

Agenda



Planning Committee

Date: Tuesday, 19 November 2019

Time: 10.00

Venue: Council Chamber,
Clydebank Town Hall, Dumbarton Road, Clydebank

Contact: Craig Stewart, Committee Officer
Tel: 01389 737251, craig.stewart@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Planning Committee** as detailed above. 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: 7 November 2019

PLANNING COMMITTEE
TUESDAY, 19 NOVEMBER 2019

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

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

3 OPEN FORUM

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

4 PLANNING APPLICATIONS

Submit reports by the Strategic Lead – Regulatory in respect of the following planning applications:-

- (a) DC19/144 – Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at the former Highdykes Primary School site, Braehead, Bonhill by AS Homes (Scotland) Ltd.

5 – 20

- (b) DC19/193 – Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre with associated parking and landscaping) at Main Street, Renton by West Dunbartonshire Council.

21 – 36

WEST DUNBARTONSHIRE COUNCIL**Report by Strategic Lead- Regulatory****Planning Committee: 19th November 2019**

DC19/114: Erection of residential development comprising 49 terraced houses and cottage flats with associated roads, parking and landscaping at land at Braehead, Bonhill, Alexandria by AS Homes (Scotland) Ltd.

1. REASON FOR REPORT

- 1.1** This application is subject to objection and under the terms of the approved Scheme of Delegation, the application is therefore required to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application site is on the former grounds of Highdykes Primary School. The school buildings were demolished in early 2016 and the site was cleared. The site is accessed directly off of Braehead and the site extends to approximately 1.6 hectares and fronts onto Braehead to the North and West with this intersected partly by an area of established woodland (protected by a TPO) immediately outside the northern site boundary. A row of residential properties forming Beechwood Drive align the eastern site boundary and to the south the site bounds the residential properties that face directly onto Braehead. The site's topography is such that it has a 18 metre change in level across the site, rising from west to east.
- 3.2** Full planning permission is sought for 49 affordable housing units for rent. The development comprises of 8 no. two bedroom cottage flats and 41 no. two and three bedroom houses and all properties, with exception to the cottage dwellings, would be two storeys in height. The development will utilise the existing access road directly off Braehead. Generous areas of

open space are provided as part of the development with the main area located centrally within the site, meandering through the proposed houses situated on either side until it meets with the area of woodland to the north. A series of path networks are proposed and would be formed through this space with natural play equipment and features along its length. These are to connect to and make use of the existing aforementioned woodland and link other parts of the site to this open space. The SUDs area, which is to be situated immediately next to the site entrance includes amenity space and landscaping as part of it.

- 3.3** The primary materials palette to the building elevations would consist of facing brick with two different brick types proposed. Windows throughout the development would be anthracite grey PVC as would the doors. Dark grey concrete roof tiles would be used on the roofs of houses. The development seeks to achieve sustainable building and 'secured by design' standards.
- 3.4** A design and access statement, landscape and play strategy, ecology report, road statement, drainage statement and a site investigation report has been submitted in support of the application.

4.0 CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service and Scottish Water have no objection to the development.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contamination, noise and dust management, permitted hours of work on site, and the re-use/importation of soils.

5. REPRESENTATIONS

- 5.1** There are four objections from residents to the proposed development on the following grounds:
- Damage to properties and vehicles during the demolition of previous school on the site.
 - The access and entrance to the site as well as Braehead Road/Street cannot cope with the volume of traffic associated with the construction of this development.

- The road is not being wide enough to support construction vehicles including HGVs and lorries.
- Insufficient availability for parking for staff and workers associated with the construction of the development.
- Using existing site access from Braehead which is insufficient and unable to support this type of development.
- Access opportunities from Beechwood on the other side of the site would be more appropriate.
- Overlooking and loss of privacy from the proposed houses.
- Location of parking to rear will affect existing properties in terms of additional noise, pollution and dust.
- Proposed additional paths as part of the development are unnecessary particular from Bonhill to Beechwood.
- New and additional paths through the site will create additional footfall and encourage anti-social behaviour and will be a nuisance to existing residential properties.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1** The site is identified under Policy PS1 as a community facility and requires that prior to the closure of any community facilities, the reason why the facility is no longer needed requires to be demonstrated. The primary school alongside Ladyton Primary School were relocated into the former St Ronans Primary School Building. Therefore there is no conflict with the current proposal and this policy.
- 6.2** Other relevant policies include policies UR1 and RD1 which encourage the redevelopment 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.
- 6.3** Policy R2 specifies the open space provision required for all development. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Guidance. Policies F1 & F2 aims to

ensure that new development is not at risk from, and does not increase the risk of flooding, and has suitable SUDS drainage infrastructure.

- 6.4 Policy T4 relates to the accessibility of new development and requires sites to integrate with walking, cycling, and public transport routes. Policy E1 relates to the biodiversity when considering the impacts of development and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting.
- 6.5 The proposal complies with all the relevant policies contained in 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 Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2 The site is allocated for residential purposes. The site is located within the established residential area of Bonhill and policy BC4 supports the principle of residential development at this location, provided there is no adverse impact on neighbouring amenity or character of an area.
- 7.3 The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS3 requires significant travel generating uses to be located within 400 metres of a public transport network. DS1 seeks to ensure a high design quality in housing and housing suitable for a mix of occupants rather than a specific demographic.

