condition 18 of the permission will collectively be effective in deterring vehicles from using the site as a through road together with the construction of entrance features so it is evident that this is a residential area. In turn, these traffic calming features negate the need for a vehicle count survey and these can be secured and delivered through the separate Non-Material Variation submission and Condition 18 of the approved permission. Having these in place through the Non-Material Variation and Condition 18 provides a mechanism to ensure these measures are implemented as part of the construction of the residential development, allowing Condition 19 to be removed as a result.

8. CONCLUSION

- 8.1** The modification of Condition 2 and the removal of Condition 19 are both considered to be acceptable for the reasons set out in this report and these changes comply with the applicable local plan and local development plan policies. More specifically, it is considered that the proposals associated with both conditions will maintain that the quality and high standards of residential development secured through the earlier planning permission granted.
- 8.2** As the effect of granting planning permission for Section 42 application is such that a new and separate standalone permission exists for the development, all other conditions associated with planning permission DC20/028 are re-imposed to this permission with the exception of condition 2 being varied to include the new brick type and the removal of condition 19.

9. CONDITIONS

- 1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the houses within the development site shall be submitted to and approved in writing by the Planning Authority. This shall include details of all materials and finishes as scheduled and annotated on the approved plan 'Site Layout (Drawing No. 001 Rev B)'. Thereafter, the development shall be completed in strict accordance with the approved material details and palette.**
- 2. Further to condition 1 above, the brick type to be used for the elevation treatment of all houses within the development site shall be of the 'Forterra Farmstead Antique (Clay Finish)' specification and variety. For the avoidance of doubt, the details, specification and samples of the final brick type provided in response to Condition 1 shall be predominantly red in tone and colour and shall be of tumbled finish.**
- 3. Further to Conditions 1 and 2 above, prior to the approved brickwork associated with any house being constructed or installed on site, a sample panel of this brickwork shall be constructed on site in order for it and the associated mortar to be reviewed, inspected and approved in writing by the Planning Authority. Thereafter, the development shall be completed in strict accordance with the approved brick details.**
- 4. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B)', prior to the commencement of development on site, full details of all hard and soft boundary treatments for across the site shall be submitted to and approved in writing by the Planning Authority. These details shall also include a variety of boundary treatments including the use of brick walls for the front, side and rear curtilages of residential properties within the site. Thereafter, the approved boundary treatments arrangements shall be installed prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority and maintained as such thereafter for the lifetime of the development.**
- 5. Prior to the commencement of development on site, details of alternative boundary treatments and means of enclosure for the existing substation building located on the north east corner of the site shall be submitted to and approved in writing by the Planning**

- Authority. The details shall include a brick treatment and the approved boundary treatment details shall be undertaken and completed prior to the occupation of any houses within the site and maintained as such thereafter for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.**
- 6. Prior to the commencement of development on site, full details of all path upgrade works as indicated on approved plan 'Site Layout (Drawing No. 001 Rev B), including material finishes, surfaces, levelling works and associated landscaping shall be submitted to and approved in writing by the Planning Authority. This shall include specific details for the works to the existing footpath located on the north eastern side boundary of the development site and the existing path located immediately neighbouring the site to the west. Thereafter, the path upgrade and improvement works approved shall be undertaken in full and completed prior to the occupation of any houses within the site unless otherwise agreed in writing by the Planning Authority.**
 - 7. Prior to the commencement of development on site, full details of the design, appearance, height and location of all retaining walls and other retention features and associated levelling works across 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.**
 - 8. The development hereby approved shall be constructed strictly in accordance with the finished site levels and finished floor levels as shown on approved plan 'Levels Layout for Planning (Drawing No E03 Rev A)'. Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.**
 - 9. Prior to the commencement of development on site, details of the design and location of cycle storage provision, street furniture (including bin stores) and external lighting, shall be submitted to and approved in writing by 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.**

