

Agenda



Planning Committee

Date: Wednesday, 10 February 2021

Time: 10.00

Venue: Zoom Video Conference

Contact: Craig Stewart, Committee Officer
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Dear Member

The Convener has directed that the powers contained in Section 43 of the Local Government in Scotland Act 2003 will be used and so Members will attend this meeting of the **Planning Committee** remotely. The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Councillor Jim Finn (Chair)
Bailie Denis Agnew
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty (Vice Chair)
Councillor Daniel Lennie
Councillor Douglas McAllister
Councillor Marie McNair
Councillor Lawrence O'Neill

All other Councillors for information

Date of Issue: 28 January 2021

PLANNING COMMITTEE
WEDNESDAY, 10 FEBRUARY 2021

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in the item of business on this agenda and the reasons for such declarations.

3 MINUTES OF PREVIOUS MEETING 5 – 18

Submit for approval as a correct record, the Minutes of Meeting of the Planning Committee held on 13 January 2021.

4 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

5 PLANNING APPLICATION 19 - 35

Submit report by the Chief Officer – Regulatory and Regeneration in respect of the following planning application:-

DC20/241 – Proposed residential development comprising 76 dwellings with associated car parking and landscaping at former Council Offices, Garshake Road, Dumbarton by Miller Homes.

PLANNING COMMITTEE

At a Meeting of the Planning Committee held by Video Conferencing on Wednesday, 13 January 2021 at 10.00 a.m.

Present: Bailie Denis Agnew and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, Daniel Lennie, Marie McNair and Lawrence O'Neill.

Attending: Peter Hissett, Chief Officer – Regulatory and Regeneration; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Erin Goldie, Team Leader – Development Management; Antony McGuinness, Team Leader – Forward Planning; John Walker, Assistant Engineering Officer, Roads & Transportation; Mark Walsh, Environmental Health Officer; Nigel Ettles, Section Head – Litigation (Legal Officer) and Craig Stewart, Committee Officer.

Apology: An apology for absence was intimated on behalf of Councillor Douglas McAllister.

Councillor Jim Finn in the Chair

DECLARATIONS OF INTEREST

Bailie Agnew declared an interest in Item 6(b) 'Planning Application DC20/201' on the agenda and advised that he would leave the meeting during consideration of this item.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Planning Committee held on 9 December 2020 were submitted and approved as a correct record.

NOTE OF VISITATIONS

A Note of Visitations carried out on 7 December 2020, a copy of which forms Appendix 1 hereto, was submitted and noted.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

PLANNING APPLICATIONS

Reports were submitted by the Chief Officer – Regulatory and Regeneration in respect of the following planning applications:-

- (a) **DC20/088 – Development of up to 44,450m² of commercial/industrial floorspace, link road with upgraded junctions on the A82 and A814, a railway underbridge and an overbridge, landscaping, green network and public realm improvements, flood defences, drainage, transport and utilities infrastructure including the formation of platforms for development across the site at Land at Former Dunglass Oil Terminal, Dumbarton Road, Bowling by West Dunbartonshire Council.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

Councillor Finn, Chair, invited Mr Graham Parton, Ms Elizabeth Glen, Ms Susan Dick and Mr Jim Thomson, objectors, to address the Committee. All were heard in respect of their representations.

The Chair then invited Mr Dougie McDonald, agent for the applicant, to address the Committee and was heard in respect of his representation.

After consideration and having heard the Team Leader – Development Management and the Legal Officer in clarification of certain matters and in answer to Members' questions, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

Note: Bailie Agnew left the meeting at this point in the proceedings.

- (b) **DC20/201 – Proposed temporary relaxation of condition Nos. 3 and 4 to allow use of side doors for access and egress (DC09-297) at 25-27 Kilbowie Road, Clydebank by Ms L. Murray.**

Reference was made to a site visit which had been undertaken in respect of the above application. The Team Leader – Development Management was then heard in further explanation of the report.

Councillor Finn, Chair, invited Mr Michael Hilferty, objector, to address the Committee and he was heard in respect of his representation.