- 7.4** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been taken account of in the proposed design and site layout.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.5** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.6** The site is identified under Policy H2 as a private/affordable housing opportunity with an indicative capacity for 60. The proposed development of 49 affordable units with no private housing provision is considered to be acceptable as the lack of private units through this site would not have a detrimental impact on the overall housing land supply for West Dunbartonshire. This is considered further in section 7 below.
- 7.7** Similarly to policy DS1 of Proposed Plan 1, Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).
- 7.8** Policy GI2, ENV4 and ENV6 are similar to the green network, tree and flooding policies of the Adopted and Proposed Plan 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and Local Development Plan 1. Policies CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.
- 7.9** For applications referred to the Place and Design Panel, Policy CP4 is relevant requiring the outcomes to be taken into account and responded to by the applicant. Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transportation and policy. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to

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

Principle of Development

- 7.10** The application site has been vacant for approximately three years, since the Highdykes Primary School was demolished on site and the redevelopment for residential purposes would contribute towards the regeneration of the surrounding area and would be consistent with the land use policies of both the adopted and proposed plans.

Site Layout, Design and Appearance

- 7.11** The proposed development seeks to regenerate a brownfield site, would enhance the current street scene, complement the existing residential character and amenity and add vitality to this area of Bonhill. The layout provides a new road through the site albeit the main access is being maintained as per the previous use. A series of paths and footpaths are also proposed throughout the development and will allow for access to the perimeter of the site and thereafter onto the surrounding area. These provisions incorporate the principles of 'Designing Streets' Guidance and the Council's Residential Design Guidance through a more pedestrian focused layout as a result of the road alignment and geometry.
- 7.12** The topography and levels of the site has informed the layout and design with this constraint setting clear parameters for the buildable space available. In considering the representations with regards to overlooking and privacy, it is acknowledged that much of the properties associated with the development do require to be concentrated closer to the perimeter to the site itself due to the site levels. However, an appropriate build distance has been provided to ensure that the new houses within the site will not compromise the amenity of houses neighbouring the site to the west and east, even where level and retention works are required.
- 7.13** The site levels have created an opportunity for a more spacious development which can more effectively embrace and deliver the principles of a 'green infrastructure first' approach as advocated by policies CP2 and GI2 of LDP2 (2018). The areas of open space areas are considered to be generous and noting their locations, these are usable, well integrated, and accessible and link with the open woodland to the

north of the site as well as other areas within the development site. Native trees, shrubs and hedging are proposed to be planted along the north eastern site boundary to which faces onto Beechwood Drive and this is viewed favourably, reinforcing existing landscaping to this side and creating a softer edge as well as complimenting the greenery along the northern boundary. The SUDs area located at the western corner of the site will create an attractive and quality setting for the residential properties at a prominent entrance location. This will enhance the surrounding area by offering a continuation to the existing established greenery along the remainder of the northern boundary.

- 7.14** The mix of terraced houses and cottage flats proposed are of a modern and contemporary design and the proposed materials are considered to be of a high standard and suitable for the location. Dual frontage houses are proposed at the entrance to the site at Braehead and for the plot closest to Beechwood Drive. This will create an attractive entrance feature and their design and orientation also offers an increased opportunity for overlooking on the area of open spaces along the northern and eastern side of the site to be provided.
- 7.15** The density, layout, materials and general appearance of the development are all considered to be acceptable. The proposal will create a well-designed development which will address the six qualities of successful places by having a distinctive identity, forming safe streets, having quality green infrastructure, using high quality materials and being sustainable, all complying with policies GD1, DS1 and CP1 of the Adopted and Proposed Plans.

Natural Heritage, Landscaping and Open Space

- 7.16** The extensive provision of amenity open space in the 'no build' zone creates an attractive and quality setting for the development and would expand the green network for this area of Bonhill. A footpath through this area would link the north and south of the site and provide access to the adjacent woodland while incorporating natural and informal play equipment. Additional landscaping and planting would provide biodiversity benefits and enhancements. The open space provision exceeds the open space as assessed against the 'Our Green Network' Guidance.

- 7.17** An attractive area of established woodland is located beyond the northern boundary of the site, between Braehead and the site itself and the adjacent area of proposed open space. This woodland which accommodates mature trees are to be unaffected by the development. The protection of the trees and roots during development can be secured by planning condition.
- 7.18** The proposed landscaping will introduce extensive tree and shrub planting across the development site with a mixture of native trees and hedgerows and wild meadow planting. The established woodland area just outside the northern site boundary will be enhanced from the planting and landscaping proposed with this to be linked up and connected through intentional path networks.
- 7.19** The Ecological Assessment undertaken as part of this applications shows limited habitat resource potential for any protected species including bats, badgers and birds noting the site is almost entirely bare ground (rubble spread) or amenity grassland. The findings conclude that any habitat loss from redevelopment would be mitigated by the creation of open space and landscaping as part of this proposals with this offering inherently more biodiversity opportunities than the habitat they replace.
- 7.20** Overall, the development, due to its sensitive siting from established trees and woodland, generous areas of open space and proposed tree planting has significant advantages and opportunities for biodiversity and health and wellbeing, fully complying with policy requirements.

Roads, Parking and Access

- 7.21** The access to the site will be via Braehead which is the same arrangement as the previous school use. A central route within the site is proposed and will provide access to all properties and this has been designed as to include an element of natural traffic calming through the use of appropriate road geometry required to negotiate the steep incline and topography of the site. The road layout reflects the aspirations for the Scottish Government's policy statement on 'Designing Streets' and this is supported. Parking is accommodated for either in curtilage or through a series of forecourts with 100% provided for the development. The Council's Roads Service is supportive of the proposals. Throughout the site, there is also adequate bin storage provision.

