

WEST DUNBARTONSHIRE COUNCIL

**Report by the Acting Director of Housing, Regeneration and
Environmental Services**

Planning Committee: 7 February 2007

PLANNING APPLICATION REPORT

APPLICATION NUMBER: DC05-335

PROPOSAL: Erection of residential development of 48 units, car parking, and access road (full).

SITE: Beardmore Place
Dalmuir

APPLICANT: Link Group Limited

AGENT: Anderson Bell Christie
382 Great Western Road
Kelvinbridge
Glasgow
G4 9HT

WARD: 2

DATE REGISTERED: 28/11/05

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	08/12/05	22/12/05	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The site is an area of vacant ground located to the immediate west of the light industrial units on Beardmore Place in Dalmuir, Clydebank and is approximately 1.0 hectare in area. To its north is the Glasgow to Loch Lomond Cycle Path which runs parallel to the Forth and Clyde Canal. The canal is elevated above the site at this location. A line of mature trees borders the site onto the cycle path. On the opposite side of the Canal are three and four storey tenements. The south of the site is bounded by a dismantled railway line with Clydebank Industrial Estate and Dalmuir Sewage Works

beyond. There is open ground to the west of the site beyond which are maturation warehouses. Access to the site is currently taken off Beardmore Street along Beardmore Place.

B. DEVELOPMENT DETAILS

Consent is sought for the erection of 48 residential units and related car parking with access to the site taken off Beardmore Place.

The properties proposed comprise four separate blocks of 4 storey flats that would be along the north side of the site and sixteen 2 storey houses. The houses would be grouped in semi detached and terraced blocks. External materials would be red facing brick with white render with the roofing being grey concrete roof tiles for the houses and a metal standing seam roofing system for the monopitched roofs of the flatted properties.

Two landscaped walkways are also proposed to link the development with the neighbouring canal. 67 car parking spaces would be incorporated within the development as well as open amenity space/landscaping.

C. CONSULTATIONS

West of Scotland Archaeology Service,
Scottish Environment Protection Agency,
Health & Safety Executive, West
Dunbartonshire Roads and
British Waterways.

No objections.

Scottish Natural Heritage

No objections subject to conditions relating to mitigating adverse impacts on the heritage interests.

Scottish Water

No objections provided a Sustainable Urban Drainage System is recommended within the drainage design.

Historic Scotland

No objections however pedestrian links to the Forth and Clyde Canal will require Scheduled Monument Consent from Historic Scotland.

West Dunbartonshire Environmental Health

Indicated that there has been an increase in odour complaints regarding the

Dalmuir Waste Water Treatment Works due to operational difficulties within the works. They indicate that complaints regarding odour from the Treatment Works are likely to be made by future residents. They have also indicated that no remedial measures are required for contamination issues, however if unsuspected contamination becomes evident a comprehensive contaminated land investigation report should be carried out.

D. REPRESENTATIONS

65 letters of representation have been received in relation to the application. 33 of these are in support of the application with 32 objecting to the development.

Support

The letters of support focus on the odours from the sewage treatment works and indicate that they are no worse than on the opposite side of the canal and this issue should not prevent this site being developed.

Objections

1. The proposed development will result in the loss of an area of existing open space which is contrary to Local Plan Policy.

Response - The Clydebank Local Plan identifies the site as a brownfield site with Policy RD1 giving a preference to residential development and also identifies the site as part of a greater area for redevelopment for housing/industry/allotments. Within the emerging West Dunbartonshire Local Plan (Consultative Draft) the site is identified as an opportunity for social rented housing. The site is not identified for the retention of open space and the proposal therefore accords with the Local Plan

2. No recreational open space is proposed within the site.

Response - An area of open space is proposed to the west of the site which will be landscaped as part of the wider landscaping at the site. There is an extensive area of open space to the west outwith the

site, together with the Canal towpath and its environs which offer opportunities for recreational use.

3. The development site should be fenced at the Canal side for safety reasons.

Response - A 1.5 metre high metal fence is proposed along the boundary of the site onto the Canal.

4. No access should be provided from the development site to the Canal towpath for reasons of safety and the retention of trees.

Response - The Animating the Canal document is a material consideration and states that redevelopment of Canal side sites should seek to create a better physical and visual relationship with the Canal by presenting a strong frontage, and where possible direct access on to the Canal and its towpath. Two disabled access points are proposed between the development site and the Canal towpath. British Waterways, who own the canal, have not raised any objections to the access onto the towpath. Although the proposed access points will result in the loss of some of the vegetation along the Canal, further landscaping is proposed as part of the development. The trees at this location are not covered by a Tree Preservation Order.

5. Existing pathways on the site should be retained.

Response - The only usable pathway is situated to the east of the site, linking Beardmore Street with the Canal towpath. The drawings illustrate that access between these two points will remain and the development will also formalize access to the Canal towpath.

6. The vegetation to the south of the development site will be destroyed by the development.

Response - Scottish Natural Heritage is satisfied that the proposal will not have any significant detrimental effect on existing vegetation worthy of retention.

7. Traffic congestion on Beardmore Street will increase.

Response - As with any residential development there will be a certain element of increased traffic. Roads Services however have not expressed concerns over this.

8. Neighbour Notification procedures were not properly implemented in relation to the proposal.

Response - The application was advertised in the local press and each property neighbouring the proposal site has been notified in accordance with neighbour notification procedures.

9. No Environmental Impact Assessment was submitted as part of the application.

Response - The proposal was assessed under the Environmental Impact Assessment (Scotland) Regulations 1999 and such an Assessment is not required. The effects of the development are localised and this is not a significant development at this urban location.