The Chair then invited Ms Lesley Murray, applicant, to address the Committee and she was heard in respect of her representation.

After consideration and having heard the Team Leader – Development Management in clarification of certain matters and in answer to a Member's question, the Committee agreed to grant planning permission subject to the conditions set out in Section 9 of the report, as detailed within Appendix 2 hereto.

The meeting closed at 12.18 p.m.

DRAFT

PLANNING COMMITTEE

NOTE OF VISITATION – 7 DECEMBER 2020

Present: Bailie Denis Agnew and Councillor Gail Casey.

Attending: Erin Goldie, Team Leader – Development Management.

SITE VISIT

A site visit was undertaken in connection with the undernoted planning application:-

Unit 1, Gavinburn Business Park, 223 Dumbarton Road, Old Kilpatrick

DC20/135 – Part change of use of indoor sports facility including associated hardstanding area to street food market including the siting of five containers and formation of 12 parking spaces by Mr J. Steel.

DC20/088 – Development of up to 44,450m² of commercial/industrial floorspace, link road with upgraded junctions on the A82 and A814, a railway underbridge and an overbridge, landscaping, green network and public realm improvements, flood defences, drainage, transport and utilities infrastructure including the formation of platforms for development across the site at Land at Former Dunglass Oil Terminal, Dumbarton Road, Bowling by West Dunbartonshire Council.

GRANT planning permission subject to the following conditions:-

1. Prior to the commencement of works associated with any part of the development (apart from remediation works), an application(s) for approval of detailed design matters shall be submitted for the written approval of the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, all applications for the approval of matters specified in conditions shall be accompanied by:
 - a) Development platforms and site layout plans showing the position of all buildings, roads, access arrangements, parking areas, footpaths, waterfront walkway, green corridors, open space, boundary treatments and drainage infrastructure.
 - b) Block and layout plans showing existing, proposed and finished floor levels and elevations of each building, showing dimensions, and palettes of external materials.
 - c) Applications that include proposals for buildings, will provide details of cycle parking, shelter and storage provision, electric car charging points, shower, changing and drying facilities and any other facilities and measures which promote and support active and sustainable travel.
 - d) Landscape and streetscape plans showing the locations and species of all proposed trees, shrubs, hedges, palettes of hard landscaping materials and street furniture. Where applicable, all trees and planting shall be sited at least 10 metres in distance from the railway boundary located within the application site. Where it is agreed for trees, shrubs are to be planted adjacent to the railway boundary located within the application site, these shall be positioned at a minimum distance from the boundary which is greater than their predicted mature height.
2. Any applications(s) for approval of matters specified in conditions for any phase or part of the development submitted under Condition 1 shall also accord with the elements of approved 'design and construction' and 'operational phase' management plans and strategies associated with

Conditions 3, 4, 6, 7, 8, 10, 11, 13, 14, 15, 16 that are relevant to the development being proposed.

3. Prior to the submission of the first application for the approval of matters specified in conditions, a Phasing Plan including details for the subsequent delivery for each phase of the development alongside timescales for implementation of the various phases shall be submitted to and approved in writing by the Planning Authority. The Phasing Plan shall contain a strategy for the submission of a series of future detailed applications as under Condition 1 above including the delivery and implementation of the approved zones (including the waterfront walkway, green spaces and green network corridors). The approved Phasing Plan including any measures therewithin shall be implemented on site and unless otherwise agreed in writing by the Planning Authority. Any modifications or updates of the approved phasing plan shall be subject to the written approval of the Planning Authority and implemented thereafter as approved.
4. Prior to the submission of any application for matters specified in Condition 1 (parts B, C or D), a design strategy to establish the principles for the design and locations of street furniture, railings, bollards, signage, bins, substations, generators and cycle parking shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, each application for approval of matters specified in conditions submitted shall adhere to the principles and requirements approved through the design strategy.
5. Unless otherwise agreed in writing by the Planning Authority, prior to the submission of any application for matters specified in Condition 1 (A, B, C or D), a Preliminary Options Appraisal Report including a condition survey and scheme of repairs for the conservation, repair and reuse of Dunglass Castle (including the house, garden, walls) and the Henry Bell Obelisk in both in the short term and long term shall be submitted to and approved in writing by the Planning Authority. Prior to the occupation of any buildings to be located within Zones A and B as identified on Parameters Plan (Drawing No. 30953/4504/002 Rev F), details of the final chosen option for Dunglass Castle (including the house, garden and castle walls) and the Henry Bell Obelisk shall be submitted to and agreed in writing Planning Authority. These details shall include a programme of works including timescales for obtaining relevant permissions alongside timelines for the delivery and completion of the works for the Dunglass Castle (including the house, garden, walls) and the Henry Bell Obelisk. Thereafter this shall be implemented as approved in accordance with the approved final strategy.
6. Prior to the submission of the first application for the approval of matters specified in conditions, a Soil Management Plan and Earthworks and Materials Movement Strategy shall be submitted to and approved in writing by the Planning Authority. Beyond the details set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019), these submissions shall include:

