

## PLANNING COMMITTEE

At a Meeting of the Planning Committee held in the Council Chambers, Municipal Buildings, Station Road, Dumbarton on Wednesday, 2 June 2004 at 10.00 a.m.

**Present:** Provost Alistair Macdonald and Councillors Denis Agnew, Jack Duffy, Linda McColl, Duncan McDonald, Connie O'Sullivan and Raymond Young.

**Attending:** Dan Henderson, Director of Development and Environmental Services; Irving Hodgson, Head of Planning and Development; Nigel Ettles, Principal Solicitor; Alasdair Gregor, Planning and Development Manager; Steve Marshall, Team Leader, Forward Planning and Regeneration; and Shona Barton, Administrative Assistant.

**Councillor Jack Duffy in the Chair**

### MINUTES OF PREVIOUS MEETING

2839 The Minutes of Meeting of the Committee held on 5 May 2004 were submitted and approved as a correct record.

### NOTE OF VISITATIONS

2840 A Note of Visitations carried out on 4 May 2004, a copy of which forms Appendix 1 hereto, was submitted and noted.

### PLANNING APPLICATIONS

2841 Reports were submitted by the Director of Development and Environmental Services in respect of various planning applications as detailed below.

#### Continued Application

**(a) DC03/249 – Outline permission for residential development at Beardmore Place, Clydebank**

2842 After discussion and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed to grant outline planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto. It was noted that the application would require to be referred to the Scottish Ministers.

New Applications

- (b) **DC02/283 – Mixed use development incorporating housing, leisure, business, retail, restaurants, bars, colleges, museum, student accommodation, roads and car parking at Cart Street, Glasgow Road, Dumbarton Road and Cable Depot Road, Clydebank**

2843 The Head of Planning and Development provided an update on the application. The Committee then heard the agent for the applicant, Mr Tom McNally in answer to Members' questions. After discussion and having heard the Director of Development and Environmental Services in further explanation and in answer to Members' questions, the Committee agreed that they were minded to grant outline planning permission subject to:-

- (1) the submission of a satisfactory finalised phasing scheme and the recording of a Section 75 Agreement, or other appropriate mechanism, to secure the proper phasing of the development, the restoration of the Titan Crane, heritage contributions, the provision of a Museum/Heritage Centre, public access, and the provision of a link to Cable Depot Road from any new junction onto Dumbarton Road; and
- (2) the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

- (c) **DC03/399 – Erection of equestrian centre and manager's accommodation at Cochnohill Farm, Cochno Road, Clydebank**

2844 The applicant, Mrs Avril McMillan was invited to address the Committee and spoke in support of the application. After discussion and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed that consideration of the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

- (d) **DC01/446 – Conversion of chapel into six residential units at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

2845 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

**(e) DC01/447 – Demolition of former convent and link wing (listed building consent) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

2846 After discussion and having heard the Planning and Development Manager in further explanation Councillor Agnew, seconded by Councillor Young, moved:-

2847 That the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

2848 As an amendment, the Convener, Councillor Duffy, seconded by Provost Macdonald, moved:-

2849 That the application be granted subject to the conditions as specified in the Director's report.

2850 On a vote being taken 3 Members voted for the amendment and 4 Members voted for the motion. The motion was accordingly declared carried.

**(f) DC01/448 – Outline permission for erection of residential development at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

2851 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed that consideration of the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

**(g) DC01/449 – Refurbishment of chapel (listed building consent) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

2852 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed to grant listed building consent subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

**(h) DC03/040 – Change of use of former waterworks building to dwellinghouse at former Carman Waterworks, Cardross Road, Renton**

2853 After discussion and having heard the Planning and Development Manager in further explanation the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(i) **DC03/041 – Change of use of former waterworks to dog grooming/breeding kennels and cattery at former Carman Waterworks, Cardross Road, Renton**

2854 After discussion and having heard the Planning and Development Manager in further explanation, the Committee agreed to grant planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

(j) **DC03/346 – outline permission for erection of Class 1 Foodstore, Retail Units, Petrol Filling Station, Parking and Relocation of Credit Union Building at Clyde Shopping Centre, Argyll Road/Abbotsford Road/Chalmers Street, Clydebank**

2855 After discussion and having heard the Planning and Development Manager in further explanation and the Director of Development and Environmental Services in answer to Members' questions, the Committee agreed to grant outline planning permission subject to the conditions specified in the Director's report, details of which are contained in Appendix 2 hereto.