- 7.22** The area has access to a range of local services and amenities including schools, shop and health facilities all within reasonable distance. The site also benefits from a number of nearby bus stops. The central access road and pedestrian links proposed as part of the layout would ensure that the development is convenient for pedestrians and vehicles. The link and open aspect of the development on the north eastern site boundary provides an ease of access to Beechwood Drive which accommodates for the closest amenity facilities to the site itself.
- 7.23** The points made within the representations regarding the proposed access and parking arrangements for the development have been considered in sections 7.21 and 7.22 above. The proposals are considered to be acceptable and there are no objections from the Council's Roads Service on these grounds. Matters with regards to construction activity and traffic have also been considered and can be addressed by planning conditions. Issues raised with regards to the damage of vehicles or properties as part of the development do not in themselves constitute material planning considerations and are therefore not afforded weight in the assessment of this application.

Flood risk avoidance and SUDS

- 7.24** A full SUDS strategy has been designed and would be provided through SUDs pond/retention basin located in the area of the open space to the north-west corner of the development as it is the lowest part of the site. Areas of native hedgerow planting with large native parkland trees will provide an attractive entrance to the site and lessen the impact of the SUDs area at this prominent location. Wet meadow mix to the slopes and marginal native planting to the pond will provide further biodiversity opportunities. Swales, gullies and porous paved carparks are also proposed throughout the development site to assist drainage and manage surface water run-off. The swales have been designed to include planting in the trenched areas which again allows further opportunities to contribute to the wider greenery within the site. Subject to the implementation of these measures outlined above, the proposal would comply with policies F1, F2, DS6 and ENV6 of the Adopted and Proposed Plans.

Place and Design Panel

- 7.25** In May 2019, the proposed development was presented to the Place & Design Panel. The Panel felt that this was generally a positive development for a former school site and a great opportunity to improve connectivity and integration of the site to the surrounding area/community.
- 7.26** The Panel did acknowledge the challenges with the topography of the site in making any significant variations to the overall site layout. They felt that within the layout proposed, the house types and specific locations of houses and their finished floor levels should be carefully considered as to minimise impact upon the amenity of existing surrounding properties but which at the same time maximised the views towards Dumbarton and the Clyde. The Panel also felt that the site would benefit from a comprehensive landscape and play strategy which maximised use of the existing woodland as a play and community resource. Finally, noting the prominent location of the SUDs within the site, the Panel felt that it was important that this area was of high quality, incorporating landscaping and open space where possible at the gateway/entrance to the site. The observations of the Panel have influenced the final design of the development and the application is considered to be compliant with Policy CP4 on this basis.

8. CONCLUSION

- 8.1** The proposed redevelopment of the site for residential purposes is in compliance with the Adopted and Proposed local plans and would assist in the further regeneration of this area of Bonhill. The proposals have been subject to extensive discussions which have resulted in a high quality development with a strong integration of green infrastructure, connectivity, open space and sustainable drainage. The layout, design and materials of the development are all considered acceptable. The development provides much needed affordable housing at an appropriate location.

9. CONDITIONS

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:

- Ibstock 'Drumquin' facing brick;
 - Ibstock 'Drumquin' facing brick ribbed feature;
 - Ibstock 'Hadrian Buff' facing brick;
 - Ibstock ' Hadrian Buff' facing brick ribbed feature;
 - Grey Marley Eternit Ltd modern roof tiles in smooth grey;
 - Double glazed PVC windows, RAL Anthracite Grey 7016;
 - External composite doors, RAL Anthracite Grey 7016;
 - PVC Fascias and Barge Boards, RAL: Anthracite Grey 7016;
 - Grey pre-cast cills;
 - Black PVC Marley 'Deepflow' gutters and downpipes;
2. Prior to the brickwork associated with any dwellinghouse being constructed or installed on site, a sample panel of all brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
 3. Prior to the commencement of development on site, full details of the design and locations of all retaining walls and other retention features within the site shall be submitted to and approved in writing by the Planning Authority. Such details shall include for the use of a 'Maccaferri Terramesh' retention system for the retention associated with open space areas and outward facing perimeters of the site boundary. Thereafter, the agreed retention details shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
 4. Prior to the commencement of development on site, full details of all hard surfaces, walls and fences shall be submitted for the approval of the Planning Authority. For the avoidance of doubt, this shall include details for all footpaths and path networks within the site. Thereafter, these shall be implemented prior to the occupation of any associated houses unless otherwise agreed in writing by the Planning Authority.
 5. Prior to the commencement of development on site, details of the design and location of cycle storage provision for houses, street furniture (including bin stores) and lighting, shall be submitted for the further written approval of the Planning Authority. The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the houses and thereafter maintained, unless otherwise agreed in writing with Planning Authority. Cycle parking should be provided at a minimum rate of 1 space per flatted dwelling and should be provided at ground level within a covered secure location.

6. Prior to the commencement of development on site, details of measures to protect trees located within and adjacent to the site (including those forming part of the woodland to the northern site boundary) shall be submitted for the written approval of the Planning Authority. The trees shall be protected during the course of development by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. No storage of building materials or piling of soil shall take place within the protected areas established pursuant to this condition. Thereafter, the development shall be undertaken in accordance with the approved details.
7. Prior to the occupation of the last dwellinghouse within the site, the drainage of surface water shall be completed in accordance with the approved Sustainable Urban Drainage System (SUDS) design, as set out in the approved Drainage Design Statement (AS Homes Scotland, June 2019) and the approved plans. The SUDS and associated features including the swales and gullies once installed shall thereafter be maintained on site in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.
8. The soft landscaping and play equipment scheme and strategy for the site approved under drawing 'Landscape Proposals (Drawing No: 307-25-02b)' shall be implemented as approved no later than the next appropriate planting season after the occupation of the last dwellinghouse within the site. 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.
9. The development hereby approved shall be constructed strictly in accordance with the finished ground and floor levels as shown on approved plan 'Engineering Layout (Drawing No: ENG-014 Rev B). Any alterations to these levels shall first be agreed in writing with the Planning Authority.
10. No dwellinghouse shall be occupied until the vehicle parking spaces associated with that residential unit have been provided within the site in accordance with approved plan 'Development Layout' (Drawing No. DL-002 Revision C). 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.