- Details of the assessment criteria and sampling frequency that would adequately demonstrate suitability for use.
- A Waste Management and Recycling Strategy to address on-site waste and materials.

The approved plans and strategies shall be implemented on site and unless otherwise agreed in writing by the Planning Authority. These shall remain in place for the duration of the construction phase of the full re-development of the site. Any modifications or updates required shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.

7. Prior to the submission of the first application for the approval of matters specified in conditions, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority. Beyond the details and scope set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019), the CTMP shall include details of measures for minimising the disruption of the construction works on existing local bus services along the A82 and A814. As part of such details it shall also demonstrate continuity of access along the A82 and A814 at all times, to allow for the continued operation of local bus services, except where otherwise agreed by the Planning Authority. The approved CTMP including any measures therewithin shall be implemented on site and unless otherwise agreed in writing by the Planning Authority and shall remain in place for the duration of the construction phase of the full re-development of the site. Any modifications or updates required for the approved CTMP shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
8. Prior to the submission of the first application for the approval of matters specified in conditions, a Flood Risk Management Plan, a Construction Flood Response Plan and a Construction Drainage Plan shall be submitted to and approved in writing by the Planning Authority. Beyond the details and scope set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019), the Construction Drainage Plan shall include confirmation that all foul drainage installed within the application site shall discharge into the public sewer network at all times. The approved plans including any measures therewithin shall be implemented on site and shall remain in place for the duration of the construction phase of the full redevelopment of the site, unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for these approved plans shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
9. Prior to the occupation of any part of the site, all measures agreed in accordance with Condition 8 above which are associated with addressing flood risk shall be implemented. This shall also include those measures set out in Section 5.3.5 of the approved 'Environmental Statement Non-technical

Summary (September 2019)' and Chapter 7 and figure 7.2 'Conceptual Flood Mitigation Strategy' of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019)' . Once implemented, all of these measures shall be maintained thereafter unless otherwise agreed in writing by the Planning Authority.

10. Prior to the submission of the first application for the approval of matters specified in conditions, a Lighting Strategy and an Otter Mitigation Strategy shall be submitted to and approved in writing by the Planning Authority. Beyond the details and scope set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019)', the Lighting Strategy shall provide specific confirmation that night lighting will be avoided during the months of September to March inclusive where such lighting would illuminate areas of inter-tidal habitat of the Inner Clyde Special Protection Area (SPA) to levels in excess of 1 Lux (i.e. the maximum natural night-time background light level). The approved strategies, including any measures therewithin shall be implemented on site and shall remain in place for the duration of the construction phase of the full re-development of the site, and unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for these approved strategies shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
11. Prior to the submission of the first application for the approval of matters specified in conditions, a Landscape Framework and Strategy shall be submitted to and approved in writing by the Planning Authority. Beyond the details and scope set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019)', the Landscape Framework and Strategy shall be prepared in accordance with the approved 'Landscape Framework Objectives' document (Dated October 2020) and shall update the approved masterplan and parameters plan for the site. The approved Landscape Framework and Strategy including any measures therewithin shall be implemented on site and unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for this approved strategy shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
12. Unless otherwise agreed in writing by the Planning Authority, as part of any applications for approval of matters specified in conditions, and with regard to the requirements of condition 1 above, a supporting report which evidences how the relevant development proposals complies with and delivers the requirements and aims of the 'Landscape Framework and Strategy' approved under Condition 10 above.
13. Prior to the submission of the first application for the approval of matters specified in conditions, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. Beyond the details and scope set out in in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume

1 Main Text (Dated: September 2019), the CEMP shall also include a timetable and programme for all noise and vibration generating works associated with the construction of the development including the use of plant and machinery and vehicle movements. The timetable shall set out how the construction works will be programmed to minimise noise and vibration generation during the months of September to March inclusive and associated disturbance on wintering redshank and other qualifying features of the Inner Clyde Special Protection Area. Any noise generating works and/or operations agreed in consultation with the Planning Authority as being unavoidable during the period specified shall be accompanied by a schedule of mitigation detailing the measures that will be put in place to mitigate those impacts that will be caused by noise generating works and operations. The approved CEMP including any measures therewithin shall be implemented on site and shall remain in place for the duration of the construction phase of the full re-development of the site, unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for the approved CEMP shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.

14. Prior to the submission of the first application for the approval of matters specified in conditions, a Written Scheme of Archaeological Investigation and Programme of Archaeological Works shall be submitted to and approved in writing by the Planning Authority. Notwithstanding the details and scope set out in Chapter 15 (Schedule of Mitigation and Monitoring) of the approved 'Environmental Statement Volume 1 Main Text (Dated: September 2019)', this investigation shall be subject to a full Risk Assessment considering all areas of the site not previously covered by permission DC18/013 for the Remediation Strategy for the site. If required by the Risk Assessment, the scope for the Written Scheme of Archaeological Investigation shall be extended beyond the boundary of Zone F of the site and may include other areas. The approved written investigation and programme of works including any measures therewithin shall be implemented on site and shall remain in place for the duration of the construction phase of the areas subject to the investigation, unless otherwise agreed in writing by the Planning Authority. Any modifications or updates required for the approved written investigation and programme of works shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
15. Prior to the submission of the first application for the approval of matters specified in conditions, an Energy Strategy shall be submitted to and approved in writing by the Planning Authority. Further to the approach and overarching aims set out in the approved 'Energy Masterplan' (Dated, May 2020) document, the Energy Strategy shall include details for the delivery and implementation of on-site low carbon and renewable energy solutions, building specific technologies and features alongside any other measures aimed at increasing energy efficiency on the site. The approved strategy including any measures therewithin shall be implemented on site and unless otherwise agreed in writing by the Planning Authority and shall remain in place for the lifetime of the development. Any modifications or updates

required for the approved strategy shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.

16. Prior to the occupation of any part of the site, a Travel Plan including measures to minimise the impact of traffic and to promote sustainable and active travel choices for staff and visitors shall be submitted to and approved in writing by the Planning Authority. The Travel Plan shall include the details and requirements as set out in Section 7 of the approved 'Transport Assessment (Dated April 2019)'. The approved Travel Plan including any measures therewithin shall be implemented on site and unless otherwise agreed in writing by the Planning Authority and shall remain in place for the lifetime of the development. Any modifications or updates required for the approved Travel Plan shall first be subject to the written approval of the Planning Authority and implemented thereafter as approved.
17. No development (other than investigative works) shall commence on site until such time as an assessment of the risks to all new receptors, such as people and buildings, that this development will introduce has been undertaken. If the risk assessment identifies any unacceptable risks, a remediation strategy/plan will be submitted to and approved in writing by the Council as Planning Authority prior to development works commencing. The report shall be prepared by a suitably qualified person.
18. Unless otherwise agreed in writing by the Planning Authority, prior to the submission of any approval of matters specified in conditions applications, a full Site Investigation and Risk Assessment for areas of the site not previously covered by the Remediation Strategy to be undertaken in accordance with permission DC18/013 shall require to be submitted to and approved in writing by the Planning Authority. The approved details shall be implemented as approved.
19. In the event that contamination, which has not previously been identified and assessed, becomes evident at any time during the development of the site, it shall be reported in writing to the Planning Authority within 1 week. If such contamination can be dealt with without departing from the principles and outcome of an already approved remediation strategy then works can continue on the affected part of the site. If the contamination would result in a departure from the principles and outcome of the approved remediation strategy and if requested by the Planning Authority, works shall cease and/or an investigation and risk assessment shall be undertaken and an amended remediation strategy shall be submitted to the Planning Authority for approval. The amended remediation strategy, once approved in writing by the Planning Authority, shall be implemented as approved prior to the recommencement of works in the affected area.
20. Prior to the occupation of any part of the site and unless otherwise agreed in writing by the Planning Authority, the proposed upgrade of Dunglass Roundabout Junction of the A82 (T) with the A814 to traffic signal control shall be constructed in accordance with approved plan 'Eastern Access' (Drawing No. 30953-STN-00-XX-DR-D-0021 Rev P01).

