

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