11. Prior to the commencement of development on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Planning Authority. The CTMP shall account for all vehicular activity and movements associated with the construction of the development and shall provide confirmation that all construction vehicles associated with the development when stationary shall be parked within the site and not on any adjacent road networks. The approved Construction Traffic Management Plan (CTMP) shall thereafter be implemented on site and will be adhered to for the duration of construction, until all construction activity is completed on site.
12. Prior to the commencement of development on site, details of the location of the site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details until all construction activity is completed on site.
13. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.
14. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.
15. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning

Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

16. 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.
17. 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.
18. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.
19. 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.
20. 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

21. Unless otherwise agreed in writing by the Planning Authority, prior to the commencement of development with the site, details of the location and design of an electric charging point/unit shall be submitted to and approved in writing by the Planning Authority. The car charging point/unit and associated infrastructure shall be installed in accordance with the approved details prior to the occupation of the last dwellinghouse within the site and maintained as such thereafter.

Peter Hesse
Strategic Lead- Regulatory
Date: 6th November 2019

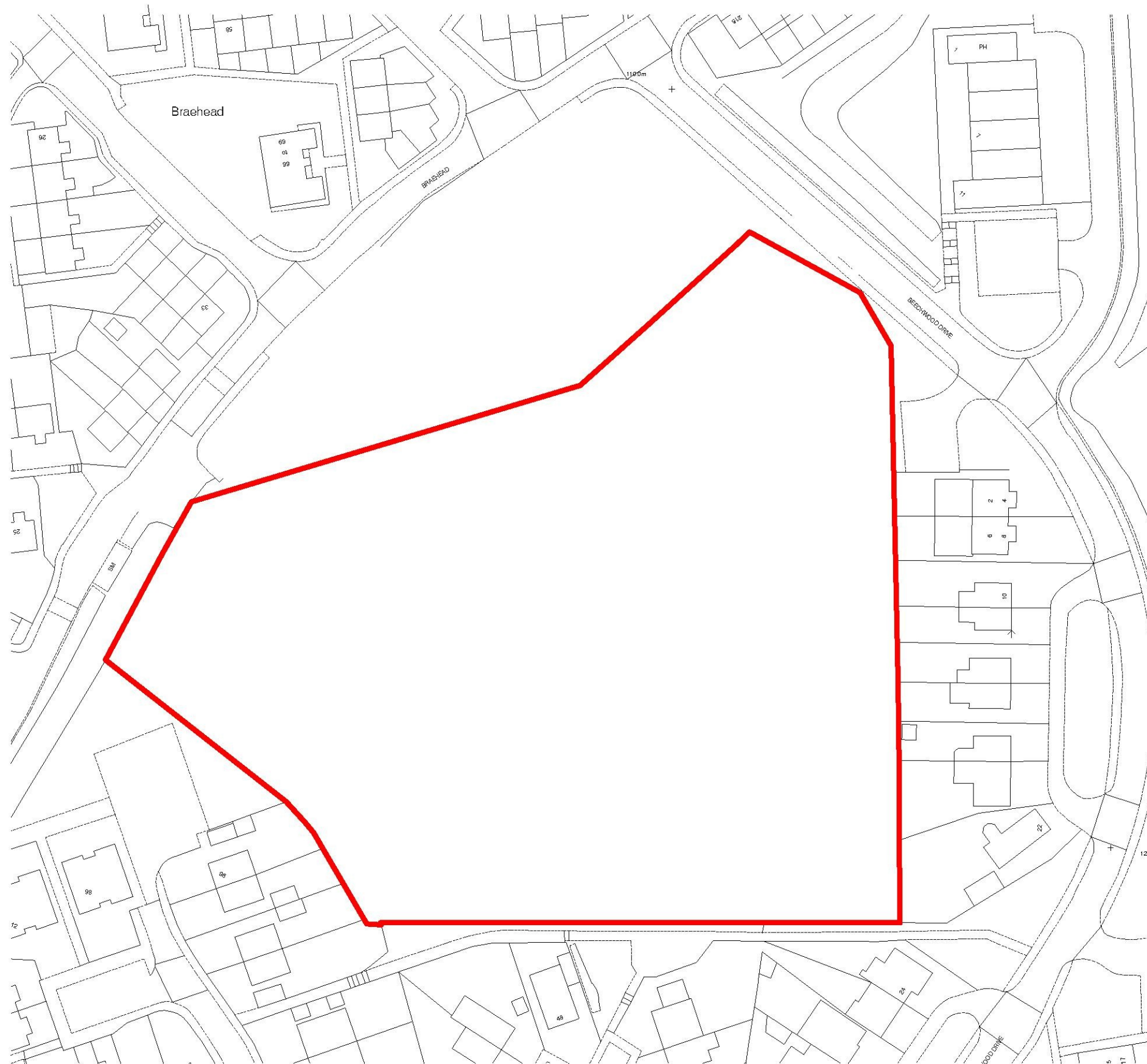
Person to Contact: Pamela Clifford, Planning & Building Standards Manager
Email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: Site Location Map

Background Papers:

1. Application forms and plans;
2. Consultation responses;
3. Representation
4. West Dunbartonshire Local Plan 2010;
5. West Dunbartonshire Local Development Plan Proposed Plan;
6. West Dunbartonshire Local Development Plan 2 Proposed Plan.
7. 'Our Green Network' Guidance
8. Residential Design Guidance
9. Scottish Planning Policy (SPP)

Wards affected: Ward 2 - Leven



LOCATION PLAN
SCALE 1:1000@A3

[CAD Reference]

19014 Base Site Plan Rev D.dwg



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All vertical and horizontal dimensions and levels must be checked and verified on site.