### **CLYDEBANK LOCAL PLAN**

2856 A report was submitted by the Director of Development and Environmental Services advising of the outcome of the consultation exercise undertaken on the modifications to the Clydebank Local Plan following the Public Local Inquiry.

2857 After discussion the Committee agreed, that consideration of the matter be continued to the next meeting of the Committee, in order to enable a site visit to be undertaken in relation to the proposed modification to the plan that removes land at Cochno Road, Hardgate from the Greenbelt.

### **SCOTTISH EXECUTIVE DEVELOPMENT DEPARTMENT CONSULTATION PAPER ON RIGHTS OF APPEAL IN PLANNING**

2858 A report was submitted by the Director of Development and Environmental Services informing of the Scottish Executive Development Department's Consultation on Rights of Appeal in Planning, and seeking agreement for a response to the consultation.

2859 After discussion and having heard the Planning and Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) that the Director of Development and Environmental Services be authorised to respond to the consultation on the basis outlined in the Appendix to the report; and
- (2) that the response to the consultation should indicate the Authority's preferred option as model 2, although there would be no objection to the introduction of mandatory hearings in particular circumstances.

### **CONSULTATION ON SATELLITE DISHES AND OTHER ANTENNAS**

2860 A report was submitted by the Director of Development and Environmental Services informing of a Scottish Executive Development Department consultation on possible changes to Planning Regulations in relation to satellite dishes and other antennas and seeking agreement for a response to the consultation.

2861 The Committee agreed:-

- (1) that the Director of Development and Environmental Services be authorised to respond to the consultation on the basis outlined in the Appendix to the report; and
- (2) that the response to the consultation should reflect the comments contained in the conclusions section of the report.

### **UNAUTHORISED ENGINEERING WORKS AT THE DRUMS, OLD KILPATRICK**

2862 A report was submitted by the Director of Development and Environmental Services informing of a breach of planning control in the form of unauthorised engineering works in a field at The Drums, Old Kilpatrick.

2863 Having heard the Planning and Development Manager in further explanation, Councillor O'Sullivan, seconded by Councillor Duffy, moved:-

2864 That the Committee agrees to authorise service of an Enforcement Notice that would require the land to be reinstated to its original condition.

2865 As an amendment, Councillor Young, seconded by Provost Macdonald, moved:-

2866 That the application be continued to the next meeting of the Committee in order to enable a site visit to be undertaken.

2867 On a vote being taken, 3 Members voted for the amendment and 4 Members voted for the motion. The motion was accordingly declared carried.

**WITHDRAWAL OF APPEAL IN RELATION TO LAND AT FAIFLEY ROAD,  
HARDGATE BY TESCO STORES LIMITED**

- 2868 A report was submitted by the Director of Development and Environmental Services informing that Tesco Stores Limited had withdrawn their Appeal against Non-Determination of their Planning Application for the erection of a foodstore at Faifley Road, Hardgate.
- 2869 Having heard the Planning and Development Manager in further explanation the Committee agreed:-
- (1) to note the withdrawal of the Appeal by Tesco Stores Ltd; and
  - (2) that the Head of Legal and Administrative Services be instructed to resile from the missives on behalf of West Dunbartonshire Council.

**ACCESS AND ENVIRONMENTAL PROJECTS 2004/05**

- 2870 A report was submitted by the Director of Development and Environmental Services advising on the proposed programme for access and environmental projects in 2004/2005 and seeking authority for the allocation of funds to undertake the projects listed.
- 2871 Having heard the Head of Planning and Development in further explanation, the Committee agreed to the allocation of:-
- (1) £15,000 for Carman Path Phase II;
  - (2) £3,000 for Vale of Leven Path Network signage;
  - (3) £12,000 for the Kilpatricks Access Triangle (Clydebank to Bowling Access Action Plan);
  - (4) £20,000 for the Enviro Squad;
  - (5) £30,000 for Greenspace and Environmental Education; and
  - (6) £10,000 for Woodland Management.

