

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by Strategic Lead- Regulatory**

**Planning Committee: 28<sup>th</sup> August 2019**

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**DC19/054:                   Erection of residential development comprising 22 units with associated landscaping, parking and ancillary works at Creveul Court, Alexandria by West Dunbartonshire Council.**

#### **1.     REASON FOR REPORT**

- 1.1** The application is subject to objections and under the terms of the approved Scheme of Delegation it therefore requires 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 site extends to approximately 0.5 hectares and is located adjacent to Bank Street, close to Alexandria town centre. From the main road, Susannah Street leads into the site towards the former Creveul Court housing development. Historic maps show that the site was previously occupied by residential properties dating from circa 1960, most notably with a three storey tenement block hard on the street frontage facing onto Bank Street.
- 3.2** Along Bank Street and Main Street, there are a number of retail units predominantly 2 storeys in height, with a 3-storey red sandstone tenement building on the north side of Susannah Street which is occupied by a public house at ground floor level. A modern residential development adjoins the tenement block, and it is 3 storeys in height. It was constructed as part of the wider Kippen Dairy housing development to the north.
- 3.3** Along the eastern edge of the site, a number of existing 3 storey flatted blocks exist, predominantly facing onto Gray Street. To the north-eastern

edge of the site, a small terrace of 3 bungalows front onto the previous back-court area of Creveul Court. To the southern edge, the site is bound by a number of existing properties, including retail units, fast food outlets and a retirement home complex on Bank Street. To the front of the site is a landscaped area which includes some trees, shrubbery and grass.

**3.4** Full planning permission is sought for 22 affordable housing units. It will provide amenity and supported housing predominantly for the elderly. The development will consist of 3 separate blocks:

- Block 1 is 4 storeys and contains 16 units of 1/2 bed flatted properties;
- Block 2 contains 5, 1 bedroom bungalows;
- Block 3 contains 1, 3 bedroom wheelchair accessible bungalow.

**3.5** The buildings are contemporary in style and appearance and offer a generally simple and coherent palette of materials with a red toned multi brick selected for the elevations. The roofs in each property will be finished with a dark grey roof tiles. Areas of recreational open space are proposed with the inclusion of a community garden and a secondary recreational open space. Communal private garden area for the flats and sub-divided garden plots for Block 2 are provided. The access and egress for the site remains unchanged from the current arrangements with this being taken from Bank Street onto Susannah Road. Parking for the development is dispersed throughout the site with a total of 22 parking bays proposed.

**3.6** The application has also been supported by a Design and Access Statement, a Drainage Layout Plan, a Parking Statement, a Preliminary Roost Assessment and Ecological Survey Report, a Bat Activity and Tree Survey Report and a Tree Removal and Open Space Justification Statement.

## **4. CONSULTATIONS**

**4.1** West Dunbartonshire Council Roads Service, Regeneration Service, Greenspace and Scottish Water have no objections to the proposed development.

**4.2** West Dunbartonshire Council Environmental Health Section has no objections subject to conditions relating to contaminated land, noise, permitted hours of work on site, piling, waste, and dust control measures.

## **5. REPRESENTATIONS**

### **5.1** There are three objections to the proposed development on the following grounds:

- Loss of access to Susannah Street and through Creveul Court for delivery vehicles to neighbouring retail premises.
- Cumulative vehicular congestion, traffic and parking issues as a result of loss of access through the application site for deliveries.
- Unnecessary burden for deliveries placed on staff and retail premises owners resulting from loss of access through the application site.
- Removal of mature trees within the site, particularly those facing Bank Street.
- Loss of existing green and amenity space within the site.
- Impact of loss of trees in the creation of a wider green corridor between the River Leven to Alexandria town centre.
- Close proximity of proposed housing to Bank Street which will compromise privacy and also impact occupiers in terms of pollution and noise.

## **6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

### West Dunbartonshire Local Plan 2010 (Adopted)

### **6.1** Policies UR1 and RD1 encourage the redevelopment of underused, vacant and/or derelict land and buildings such as this brownfield site for appropriate uses such as housing. Policy H4 sets out standards expected of residential development, requiring high quality in the range of house types and sizes and in terms of form, layout and materials. Policy GD1 seeks to ensure that all new development is of a high quality of design and respects the character and amenity of the area.