Note: Do not scale from drawing, refer to stated dimensions only.

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george buchanan architects

Maryhill Burgh Halls
10 - 24 Gairbraid Avenue
Glasgow
G20 8YE

t: 0141 946 2433
e: studio@georgebuchananarchitects.com
www.georgebuchananarchitects.com

[PROJECT]
Residential Development
Braehead, Bonhill
AS Homes (Scotland) Ltd

[DRAWING]
Location Plan

[SCALE] 1:1000 @ A3 [CHECKED]

[STATUS] Preliminary

[NUMBER] 19014 - 001 #

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead- Regulatory

Planning Committee: 19th November 2019

DC19/193: Demolition of existing Primary School & erection of new build education campus (including Renton Language & Communication Unit and Riverside Early Learning and Childcare Centre) with associated parking and landscaping by West Dunbartonshire Council.

1. REASON FOR REPORT

- 1.1** This application raise issues of local significance and under the terms of the approved Scheme of Delegation, the application is therefore required to be determined by the Planning Committee.

2. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application site comprises the grounds of the present Renton Primary School and Language and Communication Unit located within the centre of Renton. The site is directly west of Main Street and occupies an area of approximately 8569m². On the site perimeter to Main Street there is a small square comprising the Category "A" listed Smollet Monument and the Category "B" listed War Memorial. A curved sandstone wall forming part of the school boundary surrounds the western aspect of the square. To the north of the site is a private house once associated with the school, a property occupied by Dumbarton District Pipe Band and the residential properties on Station Street. Back Street runs along the western boundary of the site and beyond this is a mix of industrial units and houses. To the south lies Renton Bowling Club, a parking area and further residential properties. In addition to the school building, the site has a number of hardstanding areas including parking and a blaes sports pitch. The site is relatively level with an established group of trees at the south west corner.

There are pockets of grass and a small number of individual trees to the north east of the site.

- 3.2** The proposal is for a new shared education campus containing a replacement for the current Renton Primary School and Language and Communication Unit and Riverside Early Learning and Childcare Centre (ELCC). Riverside ELCC would relocate from Place of Bonhill, shared with St Martins Primary School in Renton.
- 3.3** The various facilities would be contained within a single new building to be constructed on the existing blaes sports pitch to the north west of the existing school and Language and Communication Unit building. The building footprint is approximately 1,367m². It will be predominantly three storeys in height which allows for greater outdoor space for play and learning. It will also allow for the construction to be phased with the existing School/ Language and Communication Unit continuing to operate from the site while construction of the new building is ongoing. Once the new building is occupied, the existing school building will be demolished and an all - weather multi-use sports pitch (MUGA) measuring 40 x 30 metres and playground area will be constructed in its place. The building design is contemporary and features stepped external roof terraces. Quality materials have been proposed with buff facing brickwork at ground level and a material palette of warm metallic gold tones to external cladding, window frames and flashing to complement the brick work and the adjacent memorial.
- 3.4** Accommodation within the three storey building will provide a progression of learning up through the campus with Early Education and Childcare Centre and early level provision on the ground floor and the remaining learning and teaching and Language and Communication Unit accommodation shared between the upper floors. A large dining hall, kitchen and administrative facilities are located on the ground floor and the assembly hall/ gym hall is located on the first floor. This floor also accommodates the main staff room, work base and gym changing facilities.
- 3.5** To the north end of the site close to the main entrance to the campus, 20 parking spaces including 3 accessible bays are proposed. This area is also a one way drop - off zone from Station Street exiting at Back Street. A further 41 formal parking spaces are provided with 15 of these along Back Street and 26 within a designated parking area at the south west of the site. A dedicated service area is proposed within the building for refuse storage and deliveries/ collections and will be accessed from Back Street.
- 3.6** The grassy mounds and tree group to the south west of the site is to be largely retained and access provided to these areas so that they can be

utilised for forest school type outdoor activities. The mature beech hedge along the south east of the site is also to be retained. Spaces for outdoor learning, socialising and physical activity are proposed and include natural play and interactive equipment, seating areas and areas to grow fruit and vegetables. Subject to the necessary permissions, construction is programmed to start in February 2020 with pupils and staff planned to move to the new campus in August 2021.

- 3.7** A Site Investigation, Transportation Statement, Design and Access Statement, an Extended Phase 1 Habitat Survey, Drainage Strategy, Tree Survey, Bat Survey, solar/overshadowing assessment and Noise Impact Assessment have all been submitted as part of the application, in order to address the various technical issues.

4.0 CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection subject to conditions regarding gate details and traffic signage to ensure the one way traffic management system at Station Street and Back Street operates satisfactorily.
- 4.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to contaminated land, noise and dust control.
- 4.3** West Dunbartonshire Council's Regeneration Team supports the application and notes that the proposals will have a positive impact on the regeneration of Renton and the wider Vale of Leven area. It will provide pupils with a modern purpose-built learning environment which meets the future needs of the area.
- 4.4** Scottish Water has no objection to the proposed development.
- 4.5** Historic Environment Scotland has no objection and welcomes the care and thought that has gone into considering the setting of the Smollett Monument and incorporating it into the development.
- 4.6** Sport Scotland has no objection to the proposal and note that the proposed MUGA pitch is an acceptable size and will allow for a range of school sport activities and provide an all-weather surface with more playing capacity than that of the existing blaes pitch.