21. Prior to the occupation of any part of the site and unless otherwise agreed in writing by the Planning Authority, the proposed upgrade of the Dumbuck signalised junction of the A82 (T) with the A814 shall be constructed in accordance with approved plan 'Western Access' (Drawing No. 30953-STN-00-XX-DR-D-0020 Rev P01).
22. Development proposals affecting the route of NCN7, shall include arrangements for the temporary diversion of the NCN7. Such details shall be accompanied by measures which seek to mitigate the impact of the diversion such as the provision for wayfinding signage and the use of distinctive materials alongside other measures of route design required to ensure that the diverted route remains clear, attractive and intuitive to users. Thereafter the approved temporary diversion and associated mitigation measures shall be undertaken in a timescale agreed in writing by the Planning Authority. The mitigation measures shall be maintained on site for as long as the temporary diversion of the NCN7 remain in place.
23. Development proposals that propose to alter the route of NCN7 shall include details for the final arrangement of post-development reconfiguration of NCN7 at the western end of the site. These details shall include the final route and positioning of NCN7. Thereafter, the approved details shall be implemented as approved in a timescale agreed in writing by the Planning Authority.
24. Any development proposals that will permanently affect the route and function of existing bus stops shall be accompanied by a report assessing and reviewing the impact of the proposed road layout upon existing bus stop locations (including those stops situated along the A82 and A814). If required, the report shall include details for any new bus stops required or details for relocation of existing bus routes. The approved report, including any identified findings and measures shall be implemented in a timescale agreed in writing by the Planning Authority.
25. Prior to the commencement of any development on site, a trespass proof fence of minimum 1.8 metres in height shall be installed along the boundary of the railway line within the application site. Prior to its installation, details of the proposed trespass fencing including its location and design shall be submitted to, and approved in writing by the Planning Authority. The approved trespass fence shall thereafter be implemented as approved in a timescale agreed in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, the approved trespass fence shall remain in place for the duration of when construction works are taking place on the part of the site impacting the railway.
26. No development shall take place, between the months of September to March inclusive, until an independent Ecological Clerk of Works (ECoW) or on-site Ecologist (with ornithological experience) has been appointed by the developer/applicant to oversee, monitor and ensure the effectiveness of all ecological mitigation measures to protect the integrity of the Inner Clyde Special Protection Area and other ecological designations. The Planning

Authority shall be notified in writing once this person has been appointed. Thereafter, the ECoW shall remain in place for the duration of the construction works associated with that part of the development, unless otherwise agreed with the Planning Authority.