### **6.2** Policy R2 specifies the open space provision required for all development and would allow the request of payment of a financial contribution where appropriate. Assessment of open space requirements has been undertaken against the more updated “Our Green Network” Guidance. Payment is not required in this instance due to the open space provision meeting the relevant standards. 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.

- 6.3** 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.
- 6.4** 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** Part of the site is allocated under Schedule 3 of Policy BC2 as an affordable housing opportunity site and the remainder of the site is within the town centre boundary. 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 DS1 seeks to ensure design quality in housing and housing suitable for a mix of occupants rather than a specific demographic. Policy GN1 conveys a presumption against development which would result in the loss of an open space which is, or has the potential to be, of quality and value. Consideration of this particular policy is given in more detail further in section 7 below.
- 7.3** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been addressed in terms of the proposed design and site layout. The proposal complies with all the relevant policies contained in the Proposed Plan and is assessed fully in Section 7 below.

- West Dunbartonshire Local Development Plan (LDP2) Proposed Plan
- 7.4** On 19<sup>th</sup> 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.
- 7.5** The rear part of the site is allocated under Policy H2 as an affordable housing opportunity site with the whole site also located within the town centre boundary of Alexandria. Policy SC3 lends support for non-retail uses in town centres where they compliment and contribute to the town centres character, sense of place and how it functions. This policy outlines the benefits that the introduction of housing can have for town centres including to supporting local shops and businesses as well as offering additional activity and security to the area. The development of 22 affordable housing units on this site endorses this policy.
- 7.6** 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). The Residential Development: Principles of Good Design Guidance also applies for LDP2 at this time.
- 7.7** Policies CP2, Policy GI2, EN4 and EN6 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. Policy GI1 is similar to GN1 of Proposed Plan 1 citing a presumption against development which would result in the loss of open space which is safeguarded or otherwise. Whilst the development does result in the removal of trees and an informal area of open space, this has been justified by providing a sizeable, high quality communal garden and a secondary recreational open space as part of the development to compensate this. These provisions meet the open space standards specified in the Local Plan and is considered to offer greater amenity to the community than the current space. The inclusion of the community garden also meets with other more specific policies of this plan such as Policy G13 which promotes allotments and similar spaces within development sites.

- 7.8** 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. It is considered that the design of proposals demonstrate compliance to these policies as discussed in Section 7.16-7.18 below. Policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. Policy CON4 requires that development proposals install the necessary infrastructure to enable connection to fibre optic networks. Subject to appropriate planning conditions it is considered that the development can comply with these policies.

Alexandria Masterplan and Town Centre Policy/Strategy.

- 7.9** The Alexandria Masterplan adopted in October 2008 sets out a grid street pattern for the town by defining the edges of urban blocks and reinstating the historical angular street arrangements. The principles provide a valuable framework for assessing the merits of the proposal, and that the proposed design is in accordance with the design ambitions; particularly in how it reinstates the previous urban layout including a high quality corner development at the junction of Bank Street/Susannah Street. By reinstating a strong, designed corner and building frontage on Susannah Street and Bank Street the proposal would support the primary Masterplan aim of boosting the role and presence of Bank Street within the Town Centre.

Principle of Development

- 7.10** The application site forms part of brownfield land and was occupied historically by residential properties to both the front and rear of the site. The rear part of the site is allocated for housing in all of the local plans. The front proportion of the site was previously occupied by a large scale tenement block and has now become a landscaped area over time albeit it is not protected as open space within the local plans. The proposed housing would seek to provide social and accessible accommodation within the town centre which is also consistent with the relevant land use allocation. Whilst part of the site is not allocated, the local plans offers support for non-retail uses including town centre housing where it contributes to the vitality and viability of the area. It is considered that this residential development has the potential to have tangible benefits for the town centre of Alexandria and will compliment nearby and surrounding uses.
- 7.11** There is a requirement for this development noting its location to be in accordance with and reflect the Alexandria Town Centre Masterplan (2008). The Masterplan includes the site as part of the Project 4: Alexander Street Area, and sets out that the urban design objective should

be to recover the reinstate street patterns and urban edges for the town centre. With regards to these considerations, the proposed design and layout of the development is in accordance with these ambitions and goals as discussed below.