- 10. The soft landscape arrangements approved under drawing 'Landscape Proposals (Drawing No.109/103/02 Rev C)' including the associated planting schedule and maintenance arrangements shall be implemented no later than the next appropriate planting season or after occupation of the 30th property. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed in writing by the Planning Authority.**
- 11. Notwithstanding approved plan 'Play Area Landscape Proposals (Drawing No. 109.103.02 Rev B), a revised 'Play Equipment Strategy' for the site shall be submitted to and approved in writing by the Planning Authority. This shall include (but not be limited to) the following:**
- Incorporate the reuse of existing trees within the site which are being felled as part of the development to create natural forms of play equipment.**
 - Details and specifications of other forms of natural play equipment and structures which offer design solutions that effectively navigate and manage the increase in gradient of the central public open space area within the site.**
 - Provide full details regarding the maintenance arrangements for all play equipment and associated features within the site.**
- Thereafter, the approved play equipment strategy and all associated features and specifications shall be installed prior to the completion of the 30th unit within the development unless otherwise in agreed in writing by the Planning Authority and maintained in accordance with the approved details for the lifetime of the development.**
- 12. Prior the commencement of development on site and further to Sections 4.2.2 and 4.3.3 of the approved 'Extended Phase 1 Habitat Survey (Dated September 2019), both an otter and bat survey and report (prepared and undertaken by a competent and qualified ecologist) shall be submitted to and approved writing by the Planning Authority. These surveys shall be undertaken a minimum of**

- 6 weeks prior to any construction work commencing on site. Thereafter, any recommendations or mitigation measures contained within the reports shall be implemented prior to works commencing on site and shall be maintained as such for the lifetime of the development.**
- 13. All construction work on site relevant to the application shall be carried out in accordance with the recommendation and mitigation measures outlined within Section 4 of the approved 'Extended Phase 1 Habitat Survey' (Dated September 2019). These measures and recommendations shall remain in effect until all construction work associated with the development is complete on site.**
 - 14. Further to condition 12 and 13 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place outwith 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.**
 - 15. Prior to the occupation of the 30th housing unit 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.**
 - 16. No house shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site in accordance with approved plan 'Site Layout (Drawing No. 001 Rev B)'. Further to the approved plans, each vehicular parking space shall be constructed to include a marking which clearly identifies it to the house number it is to be attributed within the site or alternatively be marked to identify it as a visitor parking space where relevant. 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.**

- 17. Further to condition 16 above 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.**
- 18. Notwithstanding the plans hereby approved including 'Site Layout (Drawing No. 001 Rev B), specific details of traffic calming measures and features to be incorporated into the junctions and accesses at Kilbowie Road and Miller Street from within the development site shall be submitted to and approved in writing by the Planning Authority. The measures proposed shall include the use of speed tables or similar features and shall all be designed with the intention to inform drivers that the road network is residential in nature. Thereafter, the approved traffic calming measures and features shall be installed prior to the occupation of any house within the site and shall be maintained as such within the site for the lifetime of the development.**
- 19. 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 the contents of an information pack which will be provided to future occupants of the development to ensure that they are aware of their public transport and active travel options available within the area. The approved Travel Plan and all associated measures and actions shall be in place and implemented in full prior to the occupation of the 1st house associated with the development and maintained as such unless otherwise agreed in writing by the Planning Authority**
- 20. Notwithstanding the 'Ground Investigation Report' (Dated February 2020) submitted, 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.**
21. **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.**
 22. **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 house 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.**
 23. **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.

24. 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.
25. 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.
26. 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.

- 27. No development shall take place on site until such time as a Noise Impact Assessment has been submitted to and approved in writing by the Planning Authority. This Noise Impact Assessment (alongside any recommendations in respect of attenuation measures) shall be prepared by a suitably qualified person and shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby industrial / commercial units and from the impact of road traffic noise. 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. Any such approved noise attenuation scheme shall be implemented prior to the occupation of any of the houses within the site and shall thereafter be retained in accordance with the approved scheme unless otherwise agreed in writing by the Planning Authority.**
- 28. Further to Condition 27 above, within 4 weeks of the completion of the development on site, a 'Verification Report' demonstrating compliance and validation of the maximum noise projections and effectiveness of the noise attenuation measures detailed within the approved 'Noise Impact Assessment' Report (approved through Condition 25) shall be submitted to and approved in writing by the Planning Authority. This 'Verification Report' shall be prepared and undertaken by an independent consultant and 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). These levels and measures as agreed and validated within the approved verification report shall be maintained for the lifetime of the development thereafter unless otherwise agreed in writing by the Planning Authority.**
- 29. 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.**

- 30. 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**
- 31. 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.**
- 32. 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.**
- 33. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.**

Peter Hessett
Chief Officer - Regulatory and Regeneration
Date: 2nd June 2021

Person to Contact: Pamela Clifford, Planning & Building Standards
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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.. Residential Development Design Guidance

Wards affected: Ward 6 – Clydebank Waterfront