27. Further to Condition 26, prior to appointing the ECoW, a 'scope of works' and 'terms of reference' for that person shall be submitted to and approved in writing by, the Planning Authority. This specifically shall detail the role and remit of the ECoW and the circumstances and timescales during the construction phase whereby they will require to be present within the application site. As a minimum, this shall detail that the ECoW shall:
- Be kept adequately informed of and ensure compliance with the construction timetable and programming (including any variations to such details) to be agreed under the terms of approved CEMP alongside all other ecological mitigation measures and proposals which are to be in place for the lifetime of the construction work associated with the redevelopment of the site.
 - Have the capacity and authority to halt/postpone any construction works taking place during the sensitive over-wintering months (i.e. from September to March inclusive) and until such time as they believe the operations concerned will not result in any redshank, cormorants, goldeneye, oystercatchers, red-breasted merganser (or any other notified bird species) being displaced from feeding or roosting within the identified Inner Clyde Special Protection Area or within the designated Site of Special Scientific Interest (SSSI).
28. No development shall commence, between the months of September to March inclusive until a screening and protective barrier has been installed along the boundary between the Inner Clyde Special Protection Area (SPA) and the area proposed for development works within the application site (southern boundary of the water/foreshore edge boundary of the works area). Prior to its erection, details of the proposed screening barrier including its location, extent, design and level of obscurity shall be submitted to, and approved in writing by the Planning Authority. The approved screening barrier shall thereafter be implemented as approved in a timescale agreed in writing by the Planning Authority. Unless otherwise agreed in writing by the Planning Authority, the approved screening barrier shall remain in place for when construction works are taking place within the part of the site impacting the SPA.
29. Further to Condition 28 above, in the event that any such screening barrier is to be replaced by more permanent screen planting, details of such proposals shall be submitted to and approved in writing by the Planning Authority prior to the removal of the screening barrier (between the months of September to March inclusive). Such proposals shall include details for planting along the edge of the development site area (referred to as the 'Green Corridor' on the approved Masterplan and Parameters Plan) combined with tree/scrub retention and appropriate reinforcement planting along the route of the

new/upgraded road and along the edge of the existing railway line. The approved screen planting details shall thereafter be implemented as approved in a timescale agreed in writing by the Planning Authority.

30. As part of any applications for approval of matters specified in conditions, and with regard to the requirements of condition 1 above, up-to-date protected species surveys insofar as required in relation to the area of proposed development and associated ecological features shall accompany development proposals within the site. These surveys shall be carried out by a suitable qualified ecologist at the appropriate time of year and will be provided to update the baseline information provided through the Environmental Statement and ecological surveys provided as part of this application. Furthermore, should the results of such surveys show them to be necessary, any such applications shall also be accompanied by the relevant species protection plans to identify any license requirements.
31. Prior to the commencement on any development on site, details of measures to protect retained trees and areas of woodland on the site during construction shall be submitted to and approved in writing by the Planning Authority. The details shall include specific details for the establishment of buffer zones for the protection of trees and area of woodland along and within the site boundary. Thereafter, unless otherwise agreed in writing by the Planning Authority, the approved measures shall be implemented and shall remain in place for the duration when construction works are taking place on site.

DC20/201 – Proposed temporary relaxation of condition Nos. 3 and 4 to allow use of side doors for access and egress (DC09-297) at 25-27 Kilbowie Road, Clydebank by Ms L. Murray.

GRANT temporary planning permission subject to the following conditions:-

1. The two entrance doors on the side of the building may be used for access to and egress from the building for a period of 12 months from the date of this consent. Thereafter, the side doors shall revert to emergency and disabled access use only and access to/egress from the building shall be via the Kilbowie Road entrance only, unless as may otherwise agreed in writing by the Planning Authority.
2. No amplified music, speech or singing shall take place within the dance studio while the side entrance doors are open.
3. Within one month of the date of this consent, any external doors that do not have a self-closing mechanism shall have one fitted and thereafter be maintained in working order.
4. There shall be no less than 15 minutes between classes finishing and starting at the premises unless as may otherwise be agreed in writing by the Planning Authority.

5. The LAeq (5min) level measured 1 metre outside a window in any adjacent residential property with amplified music, speech and singing taking place shall show no increase when compared with the same position, under the same conditions and during a comparable period with no amplified music, speech or singing taking place.
6. The LA10 (5min) in the 1/3 octave bands from 40 to 160 Hertz measured 1 metre outside a room in any adjacent residential property, with amplified music, speech or singing taking place shall show no increase when compared with the representative LA90 (5min) level in the 1/3 octave bands from 40 to 160 Hertz measured from the same position, under the same conditions and during a comparable period with no amplified music, speech or singing taking place.