#### Layout, Design and Appearance

- 7.12** The development has been designed to incorporate the principles of the Scottish Government's 'Designing Streets' document and the Council's Residential Design Guidance through adopting a more pedestrian focussed layout, utilising visual cues in design to assist users to navigate and noting the prominence of high quality open space/landscaping within the site. The design for the buildings (whilst varying in scale) across the three blocks offers a contemporary arrangement and adopts a generally simple and coherent palette of materials with a red toned multi brick selected for the elevations informed by the historic red sandstone buildings prevalent along Bank Street. The roofs in each property will be finished with a dark grey fibre cement roof tiles at a low pitch and this is a compatible choice for the red brick. The material arrangements are acceptable and will allow the development to effectively integrate within the urban context.
- 7.13** Although the development involves three block buildings, the site can accommodate the scale and mass of the development without it constituting overdevelopment, particularly given the dense town centre and urban context. The 4 storey flatted building on Bank Street reflects much of the characteristics of the historic tenement style building neighbouring the site (in terms of scale, mass and presence) but with a more contemporary manner. This reflects historically the building form on the site. Its introduction will create positive frontages onto Susannah Road and Bank Street and fits into the urban context of the area. It will have a positive impact upon the wider streetscape including the setting of the nearby B listed Smollet Fountain situated to the north west of the site.
- 7.14** Noting the intended users/occupants of the development, contrasting materials, boundary treatments and landscaping provisions have been utilised to define different spaces within the development. The locations of greenery and planting in particular have been used creatively to delineate areas such as the communal space from the public road and create buffers to increase safety within the site. As well as these variations the hard landscaping provisions themselves have also been utilised to differentiate between parking bays, pedestrian links and trafficable areas.
- 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.

#### Place and Design Panel Report

- 7.16** In January 2019, the proposed development was presented to the Place & Design Panel. Generally the Panel felt that this was a positive development which would provide an opportunity to regenerate a key gap site within the town centre of Alexandria. They also commended the type of accessible and ambulant housing stock proposed and felt that occupiers would benefit from the centralised town centre location.
- 7.17** The Panel placed particular emphasis on having a building hard on Bank Street and repairing the urban edge and creating a more permanent feature on the corner by maximising the presence on Bank Street. They acknowledged that delivering this would compromise the landscaped wedge present at this section of the site and believed that the local amenity value of this area was offset by the reinstatement of the built urban edge and by the quality of the compensatory landscape and recreational and amenity spaces proposed as part of the wider development. This theme has been met and reflected in the design and layout of the development with the building line of the 4 storey block having been moved forward to directly meet with Bank Street.
- 7.18** They also raised an aspiration for a high quality community garden and green space provisions within the site which would compensate the loss of existing open space and be of benefit to user/occupiers in terms of promoting exercise, mental health and wellbeing. As part of these open space discussions, they also felt that the SUDs or drainage for the site could be of a dual purpose and provide an additional area of recreational open space alongside its functional role. The applicant has responded to these comments and revised the SUDs area to reconfigure it into a recreational open space with areas of seating, planting and a path network included there within and provision of a community garden.

#### Open Space Provision

- 7.19** The largest area of open space for the site is to be in the form of a communal garden. A secondary sizeable open space area is located to the next to the bungalow to the north of Susannah Street and this includes a seating areas/benches. The inclusion of a community garden area within the development is to be welcomed and can be utilised by both residents and the wider community. This area includes planting beds, timber sleeper planters, gardening sheds, seating areas, fruit bearing trees and shrub planting areas and promotes an opportunity to socialise and exercise as well as engage in activities such as gardening. Beyond the



two main recreational areas, a series of modest areas of landscaping have been integrated throughout the development, including the entrance of the site along Susannah Street which meets the Green network policies of the Local Plans and the Council's 'Our Green Network' guidance.

#### Existing landscaping area

**7.20** The proposed development will affect an existing landscape wedge (which comprises trees and shrubbery) alongside other isolated trees throughout the site. As stipulated within the tree survey information submitted, a total of 19 trees of varying species, maturity and condition require to be removed to accommodate the development. The survey identifies only 4 trees as being of high quality and 1 of these is to be retained. None of the trees within the application site are the subject of a Tree Preservation Order (TPO), part of safeguarded open space or protected under any other designation. The development proposes compensatory replanting of 24 new trees at street level all of which are native species with biodiversity benefits. A further 10 semi-mature fruit bearing trees are also proposed in the community garden area. It is regrettable that these trees are to be removed however a comprehensive and viable redevelopment of the site could not be achieved if all the trees were to be retained. This is in particular to the new building on Bank Street which helps to reinstate the street frontage. Following the demolition of the former tenement building the site was temporary greened however this should not prejudice any future development of the site.