**HOUSING (SCOTLAND) ACT 2001, PART 6 - PRIVATE SECTOR  
HOUSING IMPROVEMENT & REPAIRS GRANTS**

- 2872 A report was submitted by the Director of Development and Environmental Services seeking agreement on proposed policy changes for the prioritisation and allocation of resources for private sector improvement and repair grants.
- 2873 The Committee agreed:-

- (1) to continue to ring-fence the 2004/05 budget on the percentage basis previously agreed, whilst allowing officers to vire between categories to maximise spend in response to the types of application received;
- (2) to the recruitment of an Administration Officer, with the post being financed from within the grants budget;
- (3) that the existing policy of deduction of £600 (or £250) from repair and improvement grants would cease. However, small grant applications under £600 (£250 for health related projects) would continue not to be eligible for grant assistance;
- (4) that the maximum approved expense limit, currently capped at the old levels of £5,500 and £12,600, be raised to £20,000 as provided for in the new legislation; and
- (5) that the aforementioned changes be applied to grant applications already approved but for which the work had not yet started, grant applications received but not yet approved and future grant applications.

#### **SITE VISITS**

2874 It was agreed that the site visits referred to in certain of the foregoing items would be undertaken in the morning of Monday, 2 August 2004.

The meeting closed at 11.35 a.m.



**PLANNING COMMITTEE****NOTE OF VISITATION – 4 MAY 2004**

- Present:** Provost Alistair Macdonald and Councillors Denis Agnew, Linda McColl and Raymond Young.
- Attending:** Alasdair Gregor, Planning and Development Manager; and Shona Barton, Administrative Assistant – Legal and Administrative Services.
- Apology:** An apology for absence was intimated on behalf of Councillor Connie O’Sullivan.

**SITE VISIT**

With reference to the Minutes of Meeting of the Planning Committee held on 7 April 2004, site visits were undertaken in connection with the undernoted planning applications:-

DC03/319 – Residential development of 25 flats, new access and car parking at Dunclutha, Parkhall Road, Clydebank.

DC03/249 – Outline permission for residential development at Beardmore Place, Clydebank.



**APPLICATIONS FOR PLANNING PERMISSION CONSIDERED BY THE  
PLANNING COMMITTEE ON 2 JUNE 2004**

**DC03/249 – Outline permission for residential development at Beardmore  
Place, Clydebank for Link Group**

**Permission GRANTED subject to the following conditions:-**

1. That the development to which this permission relates shall be begun not later than whichever is the latest of the following dates:-
  - i) the expiration of five years from the date of the grant of outline permission or
  - ii) the expiration of 2 years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
  
2. That in the case of any reserved matter, application for approval must be made before:-
  - i) the expiration of 3 years beginning from the date of the grant of outline planning permission or
  - ii) the expiration of 6 months from the date on which an earlier application for such approval was refused or
  - iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed whichever is the latest; provided that only one application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (i) above.
  
3. That any reserved matters submitted under the terms of condition 2 above shall include details of the siting, size, design and external appearance of the buildings, the means of access thereto, vehicular turning manoeuvres, footpaths, traffic and pedestrian safety, car parking and the proposed landscaping.
  
4. At the same time as the submission of the reserved matters application, the developer shall submit a scheme for the implementation of Sustainable Urban Drainage Systems (SUDS).
  
5. In line with Environmental Phase 11 report in relation to the application site as carried out by WSP Environmental Limited in June 2003, the developer shall:
  - (a) in areas where slightly elevated levels of arsenic and elevated levels of polyaromatic hydrocarbons (PAHs) were found ensure that
    - (1) the made ground is removed in the allotment areas and replaced with appropriate thickness of subsoil and topsoil, or:
    - (2) a layer of topsoil is placed on the made ground, the thickness depending on the typical root depths of proposed plants to be grown and the specific usage of the gardens and allotments.

- (b) as a result of the limited contaminations identified within the area proposed for residential development, should infilling take place to attain site levels for the development within the cut areas, then the made ground should be capped off during the exercise preventing contact with end – users and plant life, and; if the railway cutting is not to be filled and any ballast is left exposed then this should be suitably capped with either clay or topsoil depending on the end use in this area.
- (c) where ground gas monitoring highlighted potential issues with respect to ground gas, gas monitoring is recommended prior to re-development and appropriate gas control measures will be required in any future building design.