5. REPRESENTATIONS

- 5.1** No representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

- 6.1** Policy PS1 supports the continued use of the site as a public service. This policy also seeks to protect amenity of surrounding neighbourhoods. Policy GD1 outlines the need for all new development to be of a high design quality. Policy R1 presumes against the loss of sport provision such as sports pitches. In this case whilst Renton Campus is proposed to be constructed on the existing blaes pitch, a replacement and improved provision of a MUGA pitch and playground is proposed in the location of the existing school. Policy T4 states that sites should be well integrated into walking, cycling and public transport routes. The proposal is considered to be in accordance with these policies as discussed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** The site is identified within an existing neighbourhood and similarly to policy PS1 above, policy BC4 presumes against development that would harm the amenity, including character or appearance of existing neighbourhoods. Policy BC5 supports public services and community facilities in appropriate locations. Policy DS1 sets out general expectations for the quality of new development, including that it be distinctive, adaptable, resource-efficient, easy to get to and move around, safe, pleasant and welcoming. Policy DS3 requires significant travel generating uses to be located within 400m of the public transport network and where relevant, measures to ensure accessibility by active travel or sustainable means should be employed. The principles of policy R1 in the Adopted plan have been carried over to policy GN1 of this plan and apply in this case. Policy GN2 requires development to follow an Integrating Green Infrastructure approach to design by incorporating SuDS, open space,

paths and habitat enhancements at a level proportionate to the scale of development and in accordance with Supplementary Guidance. The proposal is considered to be in accordance with all of these policies for the reasons discussed below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.3** On 19th September 2018 the Planning Committee approved Local Development Plan 2: Proposed Plan for consultation. It is therefore the Council's most up to date policy position and it is a material consideration in the assessment of planning applications.
- 7.4** The site is also identified in this plan as being within an existing neighbourhood where policy H4 seeks to protect residential areas from any development which would adversely affect its amenity. Policies CP1, CP2 and CP4 are all related to enhancing the quality of design and improving green infrastructure across West Dunbartonshire. Similarly to policies R1 and GN1 of the preceding plans, Policy GI1 seeks to safeguard playing fields but also supports upgraded and replacement play/sports provision of greater benefit in a convenient location. Policy CON1 requires proposals to be in accordance with designing streets guidance and promotes sustainable forms of transportation and active travel. The proposal is considered to be in accordance with all of these policies for the reasons discussed below.

Principle of Development

- 7.5** The site has been used as a primary school for many years. The proposal would result in the continuation of this educational use and would replace the existing building, which is no longer of an appropriate standard, with high quality modern educational facilities capable of accommodating up to 204 primary school pupils, 36 Language and Communication Unit pupils and 81 Early Education and Child Care pupils. The proposal involves the co-location of Renton Primary School and Language and Communication Unit and Riverside Early Education and Childcare Centre leading to a more efficient grouping of these facilities within the community. Whilst the site currently contains only a single school, it is considered that the site is large enough to accommodate all of these uses and that the principle of redeveloping the site as a new educational campus is acceptable. The proposal complies with the relevant policies of both the Adopted and Proposed Plans.

Site Layout, Design and Appearance

- 7.6** The building is sensitively located within the site so as not to over dominate surrounding residential streets and to ensure an adequate separation with the adjacent memorial and monument which is welcomed

by Historic Environment Scotland. To the north end of the site, a new school frontage and public zone faces towards the centre of Renton and provides a presence and welcoming arrival point. Convenient and accessible parking and drop off provision is provided at this location and is separate to staff parking which is located to the south west of the site. Access to the playground for school and Language and Communication Unit pupils walking to and from school will be via the memorial area on Main Street. It is considered that this will reactivate this community space, celebrating its historical significance. Separate pedestrian access for the Early Learning and Childcare Centre and for staff is provided from Main Street and Back Street respectively. Towards the southeast of the site is a new fenced MUGA pitch with proposed tree planting along its southern edge which creates a strong boundary and screening from the residential properties beyond. The existing tree group to the south west of the site will largely be retained and enhanced to provide areas for forest school type outdoor activities. Overall, it is considered that the proposed layout is well considered and sensitive to surrounding uses. Spaces for outdoor learning, socialising and physical activity including MUGA which is supported by Sport Scotland, open and informal areas, natural play equipment, seating and space to grow fruit and vegetables are to be provided and will create a stimulating variety of settings with differing characters which is supported.

- 7.7** The building is of contemporary design and utilises a limited palette of high quality, durable and robust materials; it is a refined and appropriate form within its context. It is a bold statement building that rises three storeys and has a shallow roof pitch. It is of a similar height to that of the existing adjacent red sandstone building at 13 Station Street. Staggered roof terraces located to the south reduce the overall building mass adjacent to the listed monuments and create a visually interesting building. The terraces will maximise natural daylight and ventilation into the deep floorplan and provide views out to the east towards the River Leven and the landscape beyond. They will also provide educational benefits with external learning and teaching directly accessible from internal learning and teaching zones. A slide connects the terraces externally and will be designed to be suitable for use by all pupils and staff inspiring confidence and is a motivator for physical activity and exploration. At ground level, a quality multi-tone buff facing brick is proposed. In contrast to the brickwork, a light weight cladding is proposed to the upper levels and is to be finished in a warm metallic gold tone which aims to celebrate the new

campus, creating a landmark along Main Street whilst subtly reflecting the ashlar tones of the adjacent monument and memorial. Equally proportioned cladding panels and glazing are designed to create a consistent rhythm to the façade. Overall, the proposed building is considered to be of a high quality and modern design which will provide a centrepiece for Renton and contribute to its wider regeneration. Due to its bold design it will create a benchmark for future new schools.

