

Agenda



Elected Members' Briefing Meeting

Date: Thursday, 4 June 2020

Time: 11:00

Venue: By Webinar (*joining details to follow*)

Contact: Craig Stewart
craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend the **Elected Members' Briefing Meeting – Business, office, industrial and distribution development, new link road with upgraded A82 and A814 access junctions and a new railway underbridge and remodelled overbridge and associated infrastructure improvements and landscaping at the former Dunglass Oil Depot, Dumbarton Road, Bowling** as detailed above.

The business is shown on the attached agenda.

Yours faithfully

JOYCE WHITE

Chief Executive

Distribution:-

Provost William Hendrie
Bailie Denis Agnew
Councillor Jim Bollan
Councillor Jim Brown
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Ian Dickson
Councillor Diane Docherty
Councillor Jim Finn
Councillor Daniel Lennie
Councillor Caroline McAllister
Councillor Douglas McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Iain McLaren
Councillor Marie McNair
Councillor John Millar
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Sally Page
Councillor Martin Rooney
Councillor Brian Walker

Strategic Lead - Regulatory

Date issued: 29 May 2020

ELECTED MEMBERS' BRIEFING MEETING

THURSDAY, 4 JUNE 2020

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 FORMER DUNGLASS OIL DEPOT, DUMBARTON ROAD, BOWLING 5 – 12

Submit a briefing note by the Planning, Building Standards & Environmental Health Manager providing Members with information relating to an application for Planning Permission in Principle (PPP) for a masterplan development, including business, office, industrial and distribution development with new link road at Former Dunglass Oil Depot, Dumbarton Road, Bowling.



Elected Members Briefing Meeting: 4th June 2020

Proposal: Business, office, industrial and distribution development, new link road with upgraded A82 and A814 access junctions and a new railway underbridge and remodelled overbridge and associated infrastructure improvements and landscaping.

Site: Former Dunglass Oil Depot, Dumbarton Road, Bowling

1. Purpose

The purpose of this briefing note is to provide Members with information relating to an application for Planning Permission in Principle (PPP) for a masterplan development, including business, office, industrial and distribution development with new link road at Dunglass Oil Depot, Dumbarton Road, Bowling.

The merits of the proposals are not being considered, and no decisions will be made at this stage. As the development is subject to a live application, members can only ask questions and seek further information on aspects on the development under consideration. No views, not even provisional views, can be expressed on the merits of the proposal. Members must keep an open mind about the merits of the application until it is presented to a future meeting of the Planning Committee for determination.

2. Background

The Bowling oil terminal was developed in the 1920s and was decommissioned in 1997. The site was cleared in 2001 and it has largely been unused since that date. Much of the site was built upon reclaimed land, which necessitated the formation of a river wall, some of which still exists today. The facility, which was previously occupied by Esso Petroleum Company, was at its largest and most active during the 1960s and early 1970s with a wide variety of petroleum products being processed, stored and distributed.

The redevelopment of the site now forms the Council's City Deal project and when the £34,050,000 million project is completed, it will provide 44,550 m² of industrial and commercial floorspace and up to 980 full time jobs by 2035. Its redevelopment will provide a platform for major industrial and commercial development to be located on the site, whilst at the same time, providing much needed road and infrastructure improvements to relieve pressure and provide an alternative route to the A82.

Regular pre-application meetings between the developer and the Planning Service have taken place. The proposals have also been subject to a Proposal of Application Notice (PAN) process. Public consultation events took place in Bowling on 5th and 6th May 2017 and more recently two further public consultation events took place in Bowling on 24th and 26th February 2020 (one daytime and one evening session). A further additional event was proposed in Milton on 19th March 2020 to facilitate an interest in the site by Milton Community Council and this took place digitally due to COVID restrictions.

A Stakeholder Consultation Event took place on 23rd March 2020 via digital communications. This included SEPA, SNH, HES and Transport Scotland, as well as internal Council Services such as Environmental Health.

3. Site Description

The site relates to land located within the former Bowling oil terminal, comprising of the areas known as Eastfield, Centrefield, Northfield, Westfield and Greenfield. In total, these areas cover an area of approximately 36 hectares mainly consisting of vacant land. The former oil terminal is bounded by the River Clyde to the south, a railway line to the north, the former Scott's Yard site at Bowling Harbour to the east and the Dumbuck Warehouses to the west. Located adjacent to the River Clyde is the "B" listed Dunglass Castle which is currently vacant. Within the grounds of Dunglass Castle is an obelisk erected in memory of Henry Bell, which is also a category "B" listed structure. The site is adjacent to the European designated Inner Clyde Special Protection Area where the overwintering redshank are the qualifying interest.