**DC02/283 – Mixed use development incorporating housing, leisure, business, retail, restaurants, bars, colleges, museum, student accommodation, roads and car parking at Cart Street, Glasgow Road, Dumbarton Road and Cable Depot Road, Clydebank**

**Conditions to be attached if permission granted:-**

1. In the case of any Reserved Matters, application for approval must be made before:-
  - (i) the expiration of 3 years from the date of the grant of outline planning permission;
  - (ii) the expiration of 6 months from the date on which an earlier application for such approval was refused, or;
  - (iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed;

(whichever is the latest).
2. That the development to which this permission relates must be begun not later than:
  - (i) the expiration of 5 years from the date of the grant of outline planning permission, or;
  - (ii) if later, the expiration of 2 years from the final approval of the Reserved Matters or, in the case of approval on different dates, the final approval of the last such to be approved.
3. That any application for approval of Reserved Matters submitted under the terms of condition 1 above, shall include:
  - (i) site layout plans showing the position of all buildings, roads, footpaths, parking areas, walls, fences and landscaping;
  - (ii) plans and elevations of each building, showing dimensions and the type and colour of external materials;
  - (iii) landscaping plans showing the location and species of all proposed trees, shrubs, hedges, hard landscaping and street furniture;
  - (iv) details of existing and proposed ground levels, and finished floor levels, relating to a clearly identified fixed datum point.

4. Before development commences, the written approval of the Director of Development and Environmental Services shall be obtained for:
  - (i) the means of management and maintenance of all landscaping and public open space;
  - (ii) the means of disposal of surface water and foul sewage, and;
  - (iii) the means of provision of any social housing.
5. With regard to the requirements of condition 3 above, a design brief shall be submitted for the approval of the Director of Development and Environmental Services along with the first such application for approval of Reserved Matters. The design brief shall specify layout and general design principles, and all subsequent Reserved Matters applications shall be in accordance with the approved design brief.
6. The development shall be implemented in accordance with the approved phasing scheme, unless otherwise agreed by the Director of Development and Environmental Services.
7. That the development may include the following land use classes, as defined in the Town and Country Planning (Use Classes) Scotland Order 1997:
  - (i) Houses (Class 9), and residential flats
  - (ii) Shops (Class 1, but subject to the restrictions set out in condition 15 below)
  - (iii) Restaurants and cafes (Class 3), and bars
  - (iv) Leisure facilities (Class 11), and marina
  - (v) Offices and light industrial uses (Class 5)
  - (vi) College and museum facilities (Class 10)
  - (vii) Student accommodation (Class 8)

together with associated roads, parking and landscaping.

8. That the distribution of land uses in the development shall generally accord with the marked approved plans. Residential properties shall be located in the western half of the site as indicated in red on the approved plans. Mixed use development including offices, shops, food and drink and leisure uses, together with some residential properties, shall be located in the centre of the site, as indicated in blue on the approved plans. The eastern part of the site, indicated in brown on the approved plans, shall be developed as a business park and college campus. The areas indicated in yellow to the rear of the existing town hall, through the centre of the site and along the banks of the river shall be used as public spaces. No buildings shall be erected within the immediate setting of the Titan Crane, as marked in purple on the approved plans, other than buildings required in association with the heritage of the Titan Crane itself. The area marked in green on the approved plan shall be utilised for public open space.
9. The form and layout of the development shall generally accord with the supplementary design guidance contained in the document 'Clydebank Design Guidelines', and shall in particular accord with sections 3, 4, 5 and 9 of that document with respect to street pattern, width of streets, height of buildings and provision of public spaces. Particular regard shall be had to the

layout of development in the former East Yard area, where development should take the form of two distinct blocks of buildings fronting public thoroughfares, with servicing and parking enclosed to their rear. The street layout in the former West Yard area shall accord with the design guidelines, other than in respect of the proposed new street described in the guidelines as 'South Townhall Street', which shall be repositioned further to the south to allow development behind the Town Hall to provide an appropriate frontage onto the proposed new public square.

10. The minimum design ground level for the site shall be 5.6m Above Ordnance Datum unless otherwise agreed in writing with the Director of Development and Environmental Services.
11. The section of the former Forth & Cart Canal at the eastern end of the site shall either be reinstated as part of the development or its alignment shall be retained for possible reinstatement of the canal, and all development fronting the former canal alignment shall be of a design appropriate to a canal front location, to the satisfaction of the Director of Development and Environmental Services.
12. That with regard to the requirements of condition 03 (iii) above, all landscaping schemes shall indicate the siting, numbers and species of all trees, shrubs and hedges to be planted and the extent of any ground profiling, and shall ensure:
  - (i) completion of the scheme during the planting season next following the completion of the buildings, or such other date as may be agreed with the Director of Development and Environmental Services, and;
  - (ii) the maintenance of the landscaping area for a period of five years, or such longer period as may be required by the Director of Development and Environmental Services to allow the landscaping to become well established. Any trees or shrubs which, within 3 years of planting, are removed, or which in the opinion of the Director of Development and Environmental Services are dying, have been severely damaged or have become seriously diseased, shall be replaced to the specification of those originally required.
  - (iii) the appropriate long term management and maintenance of all landscaped areas to the satisfaction of the Director of Development and Environmental Services.
13. That notwithstanding condition 11 above, any landscaping scheme shall comply with the Civil Aviation Authority's 'Safeguarding of Aerodromes Advice Note 3 – Potential Bird Hazards from Amenity Landscaping and Building Design', and no element of the proposed planting shall be permitted to grow above a maximum height of 50.25m Above Ordnance Datum.
14. That before work commences on site, full details of the schemes of lighting required during construction and for the completed project shall be submitted to the Director of Development and Environmental Services for approval, and such schemes shall specify that lighting is of flat glass, full cut off design with horizontal mountings, and ensure that there is no light spill above the horizontal. No subsequent alteration to any approved lighting scheme shall