Natural Heritage

- 7.8** Prior to the submission of the planning application, a bat survey was undertaken and included a building inspection which identified a single non-breeding pipistrelle bat roost. A licence will require to be obtained from Scottish Natural Heritage before any works can take place on the building which may require certain parts of the building to be stripped by hand and bat boxes to be erected throughout the site. The majority of the tree group to the south west of the site will be retained and the area enhanced and used for outdoor learning and forest school type activities. Nine trees are to be removed and these are either in poor condition or require to be removed to accommodate the access and parking provision. Compensatory tree planting of 40 new trees is proposed within the site including the planting of native species which have biodiversity benefits and amenity value. The established beech hedge to the east of the site alongside Main Street will also be retained and will create an attractive frontage to the development.

Access and parking

- 7.9** A new vehicular and public access to the campus is proposed off Station Street. This area will comprise 20 parking bays of which 3 are disabled bays and a one way drop off zone exiting at Back Street which will assist traffic circulation. A further 41 formal parking spaces are provided with 15 of these along Back Street and 26, of which 2 are disabled bays, within a designated parking area at the south west of the site. This level of parking provision is acceptable to the Council's Roads Service and the dispersed arrangement is considered to enhance the site layout and deal more effectively with demand during the early morning and afternoon drop off and pick times. An electric vehicle charging is also recommended by condition and will require the infrastructure to be provided. While an acceptable provision of parking is to be provided, the school is in a sustainable and accessible location being in the centre of Renton and in close proximity to Renton Train Station and bus services which will

encouraging walking, cycling and provides options to travel by public transport to the school. Conditions have been imposed regarding facilities for the provision for bicycle storage. A dedicated off road service vehicle area on Back Street has been provided for collection of refuse and deliveries. This will ensure there is no conflict with traffic flows and service vehicles will not need to enter the school ground. The access, parking and servicing arrangements are all considered to be acceptable.

Residential amenity

- 7.10** The new school building has been sensitively sited to ensure adequate separation with the closest residential properties to the north east and to the north west and to ensure the building is not overbearing or creates adverse overshadowing or overlooking. A solar assessment considering potential overshadowing was carried out as part of the assessment of the application and shows that there would be only limited overshadowing of these properties during winter months in the early morning for the closest properties to the north west and late afternoon for the property to the north east so the impact would not be significant. The MUGA pitch will be limited for use by pupils only and there are no proposals for floodlighting as it will be used during school hours only. It is not considered that the pitch will give rise to significant impacts upon neighbouring residents in terms of noise or light nuisance. Schools by their nature are busy locations which generate a lot of activity at either end of the school day, and noise from children playing outdoors at intervals/ lunchtime is inevitable. However, the site has operated as a primary school for many years and the proposed increase in the size of the school is unlikely to significantly increase the impact on nearby residents. This application is not a major development or subject to statutory public consultation requirements but as the education campus is a significant community development, public and pupil/ parent consultation was carried out to pro-actively engage and obtain feedback on the proposals which were supported and welcomed. The ideas generated by pupils, staff and the community have been considered and incorporated into the development where practical. There have been no representations received from local residents on this application.

Other technical issues

- 7.11** An initial site investigation and the Council's Environmental Health Service has no objections however further site investigations will be required to ensure the site is suitable for its intended use together with conditions covering noise and dust control. The site is outwith a flood risk zone and SEPA has no comment on the development.

7.12 Place and Design Panel and Elected Member Briefing

The Place and Design Panel reviewed the Renton Campus project and provided positive feedback and were complimentary of the quality design and material selection and well considered layout. The Panel agreed it would create a landmark building within Renton and commented on the smooth circulation and movement of people and traffic within the site and the relationship of the proposals with the adjacent monument and memorial. The comments of the Panel have been taken account of in the final proposed plans. The pre-application proposals were presented to Elected Members at a briefing on 27th August 2019 where the proposals were welcomed. Members discussed and requested consultation with the local and school community which was carried out and is discussed in section 7.10 of this report.

8. CONCLUSION

- 8.1** A high quality primary/ early education and childcare facilities will be provided on a site which has a long history of use for educational purposes and is therefore consistent with all relevant planning policies. The new school campus has been designed and positioned to provide a civic presence within the Renton community and will enhance the setting of the adjacent listed Monument and Memorial. It has been designed to a very high standard and its bold design and use of quality materials will provide a landmark presence. It has been designed to ensure that it does not impact on the amenity of adjacent residential properties.

9. CONDITIONS

1. The development shall be completed in accordance with the following external finishing materials, unless otherwise agreed in writing by the Planning Authority:
 - Forterra Building Products; Carsington Cream facing bricks
 - Half round sinusoidal profile cladding in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Steel post and welded wire mesh panels in powder coated steel in RAL 1036 Pearl Gold
 - Euroclad Opus Plank Profile in colourcoat prisma steel in RAL 1036 Pearl Gold
 - Powder coated aluminium flashings/ capping and architectural louvres in RAL 1036 Pearl Gold
 - Curtain walling, doors and windows: Senior Architectural Systems, SF52 Vertical Curtain Walling and PPC aluminium spandrel panels,