**7.21** The ecological survey and bat reports undertaken have confirmed no evidence of breeding birds/roosting bats during the time of the assessment and that the development will not adversely impact upon ecology.

**7.22** The provision of social/accessible housing stock for the area (including accessible and wheelchair accommodation) and more broadly the regeneration of a town centre brownfield site, together with the inclusion of compensatory re-planting (including the provision of 34 new trees), and a community garden within the site, are considered to outweigh the removal of the existing trees in this case.

#### Technical Issues

**7.23** The access to the site remains unchanged and the road network within the site predominantly reflects the current onsite situation. The Council's Roads Service has no objections in this regard. A total of 22 parking spaces are proposed as part of the development and the Council's Roads Service is satisfied with the level of parking. If there is an issue with parking once the development is occupied there is area of landscaping which could be utilised for future parking and this can be addressed by condition.

- 7.24** The site is not at risk of flooding and that a full SUDs scheme for attenuation is not required on this basis. This approach has also allowed the previous area within the site which was reserved for the SUDs provisions to be redeveloped and upgraded to form another area of usable recreational open space within the site. In order to ensure that the development is completed satisfactorily, conditions will be attached to ensure that any contamination on site is adequately addressed.

## **8. CONCLUSION**

- 8.1** The proposed redevelopment of this former brownfield 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 Alexandria town centre. The development provides much needed affordable housing provision for the elderly at an accessible, town centre location. The proposals have been subject to extensive discussions which have resulted in a high quality development. This includes the reinstatement a strong building frontage onto Bank Street and a strong integration and presence of usable high quality recreational green infrastructure provision within the site.

## **9. CONDITIONS**

1. Twelve months after occupation of the 22 properties within the development, a parking review shall be undertaken to ascertain levels of car ownership and whether there are any parking related issues within the development. The findings and recommendations of the review shall be submitted for the written approval of the Planning Authority. If required by the review, additional parking spaces shall be formed on site (up to a maximum of 6 parking spaces) in accordance with the agreed recommendations and the details shown on 'Proposed Site Plan (Drawing No. 1321-ABC-BB-XX-DR-A-0010 Revision H')'. Thereafter, yearly parking reviews shall be carried out and the findings submitted for the written approval of the Planning Authority. Five years after the completion of the development, a final review shall be undertaken and the findings submitted for the written approval of the Planning Authority, unless the additional parking spaces have by that time already been formed.
2. No housing unit shall be occupied within the site until the vehicle parking spaces associated with that unit have been provided within the site in accordance with the approved plans. The parking spaces shall thereafter be kept available for parking at all times.
3. Exact details, specifications and samples of all proposed external materials for residential blocks 1, 2 and 3 as part of the development shall

be submitted for the further written approval of the Planning Authority prior to any work commencing on site and the development shall thereafter be completed in accordance with the approved details.

4. Prior to the commencement of works and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', full details of all hard surfaces shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
5. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and the development shall thereafter be completed in accordance with the approved details.
6. Prior to the commencement of development, details and specifications of the design and location of all street furniture (including cycle racks, bin stores and lighting) shall be submitted for the further written approval of the Planning Authority. This shall also include details of the structures and features associated with the communal/community garden area and recreational areas as outlined on approved plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)' The development shall thereafter be completed in accordance with the approved details prior to the occupation of any of the approved properties, unless otherwise agreed in writing with the Planning Authority.
7. Prior to the commencement of development on site and further to approved amended plan 'Amended Landscape and Planting Plan Rev C (Drawing No: EH-LD-04)', a detailed landscape scheme shall be submitted to and approved in writing by the Planning Authority. These details shall include a full planting schedule and also maintenance arrangements for all landscaping within the site. Once approved, this shall be implemented no later than the next appropriate planting season after occupation of the first property. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details.
8. No development shall commence on site until such time as a Noise Impact Assessment (NIA) has been submitted to and approved in writing by the Planning Authority. This noise impact assessment shall include an assessment of the potential for occupants of the development to experience noise nuisance arising from nearby commercial/entertainment venues. Where a potential for noise disturbance is identified, proposals for the attenuation of that noise shall be submitted to and approved in writing by the Planning Authority. Any such approved noise attenuation scheme shall be implemented prior to the development being brought into

use and shall thereafter be retained in accordance with the approved scheme.