take place without the written approval of the Director of Development and Environmental Services.

15. That the total number of dwelling units erected on the site shall not exceed 1,200 units, as indicated in the agent's letter dated 4 November 2002. Notwithstanding this, this outline planning permission does not imply consent for any specific number of dwelling units in total, or on any part of the site, and all applications for approval of Reserved Matters for residential development shall be assessed upon their own merits in terms of the number of units provided.
16. That at least 10% of the proposed residential units shall be provided as affordable housing, either for renting from or shared ownership with a registered social landlord. In the event of demolition of existing affordable housing in order to gain access to the site, this shall be replaced like for like and shall not be counted towards the 10% figure. The means of provision and phasing of the affordable housing shall be agreed with the Director of Development and Environmental Services at the time of the first application for Approval of Reserved Matters.
17. That the maximum total gross retail floorspace approved under this application is 1,000m<sup>2</sup> of food retail and 2,000m<sup>2</sup> of non-food retail. No food retail unit shall exceed 400m<sup>2</sup>, and no non-food retail unit shall exceed 250m<sup>2</sup> gross floorspace. Units shall not be merged into single units larger than these limits or changed between food retail and non-food retail without the prior express consent of the Director of Development and Environmental Services. Furthermore the following types of retailing are specifically excluded as the principal use of any unit within the development: sale of fashion goods, footwear, catalogue retailing, electrical goods, car accessories, carpets, domestic furniture, textiles or household goods, or (other than where a sports retail unit it is ancillary to a larger sports/leisure facility) sports goods. The sale of these goods is permissible as an ancillary aspect of another retail use, but the total floorspace devoted to the sale of all such goods shall not exceed 20% of the retail floorspace of any one unit.
18. Each application for approval of Reserved Matters incorporating non-residential uses shall include the provision of a noise impact assessment.
19. That on the submission of the first Reserved Matters application, the extent of the proposed public realm shall be identified, and the locations and size of the sites shall be agreed in writing with the Director of Development and Environmental Services before work commences on site. Such areas shall include the provision of a public square behind the Town Hall, and pedestrian access through the centre of the site and along the river frontage, as marked on the approved plans, and these areas shall be provided in accordance with the agreed phasing scheme.
20. That public open space and children's play areas shall be provided in accordance with the standard specified by Policy R2 of the Finalised Clydebank Local Plan, which requires a minimum of 1.6 hectares for outdoor sport and 0.8 hectares for children's play space per 1,000 population.

21. No development shall take place within the development site until the developer has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant, agreed with the West of Scotland Archaeology Service, and approved by the Director of Development and Environmental Services. Thereafter, the developer shall ensure that the programme of archaeological works is fully implemented and that all recording and recovery of archaeological resources within the development site is undertaken to the satisfaction of the Director of Development and Environmental Services in agreement with the West of Scotland Archaeological Service.
22. That the development shall include the retention and restoration of the Category-A Listed Building Titan Crane, a structural report on the condition and a programme of works for the restoration of which shall be agreed with the Director of Development and Environmental Services prior to the commencement of development and in the phasing scheme referred to in condition 06 above, and which shall be fully implemented in accordance with the agreed phasing scheme, to the satisfaction of the Director of Development and Environmental Services.
23. All vehicular access to the site shall be by way of two new roundabouts, at the Cable Depot Road / Dumbarton Road junction and at the Cart Street / Glasgow Road / Argyll Road junction, full detailed plans and specifications for which shall be included with the first application for approval of Reserved Matters.
24. All construction traffic entering and exiting the site prior to the commissioning of the roundabouts referred to in condition 22 above shall do so by way of the Cart Street access, and shall not take access from any of the side streets leading from Glasgow Road or Dumbarton Road.
25. No building shall be occupied until such time as the roads and footpaths serving the relevant phase of development have been completed to base course level.
26. That the development roads, footpaths and lighting for each phase of the development shall be constructed in accordance with the Council's Guidelines for Development Roads, and shall be completed to the satisfaction of the Director of Development and Environmental Services within a timescale to be agreed in writing prior to the commencement of any works on site.
27. The first application for reserved matters shall include details of the provision of pedestrian crossings on Dumbarton Road and Glasgow Road, and the agreed crossing facilities shall be provided concurrently with the installation of the roundabouts.
28. Parking spaces shall be provided in accordance with the Council's adopted parking standards, and no building shall be occupied until its parking facilities have been completed to the satisfaction of the Director of Development and Environmental Services.