4. Development Details

The main elements of the proposed development comprise:

- up to 44,550m² commercial and light industrial development, comprising a mix of Storage, Distribution, Industrial, Business and Office space;
- 1.95km of new spine road with associated drainage and lighting infrastructure;
- 1.32km of upgraded existing public road (A814);
- a new junction on the A82 at Dumbuck with closure of the existing junction;

- a remodelled junction on the A82 at Dunglass;
- an enhanced routing of 475m of the National Cycle Network Route 7 in the vicinity of the site;
- a new underbridge of the Glasgow – Dumbarton Railway at the western access to the site;
- a remodelled railway overbridge at the eastern access to the site;
- flood mitigation works;
- environmental mitigation works (but not remediation);
- site drainage works; and
- establishment of platforms for development across the site.

The masterplan layout identifies the areas to deliver the commercial/industrial floorspace by the construction of platforms for development. Office and Industrial development is proposed to be located in Eastfield, with Business in Centrefield and Storage and Distribution in the Westfield areas. In addition to the above, landscaping, open space, green corridors and public realms have also been incorporated throughout the development, in many cases overlapping between these zones.

The masterplan also includes a new link road with upgraded A82 and A814 access junctions alongside a railway underpass and overbridge.

A heritage area has been identified around Dunglass Castle and this will comprise of a protection zone to ensure the listed structure and its setting are not compromised as the site develops and evolves.

Details regarding green infrastructure, flood defence, drainage, and utilities infrastructure also accompany the masterplan proposals.

5. Planning Policies

The vision for Clydeplan supports the recycling of previously developed land and directs new development to sustainable brownfield locations. These objectives are particularly emphasised for the Clydeplan Development Corridor, which covers the Clyde Waterfront and includes the proposed site. The site also forms part of the Glasgow City Region City Deal, which involves a number of projects aimed at delivering key strategic priorities.

In the Adopted West Dunbartonshire Local Plan 2010, Policies UR1 and RD1 encourage the redevelopment of underused, vacant and/or derelict land such as this brownfield site. A significant portion of the site is identified as a ‘Specialised

Economic Development Site' where Policy LE4 gives presumption in favour of uses which extend permanent employment on the site. Policy LE6 identifies much of the site as a Strategic Employment Location.

Policy E1 requires development to further the conservation of biodiversity and Policies E2A and E2A indicate that development with the potential to have an impact on the Inner Clyde Special Protection Area) or a Site of Special Scientific Interest site. Policy BE2 seeks to protect the character and appearance of listed buildings (in this case Dunglass Castle) and Policy F1 relates to flood prevention and supports development within the functional flood plain where it is for essential infrastructure or regeneration priorities.

The site is identified as a 'Changing Place' in the West Dunbartonshire Local Development Plan 1: Proposed Plan (2016) with the proposed uses endorsed by this policy.

Local Development Plan 2: Proposed Plan 2018, sets out a development strategy and a series of place-based policies, which seeks to encourage the redevelopment of the site to primarily increase business and industrial opportunities available within West Dunbartonshire. Esso Bowling Policies 1, 2 and 3 set out the parameters and expectations for the redevelopment of the site in terms of accepted uses, transport and green infrastructure requirements. These policies also stipulate the need for a masterplan approach to the site.

The Examination of Local Development Plan 2: Proposed Plan has now been received by the Council on 22 April 2020. The Reporter made a number of modifications to the explanatory text; the Development Strategy; and Esso Bowling Policies 1-4. These changes mainly related to the Inner Clyde Special Protection Area; the need for a Landscape and Visual Impact Assessment as part of the Masterplan process; enhancements to the green network along the foreshore and around Dunglass Castle and the Henry Bell Obelisk Memorial; and ensuring that recreational access routes on the site designed to take account of potential health, security and safety issues arising from future land uses.

The Examination Report, modified Local Development Plan 2 will be submitted to Planning Committee in August 2020 seeking authorisation to adopt the Plan.

6. Main Issues

As outlined above the redevelopment of this existing brownfield site for mixed use purposes is supported by planning policy and by a masterplan approach. Fundamentally, the main challenge for the Planning Permission in Principle Masterplan is to ensure the proposals provide the requirements set out in the Development Strategy for the site:

- *Increase the business and industrial opportunities within West Dunbartonshire;*
- *To use the development of the site to enhance the Green Network;*

- *The provision of a link road which offers access to development on both sites and a secondary access for the A82;*
- *To protect the qualifying interests and qualities of the SPA and SSSI.*

The main issues requiring to be addressed by this planning permission in principle application will include the following.

Contamination: As a result of its former use, the site is subject to contamination by hydrocarbons, and the current site owner proposes to remediate the site in order to unlock the site for redevelopment. In 2019, an application (DC18/013) for remediation of the site was approved which included excavation, treatment and replacement of soils and the treatment of ground water. The Eastfield area of the site already has been remediated in 2014 (DC11/218). The application will require to assess whether any further treatment/remediation and mitigation measures are required in terms of the specified uses in each development zone and for the site as a whole.

Flooding: The site is subject to flooding constraints and both the Council and SEPA have set expectations for the redevelopment of the site to alleviate existing and predicted flood risks; provide suitable flood risk management; and pollution prevention and propose measures to protect the water environment quality. The proposal will need to carefully consider the likely construction and operational phase effects of the redevelopment of the site on the water environment, hydrology and flood risk from all sources. The developer has already indicated through pre-application discussions that this will be demonstrated through topographical surveys, hydraulic models; and the Flood Risk Assessment and the Environmental Impact Assessment.