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WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 10th February 2021

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

1. REASON FOR REPORT

- 1.1 This application relates to a major development and under the terms of the approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

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

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

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

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

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

4. CONSULTATIONS

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

5. REPRESENTATIONS

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

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

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1** Policy PS1 allocates the site for Public Services and seeks to protect established public facilities. Policy UR1 encourages the redevelopment and re-use of underused, vacant and/or derelict land and buildings for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality design in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.
- 6.2** Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Planning Guidance (2015) in Section 7 below.
- 6.3** Policy T1 and T4 requires sites to be integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and F2 aim to ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure. The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglen Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers’ Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** Policy BC2 identifies the site for housing. The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential

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

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

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** The modified LDP 2 was approved by the Council in August 2020. The Scottish Government issued a direction to the Council on 18th December 2020 requiring modifications to the housing parts of LDP2 and these modifications will be presented to the March Planning Committee for consideration. LDP2 is therefore the Council's most up to date policy position and has significant weight in the assessment and determination of planning applications at this time.
- 7.5** The site is identified under Policy H2 as a housing opportunity site for private housing and therefore the proposed development is in accordance with this policy. Similarly to Policy DS1 of LDP 1, Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).
- 7.6** Policy GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and LDP 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and LDP 1. Policies CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.7** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the

site is suitable for the intended use. It is considered that the proposals comply with the above policies as discussed below.

Principle of Development

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

Site Layout, Design and Appearance

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

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

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

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

Open Space and Landscaping

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

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

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

Roads, Parking, Access and Permeability

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

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

Technical Matters

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

Pre-application Consultation

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

Place and Design Panel and Pre application Elected Member Briefing

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

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

8. CONCLUSION

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

9. CONDITIONS

1. For the avoidance of doubt the approved development materials comprise of; i) Wienerberger Anglesey Weathered Buff brick, ii) Marley Modern Smooth Grey mock Bond or Marley Modern Old English Dark Red, iii) Hardiplank Soft Green and Boothbay Blue and iv) render colour Essno White Chip or Tuscan as detailed on drawing no. GAR/SK-01 Rev R (Site Layout). Any variation to this specification shall be agreed with the Planning Authority prior to works commencing and the works shall thereafter be completed in accordance with the approved details unless otherwise agreed by the Planning Authority.
2. The development hereby approved shall be constructed in accordance with the finished site levels and finished floor levels as shown on approved plan - drawing no.20057-SK-02, Site Levels (amendment date 18_1_2021).

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

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

approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.

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

Mondays to Fridays : 0800 – 1800

Saturdays: 0800 – 1300

Sundays and public holidays: No working.

10. Unless otherwise approved in writing by the Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.
11. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.
12. No development (other than investigative work) shall take place until such time as a comprehensive site investigation completed by a suitably qualified person has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model shall be formalised and these linkages shall be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted. If the risk assessment identifies any unacceptable risks, a detailed remediation strategy/plan shall be submitted to and approved in writing by the Planning Authority and implemented as approved.

13. If required, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the above scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the timescale agreed by the Planning Authority. Following completion of the actions/measures identified in the approved remediation scheme a further report which demonstrates the effectiveness of the monitoring and maintenance measures shall be submitted to and approved in writing by the Planning Authority.

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

If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. Prior to placement of any of the material, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.

15. Should piling works be required these shall not be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of and take into account the following:
- The impact of the piling on surrounding properties.
 - Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

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

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

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

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

Peter Hessett

Chief Officer – Regulatory and Regeneration

Date: 10th February 2021

Person to Contact: Pamela Clifford, Planning & Building Standards
Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix:

Location Plan

Background Papers:

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

Wards affected:

3 - Dumbarton

Map Register No: HQ651

Date: 28 January 2021

DC20/241

Residential development
comprising 76 dwellings
and associated
infrastructure and
landscaping

Residential Development Site
Garshake Road
Dumbarton