29. That each residential unit shall be provided with a secure covered bicycle storage facility at ground floor level. Each non-residential development shall have adequate secure covered cycle storage for staff in addition to adequate securable covered cycle facilities for visitors/customers.
30. A Green Travel Plan detailing measures to encourage and facilitate sustainable travel patterns shall be submitted along with the first application for approval of Reserved Matters, in accordance with the information provided in the Transport Statement.
31. That drainage details submitted in accordance with condition 4 (ii) above shall include full details of the intended means of foul drainage and surface water disposal, and shall incorporate a suitable Sustainable Urban Drainage Scheme, to the satisfaction of Director of Development and Environmental Services. The agreed drainage measures shall be fully implemented in accordance with the agreed phasing scheme, and no building shall be brought into use until its foul and surface water drainage arrangements have been completed to the satisfaction of the Director of Development and Environmental Services.
32. Prior to any development commencing, a detailed remediation strategy specifying all action to be taken to remove or treat contamination of the site, shall be submitted to the written agreement of the Director of Development and Environmental Services. No work, other than investigative work, shall commence until such time as the remediation strategy has been approved and implemented to the satisfaction of the Director of Development and Environmental Services.
33. No development, other than the public open space referred to in condition 8 above, shall take place within the area delineated on Drawing 5186-001/0107, this being the area where, on the information available, methane concentrations appear to render the land unsuitable for residential development.
34. Prior to the commencement of any phase of the development, details shall be submitted for the approval of the Director of Development and Environmental Services of steps to be taken to safeguard the River Clyde from contamination by pollutants during the construction phase of the development, and such safeguards as approved shall be put in place prior to any works commencing on site. These details shall include the proposed methods of groundwater control as well as details of the quantity of sediment that will be generated during construction and the effects of discharging the sediment into the River Clyde, and shall include the proposed mitigation measures detailed in paragraphs 10.5.3, 10.5.4 and 14.4.1 of the Environment Statement. No work shall commence on site until these details (or such other details as may be acceptable) are approved.
35. Before any work commences on site, full details shall be submitted of any works proposed to be undertaken on the quay walls and river edge treatment, and of the design and specification of the proposed marina development. All

such proposals shall be supported by a method statement for undertaking the works. No work shall commence on site until these details (or such other details as may be acceptable) are approved by the Director of Development and Environmental Services.

36. Any demolition or other materials used to raise the level of the development site shall be inert.
37. No construction works audible at the site boundary, or such other such places as may be agreed in writing with the Director of Development and Environmental Services, shall be carried out outwith the hours of 0800 to 1800 Monday to Saturday, and not at all outwith these hours or on Sundays or public holidays.
38. Prior to any piling works taking place, an assessment of the intended works, taking account of the guidance contained in BS6472: 1984 'Evaluation of Human Response to Vibration in Buildings', must be carried out by a suitably qualified person, and must be submitted to and approved in writing by the Director of Development and Environmental Services.
39. To minimise nuisance in the surrounding area from noise and vibrations, during all construction works the plant and machinery used shall be in accordance with the relevant Code of Practice specified in the Control of Noise (Codes of Practice for Construction and Open Sites) Order 2002.
40. Details of noise mitigation measures and details of steps proposed to minimise the creation of noise and dust shall be submitted to and agreed with the Director of Development and Environmental Services before any work commences on site. Such measures shall include those detailed in paragraphs 7.9.2 and 14.4.3 of the Environment Statement.
41. No cranes or any other structure of any kind shall be erected to a height exceeding 50.25m Above Ordnance Datum at any time during the development of the site.