Ecology: The area around the foreshore of the application site forms part of the Inner Clyde Special Protection Area (SPA) and development must not have an adverse effect on the SPA for which Redshank are the qualifying interest. An expert assessment to inform a project-level Habitats Regulations Appraisal (HRA) will determine impact of the development on the ecology interests of the SPA. It must propose tangible measures to address disturbance both during construction and operation of the various zones of the development.

Transport: The surrounding area currently suffers from congestion and blockage issues, particularly at Dunglass Roundabout and the Dumbuck Junction on the A82. The provision of a link road will provide a through route, potentially for public transport, and act as an alternative route for the A82 Trunk Road in times of blockage or closure. The application will require to demonstrate the traffic efficiency and effectiveness of the new junction at A82 Dumbuck, the remodelled junction on A82 Dunglass and the new underbridge and remodelling of the overbridge. It will also require to deliver and facilitate active travel modes and public transport, including path and cycle access, access to Bowling Railway Station and nearby bus stops alongside other associated infrastructure to encourage public transport provisions.

Green Network and Green Infrastructure: There is a requirement to provide a high-quality landscape within the built development area that integrates with the natural environment of the site. There is an expectation that proposals for green network enhancements should seek to achieve sustainable water management, habitat creation and protection, landscape setting and recreational open space together with provision for public access.

Archaeology and Heritage: The site contains the Category “B” listed Dunglass Castle and Henry Bell Obelisk Memorial. The masterplan will need to demonstrate through the heritage protection zone that this will protect and enhance the listed structures and their setting as well as any archaeological assets.

Placemaking and Design Principles: The masterplan should demonstrate that impacts upon surrounding landscape character, fabric and amenity have been carefully considered and guide future development of the site in terms of creating a quality place with character.

7. Next Steps

All Elected members are invited to attend a presentation on the proposals by members of the Design Team.

The Planning Permission in Principle application will be advertised in the press, weekly list and the Council website to allow the public to view the plans and make representation. The application would then be presented to Planning Committee for consideration and determination in due course.

Pamela Clifford

Planning, Building Standards and Environmental Health Manager

Date: 28th May 2020

Appendices: None

Wards affected: Ward 3 – Dumbarton

West Dunbartonshire Council

Process for Elected Member Briefing – Exxon Development – 4th June 2020

1. The briefing will take place via Global meet, secure and locked webinar video conferencing.
2. Due to the current restrictions in place due to the Covid 19 outbreak, the meeting will be held remotely and the public will not be able to access the briefing session.
3. **Members will require to be logged into the meeting at least 10 minutes prior to the scheduled commencement of the meeting** and when asked to input their name should do so in the following format – CLLR JOHN DOE.
4. Planning Manager, Strategic Lead –Regeneration, and Committee Clerk will be in a designated West Dunbartonshire Council office with suitable social distancing measures applied.
5. A briefing note has been circulated prior to the meeting and this details the main issues of the proposal together with the relevant development plan policies. No recommendation is provided and no decision is required.
6. Members should have regard to the Councillors Code of Conduct . As the development is subject to a live application, members can only ask questions and seek further information on aspects of the development under consideration. No views, not even provisional views, can be expressed on the merits of the proposal. Members must keep an open mind about the merits of the application until it is presented to a future meeting of the Planning Committee for determination.
7. The meeting will be chaired by the Planning, Building Standards and Environmental Health Manager.
8. The Planning, Building Standards and Environmental Health Manager will welcome members and participants to the meeting and will advise Members and participants of the arrangements for this video conferencing whereby using mute on the computer device when they are not speaking and using the “chat box” to alert the attention of the Planning Manager when requesting to speak by typing in their name. The Legal Officer/Committee Officer will monitor this. All participants will be muted until requested to speak after they have identified that they wish to do so in the chat box.
9. Where a Member is using teleconferencing (instead of Global Meet) they will make the Committee Clerk aware of this before the meeting that they are using this method.

10. The Planning Manager will make a direction that no photography or recording of the proceedings will be made by any party.
11. If any Members or any party lose connection they should try to rejoin the meeting. If this fails, they should call the telephone number provided to them in advance of the meeting for assistance. Support will be available from a named person Chris Paterson (0141 343 3315) during the meeting if required.
12. The Planning Manager will advise that attendance and any apologies for absence will be recorded.
13. The Planning Manager will give a short introduction about the briefing paper.
14. The Strategic Lead – Regeneration will then speak about the development proposal.
15. The applicant's agent will make a short presentation about the development proposals and there will be an opportunity for members to ask questions of the applicant's agent and Strategic Lead –Regeneration at the middle and conclusion of the presentation.
16. The Planning Manager will bring the meeting to a close.
17. The minutes of the meeting will be recorded and will be available publicly.