SPW500 Doors, SPW600e Windows Powder Coated Aluminium
RAL 1036 Pearl Gold

- Standing seam roof, Euroclad Group Ltd, EC 75-400 Euroseam,
Aluminium - Mill Finish Stucco Embossed
2. Prior to the installation of brickwork on the development hereby approved, a sample panel of brickwork shall be constructed in order to determine the appropriate colour of mortar that should be used which shall be approved by the Planning Authority. Thereafter the development shall be completed in accordance with the approved mortar.
 3. Prior to the commencement of development, full details including design and location of all walls, fences, gates, play equipment, external furniture, cycle/ scooter shelters and signage, including traffic management signage for the one way system at Station Street/ Back Street, shall be submitted for the further written approval of the Planning Authority. Thereafter, these shall be implemented as approved, unless otherwise agreed in writing by the Planning Authority, prior to the education campus being brought into use.
 4. Prior to the commencement of development on site, the existing trees on site to be retained, as detailed in the Tree Survey and Arboricultural Constraints Report dated September 2019, shall be protected by the erection of fencing in accordance with British Standard BS 5837(2012) 'Trees in Relation to Construction', or by such other means of protection as shall be agreed in advance in writing with the Planning Authority. The fencing shall remain in place for the duration of the construction period and there shall be no storage of building materials or piling of soil within the protected fenced areas established pursuant to this condition.
 5. No demolition works shall be carried out on the existing school building between the months of March to September inclusive unless a Nesting Bird Survey has first been submitted and approved in writing by the Planning Authority. Thereafter, all works shall be carried out in accordance with the approved Nesting Bird Survey. For the avoidance of any doubt, if nesting birds are recorded then no demolition works shall commence until the chicks have fledged.
 6. If demolition works on the existing school building do not commence by 1st February 2021, a further bat survey will require to be carried out and submitted for the approval in writing of the Planning Authority before any demolition works start on site. Thereafter, works shall be carried out in accordance with the details and recommendations of the approved bat survey.

7. The soft landscaping within the site shall be undertaken in accordance with the approved landscape scheme and planting strategy and shall be implemented not later than the first appropriate planting season after the education campus is brought into use. Any trees 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.
8. The education campus shall not be brought into use until the parking bays, including disabled bays, as shown on plan number REN-OOB-02-ZZ-DR-L-0001 rev P06 are provided on site in accordance with the plan details. All parking bays shall thereafter be retained and capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
9. Prior to the commencement of development on site, details of the design and location of two electric vehicle charging points/units within the site shall be submitted to and approved in writing by the Planning Authority. The infrastructure for the electric charging points/units shall thereafter be installed on site prior to the educational facility becoming operational and shall be maintained as such thereafter.
10. Prior to the commencement of development on site, details of the location, form and arrangement of any site compound associated with the construction of the development shall be submitted to and approved in writing by the Planning Authority. Thereafter the development shall be undertaken in accordance with the approved details. Any such storage or compound area hereby approved shall be removed from site once all construction activity is complete on site.
11. The new MUGA sports pitch shall not be made available for hire without a separate application for planning permission.
12. No development (other than investigative works) shall commence on site until such time as a detailed report on the nature and extent of any contamination of the site has been submitted to and approved in writing by the Planning Authority. The report shall be prepared by a suitably qualified person and shall include the following:
 - a) A detailed site investigation identifying the extent, scale and nature of contamination on the site (irrespective of whether this contamination originates on the site)
 - b) An assessment of the potential risks (where applicable) to:

- human health
- property (existing and proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
- groundwater and surface waters
- ecological systems
- archaeological sites and ancient monuments

c) An appraisal of remedial options, including a detailed remediation scheme based on the preferred option.

13. No development (other than investigative works) shall commence on site until such time as a detailed remediation scheme for the site has been submitted to and approved in writing by the Planning Authority. The scheme shall be prepared by a suitably qualified person and shall detail the measures necessary to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and the natural and historical environment. The scheme shall include details of all works to be undertaken, the remediation objectives and criteria, a timetable of works and/or details of the phasing of works relative to the rest of the development, and site management procedures. The scheme shall ensure that upon completion of the remediation works the site will not qualify as contaminated land under Environmental Protection Act 1990 Part IIA in relation to the intended use of the land after remediation.

14. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site.

15. The presence of any previously unexpected contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the site shall cease. At this stage, if requested by the Planning Authority, an appropriate investigation and risk assessment shall be undertaken and a remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of site works. The approved details shall be implemented as approved.

16. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of years determined by the scheme shall be submitted to and approved by the Planning Authority. Any actions ongoing shall be implemented within the

- timescale agreed with 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 by the Planning Authority.
17. 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 also be free from metals, plastic, wood, glass, tarmac, paper and odours.
 18. Prior to the commencement of development on site, details of the Sustainable Urban Drainage System (SUDS) and its maintenance following installation shall be submitted to and approved by the Planning Authority. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created. The Sustainable Urban Drainage System shall thereafter be formed and maintained on site in accordance with the approved details prior to the education campus being brought into use.
 19. No development shall take place on site until such time as a noise impact assessment for the proposed mechanical ventilation system has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for the proposed ventilation system to cause noise nuisance affecting nearby properties. Where potential noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into use and shall thereafter be retained in accordance with the approved scheme. Should the approved noise attenuation scheme impose restrictions upon the way in which operations on the site are carried out, the site shall be operated in this manner unless otherwise approved in writing by the Planning Authority. The noise impact assessment and any recommendations in respect of attenuation measures shall be prepared by a suitably qualified person.
 20. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting

the impact of these noise sources upon nearby residential properties and other noise-sensitive properties.

21. During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority), shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays:	0800-1800
Saturdays:	0800-1300
Sundays and public holidays:	No working

22. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472-1: 2008 'Evaluation of Human Response to Vibration in Buildings.' It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.

23. During the period of construction, piling works shall be carried out between the following hours and at no other time unless otherwise approved in writing by the Planning Authority:

Mondays to Fridays	0800 – 1800
Saturdays	0800 – 1300
Sundays and public holidays	No Working

24. 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.

Peter Hessett
Strategic Lead- Regulatory

Date: 6th November 2019

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

Appendix: Site Location Map

Background Papers:

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

Wards affected: Ward 2 - Leven