**DC01/446 – Conversion of chapel into six residential units at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

**Permission GRANTED subject to the following conditions:-**

1. The development shall commence within a period of 5 years from the date of this permission.
2. Prior to the commencement of development detailed plans showing the layout of parking and turning facilities, the division of garden areas between each of the units, and all landscaping and boundary treatments shall be submitted to and approved by the Director of Development and Environmental Services. Parking shall be provided in accordance with the standards specified in the Council's Roads Development Guide, and the approved scheme shall be fully implemented to the satisfaction of the Director of Development and

Environmental Services before the occupation of any of the dwellings hereby approved.

3. Prior to the commencement of development, full specifications of all external finishing materials, and samples of stone and render materials to be employed, shall be submitted for the approval of the Director of Development and Environmental Services, in consultation with Historic Scotland. Materials shall be selected to match those originally employed on the listed building.

**DC01/449 – Refurbishment of chapel (listed building consent) at Sisters of Notre Dame Convent, Cardross Road, Dumbarton**

**Listed building consent GRANTED subject to the following conditions:-**

1. The development shall commence within a period of 5 years from the date of this permission.
2. Prior to the commencement of development, full specifications of all external finishing materials, and samples of stone and render materials to be employed, shall be submitted for the approval of the Director of Development and Environmental Services, in consultation with Historic Scotland. Materials shall be selected to match those originally employed on the listed building.

**DC03/040 – Change of use of former waterworks building to dwellinghouse at former Carman Waterworks, Cardross Road, Renton**

**Permission GRANTED subject to the following conditions:-**

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. Exact details and specifications of all proposed finishing materials (including any replacement windows and doors) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on site.
3. Notwithstanding the details shown on the approved plans, the proposed roofing materials shall be slate or a slate substitute. Exact details and specifications of roofing materials shall be submitted for the consideration and written approval of the Director of Development and Environmental Services prior to the commencement of any works on the site. For the avoidance of doubt, a slate substitute does not include a "concrete tile".
4. Notwithstanding the details shown on the approved plans, the rooflights shall be of traditional form and/or 'conservation style'. Details of the rooflights shall be submitted for the consideration and written approval of the Director of Development and Environmental Services prior to commencement of works.

5. Prior to work commencing on site further details of the proposed reconstruction of the wall ends and any piers or gate posts and gate to be added shall be submitted to meet with the further written approval of the Director of Development and Environmental Services.
6. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
7. Prior to the commencement of use of the development hereby approved, the improvement of the existing access shall be carried in accordance with the approved plans.
8. The gradient of the driveway should not exceed 8%. A revised drawing showing a section through the line of access should therefore be submitted prior to work commencing on site and for the further approval of the Director of Development and Environmental Services.
9. No works other than site investigation works shall be carried out on site until a comprehensive contaminated land investigation has been carried out to establish if any contaminants including landfill gases from the nearby infilled quarry are affecting the site, and the findings are submitted and approved by the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites – Code of Practice" (BS 10175: 2001) The report must include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Executive Planning Advice Note 33.

**DC03/041 – Change of use of former waterworks to dog grooming/breeding kennels and cattery at former Carman Waterworks, Cardross Road, Renton**

**Permission GRANTED subject to the following conditions:-**

1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.
2. The use hereby granted permission shall not be leased or sold off in any way independent of the house granted consent under Ref. DC03-040 (and marked green on Drawing no. 030303 01) but shall remain linked to the residential use of the adjacent house.
3. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Development and Environmental Services prior to any work commencing on the site.
4. Prior to work commencing on site further details of the proposed reconstruction of the wall ends and any piers or gate posts and gate to be

added shall be submitted to meet with the further written approval of the Director of Development and Environmental Services.

5. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for the consideration and written approval of the Director of Development and Environmental Services.
6. Prior to the commencement of use of the development hereby approved, the improvement of the existing access shall be carried out in accordance with the approved plans.
7. The gradient of the driveway should not exceed 8%. A revised drawing showing a section through the line of access should therefore be submitted prior to work commencing on site and for the further approval of the Director of Development and Environmental Services.
8. No works other than site investigation works shall be carried out on site until a comprehensive contaminated land investigation has been carried out to establish if any contaminants including landfill gases from the nearby infilled quarry are affecting the site, and the findings are submitted and approved by the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as British Standards Institution "The Investigation of Potentially Contaminated Sites – Code of Practice" (BS 10175: 2001) The report must include a site-specific risk assessment of all relevant pollutant linkages as required in Scottish Executive Planning Advice Note 33.