9. 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. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
10. During the period of construction, all works and ancillary operations which are audible at the site boundary, or at such other places that may be agreed with by the Planning Authority shall be carried out between 8am and 6pm Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or Public Holidays.
11. 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 6472:1984 '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. The 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.
12. 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 shall be 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.
13. 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, pets, service lines and pipes;
- Ground waters 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.

14. 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.

15. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Planning Authority. The Planning Authority shall be notified in writing of the intended commencement of remediation works not less than 14 days before these works commence on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted to and approved in writing by the Planning Authority.

16. A monitoring and maintenance scheme for the long term effectiveness of the proposed remediation shall be submitted to and approved in writing by the Planning Authority. Any actions ongoing shall be implemented within a 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 in writing by the Planning Authority.
17. The presence of any previously unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Planning Authority within one week. At this stage, if requested, a comprehensive contaminated land investigation shall be carried out and any remedial actions shall be implemented within a timescale agreed with the Planning Authority.
18. No development shall commence on site until details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and columns types/colours) of the street lighting within the site have been submitted to and approved in writing by the Planning Authority. The street lighting shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority
19. No development shall commence on site until details for the storage and the collection of waste arising from the development shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the first property being occupied and thereafter maintained for the lifetime of the development.
20. 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.
21. Prior to occupation of any of residential properties, the developer shall install the necessary infrastructure to enable all properties to be connected to the existing fibre optic network, where available in West Dunbartonshire, and in accordance with the relevant telecommunications provider's standards.
22. Any works to the trees (including felling, lopping, thinning) within the application site shall be carried out in full compliance of the relevant

BS5837 Standard and in accordance with the details of the approved 'Tree Survey Report (PALS Tree Services Ltd August 2019)'. These works shall be carried out by a suitably knowledgeable tree surgeon either when the trees are dormant between November and mid-March or when in full leaf during June or July.

23. All works approved on site relevant to the application shall be carried out in accordance with the recommendations and mitigation measures of the approved 'Preliminary Roost Assessment and Ecological Survey Work Report (GAVIA Environmental Ltd. 16<sup>th</sup> April 2019)' and the 'Bat Activity and Tree Survey Report GEL19176/R1/VO (GAVIA environmental Ltd. 22<sup>nd</sup> May 2019)'.
24. Further to condition 24 above, all ground or vegetation clearance works, including any tree felling or demolition works, shall take place out with the main bird breeding season (i.e. outwith the period of April to July inclusive), and no demolition or ground or vegetation clearance works are permitted between April to July in this respect. If this is not possible, a suitable qualified ornithologist/ecologist shall be engaged to survey any buildings, grounds and trees immediately prior to such works to advise the applicant/contractor/developer of any bird and bat nesting activity and of any actions required to protect the birds/bats.
25. Unless otherwise approved in writing, no development shall commence until such time as detailed arrangements to ensure that all public roads are kept free of deleterious material have been submitted to and approved in writing by the Planning Authority. Such measures shall include wheel washing; rumble bars and mechanical brushing. Thereafter, the approved arrangements shall be implemented as approved, and the arrangements for construction traffic entering and exiting the site during construction works will be adhered to until all construction activity is complete on site.
26. Prior to the commencement of development on site, a plan detailing pedestrian access arrangements through the site during the construction period shall be submitted to and approved in writing by the Planning Authority. For the avoidance of doubt these details shall show an unrestricted means of pedestrian access through the application site including along both Susannah Street and Creveul Court. The approved pedestrian access arrangements will be formed and maintained on site for the duration of the construction activity associated with the development and remain in place until all construction activity is complete on site.

**Peter Hessett**  
**Strategic Lead- Regulatory**  
**Date: 28<sup>th</sup> August 2019**

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**Appendix:** None

**Background Papers:**

1. Application forms, plans and supporting documents;
2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan (LDP 1);
5. West Dunbartonshire Local Development Plan 2 Proposed Plan (LDP 2);
6. Alexandria Town Centre Masterplan (2008);
7. Representations

**Wards affected:** Ward 2