**DC03/346 – Outline Permission for erection of Class 1 Foodstore, Retail Units, Petrol Filling Station, Parking and Relocation of Credit Union Building at Clyde Shopping Centre, Argyll Road/Abbotsford Road/Chalmers Street, Clydebank**

**Permission GRANTED subject to the following conditions:-**

1. That the development to which this permission relates shall be begun not later than whichever is the latest of the following dates:-
  - i) the expiration of five years from the date of the grant of outline planning permission; or
  - ii) the expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.
2. That in the case of any reserved matter, application for approval must be made before:
  - i) the expiration of 3 years beginning from the date of the grant of outline planning permission;
  - ii) the expiration of 6 months from the date on which an earlier application for such approval was refused; or

- iii) the expiration of 6 months from the date on which an appeal against such refusal was dismissed whichever is the latest; provided that only one application may be made in the case after the expiration of the 3 year period mentioned in sub-paragraph (i) above.
- 3. That any reserved matters submitted under the terms of condition 2 above shall include details of the siting, size, design and external appearance of the buildings, the means of access thereto and the proposed landscaping.
- 4. Notwithstanding the detail shown on the approved plans, no consent is granted for the junction form and parking/servicing provision. Details of these reserved matters shall be submitted under the terms of condition 2 above.
- 5. Notwithstanding the detail shown on the approved plans, the location of the petrol filling station and the footprint of the store is not approved. Details of these reserved matters shall be submitted under the terms of condition 2 above.
- 6. At the same time as the submission of the reserved matters application the developer shall submit a scheme for the implementation of Sustainable Urban Drainage Systems (SUDS) in accordance with the principles of the Sustainable Urban Drainage Systems Design Manual for Scotland and Northern Ireland.
- 7. Prior to works commencing on site, a comprehensive contaminated land investigation shall be submitted for the approval of the Director of Development and Environmental Services. The investigation shall be completed in accordance with a recognised code of practice such as 'The investigation of potentially contaminated Sites – code of Practice' (BS10175:2001). The report must include a site-specific risk assessment of all relevant pollutant linkages as required in the Scottish Executive Planning Advice Note 33.
- 8. Where the risk assessment identifies any unacceptable risk or risks as defined under part IIA of the Environmental Protection Act 1990, a detailed remediation strategy shall be submitted for the approval of the Director of Development and Environmental Services. No works, other than investigative works, shall be carried out on the site prior to receipt of written approval of the remediation strategy.
- 9. Remediation of the site shall be carried out in accordance with the approval remediation plan shall not be implemented unless approved in writing by the Director of Development and Environmental Services.
- 10. On completion of the remediation works and prior to the site being occupied, the developer shall submit a report to the Director of Development and Environmental Services confirming that the works have been carried out in accordance with the remediation plan.
- 11. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to

the attention of the Director of Development and Environmental Services within one week. At this stage, a comprehensive contaminated land investigation shall be carried out if requested by the Director of Development and Environmental Services.

12. The floorspace of the store shall be predominantly used for convenience goods retailing. In accordance with the retail assessment, the total gross floorspace of the store shall be 7,804sq.m and the total net floorspace shall be 4,370sq.m. The split between convenience and comparison floorspace shall be in the range of 70%/ 30% and 60%/40% respectively.
13. The development shall have regard to the design and setting of the category B listed Co-op building. The design of the development shall be sympathetic and of an appropriate urban scale when viewed with the adjacent listed building and the adjacent Abbotsford Parish Church.
14. Notwithstanding the detail shown on the approved plans, details of the access and parking arrangements to Abbotsford Parish Church are not approved. Details of these reserved matters shall be submitted under the terms of condition 2 above.
15. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Development and Environmental Services before development commences. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding, and shall ensure:-
  - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Development and Environmental Services,
  - (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Development and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
16. Development shall not begin until a landscaping scheme that complied with the details contained in the BAA Advice Note 3 'Potential Bird Hazards from Amenity Landscaping and Building Design' i.e type and spacing of trees and design details of any water features, has been submitted to and approved in writing by the Director of Development and Environmental Services. No element of the proposed planting shall be permitted to grow above a maximum height of 50m AOD.
17. No building or structure exceeding 50m AOD shall be constructed within the area marked on the approved plan.

18. Development shall not begin until such time as a satisfactory transport interchange has been approved by the Council.
19. Development shall not begin until satisfactory arrangements have been agreed by the Council in consultation with SportScotland for the provision of suitable leisure facilities to compensate for the loss of the Playdrome.