10. The developed site will be susceptible to odours from the Dalmuir Sewage Works.

Response - This matter has been raised with the applicant who in turn held a public meeting with future tenants which concluded that such odours already exist in the neighbourhood therefore they had no concerns regarding this matter. The letters of support acknowledge that such odours exist.

11. The design and materials proposed for the development are not in keeping with the surroundings.

Response - The palette of materials and design proposed are compatible to the approved residential development to the north of the Canal which is the only other residential element visible from the development site. It is therefore considered that the proposal is acceptable in terms of design and materials.

12. Pollution from the development site will find its way into the Canal during the construction phase.

Response - A Construction Method Statement relating to pollution preventative measures for the Canal was submitted as part of the application. This Statement met with the approval of the Scottish Environment Protection Agency.

13. The land to the west of the development site will be landlocked by the proposal.

Response - The land to the west of the site is within the Health and Safety Executive notification zone of the maturation warehouses and is unlikely to be developed in the future. At this time the land remains open for recreation purposes and can be accessed.

E. ASSESSMENT AGAINST DEVELOPMENT PLAN

The application is required to be assessed against the Development Plan, which comprises the Glasgow and the Clyde Valley Joint Structure Plan 2000 and the Clydebank Local Plan.

The Glasgow and the Clyde Valley Joint Structural Plan (2000)

The proposed development accords with the aims of the Structure Plan of supporting community regeneration through the supply of social rented housing at this location.

Clydebank Local Plan (2004)

Within the Clydebank Local Plan, Policy UR1 promotes the re-use of land in the urban area that has become vacant, derelict or underused. The application site has lain derelict for some time and the proposal to develop it for residential purposes has already been established through the approval of outline planning permission in July 2004 (DC03-249).

Policy GD2 aims to regenerate this area within which the application site is identified as part of a larger area for development for residential/industry/allotments use. In addition Policy RD1 gives preference to residential development and the Clyde Riverside Framework for Development identifies the application site as a residential opportunity.

F. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS.

Government Guidance

The proposed development complies with PAN67 Housing Quality and PAN67 New Residential Streets in terms of achieving better quality, more attractive residential environments.

Urban Design

The proposed development is to be responsive to the proposed new development on the north bank of the canal (DC05-168 approved April 2006), where 114 residential units of a similar design are proposed to be erected. The proposal will integrate with this development in terms of design and layout and identify with the requirements of Animating the Canal study with the new dwellings overlooking it designed to encourage interaction with it.

Prominent gables and entrance elevations fronting onto the new access road from Beardmore Place create a diverse and interesting street frontage and allow south light to penetrate both front and rear gardens. Two landscaped paths are proposed to lead pedestrians to and from the canal towpath and beyond. These routes encourage interaction with the Canal, increase pedestrian activity through the development and hence increase the possibility

for passive surveillance and security. The external materials proposed are compatible with the local area.

An indicative landscaping scheme proposed the retention, with appropriate pruning, of existing trees and shrubbery to the northern boundary overlooking the Canal and the retention of shrubbery onto the disused railway cutting to the south. Within the site beech hedging is proposed to define the street pattern with extra heavy standard trees including flowering cherries and a variety of fruit trees proposed within the garden areas. Further details of the trees and planting will be secured by condition together with a maintenance programme.

West Dunbartonshire Local Plan (Consultative Draft)

In the West Dunbartonshire Local Plan (Consultative Draft) the site is within the Riverside Regeneration Area. The site is specifically identified as an opportunity for social rented housing. Policy H4 requires that new housing developments should be appropriate to the character of the surrounding area and be of a high quality of design, provide a range of house types and sizes, provide open space/landscaping, incorporate existing features such as trees, shrubs and hedgerows and allow for disabled access.

Consultations and Representations

The consultations have been addressed in Section C of the report and are supportive of the development. The representations have been fully addressed in Section D of the report. The concerns of the objectors do not raise issues which warrant the refusal of this application. The presence of odour from the adjacent treatment works is an existing problem in the area and residents occupying the development will be aware of the close proximity of non-residential uses in the vicinity.

Planning History

Outline planning consent (DC03/249) was granted in July 2004 for residential development on a slightly larger site that extended further to the west. Therefore the principle of residential development has been established on the site.

G. CONCLUSION

The proposed development accords with both the policies of the Structure Plan and Clydebank Local Plan. The redevelopment of this site for residential purposes has already been established through the approval of outline planning permission in July 2004. It is considered that the design, layout and scale of the development are acceptable at this location

H. RECOMMENDATION

It is therefore recommended that planning consent be approved subject to the following conditions.

I. CONDITIONS

- 1. The development hereby permitted shall commence within a period of 5 years from the date of this permission.**
- 2. Exact details and specifications of all proposed external finishing materials (including roofing materials) shall be submitted for the further approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on the site and shall be implemented as approved.**
- 3. Prior to commencement of works, full details of the design and location of all fences and walls to be erected on the site shall be submitted for written approval of the Director of Housing, Regeneration and Environmental Services and all fences shall be dark-stained to the satisfaction of the Director of Housing, Regeneration and Environmental Services. The proposed fencing shall be implemented as approved.**
- 4. The applicant/operator shall provide and maintain on the site suitable means for the washing of vehicle wheels at all times during the hours of operation to prevent mud being deposited on the public road.**
- 5. Prior to commencement of works, full details of all hard surfacing to be provided on the site shall be submitted for written approval of the Director of Housing, Regeneration and Environmental Services and shall be implemented as approved.**
- 6. The development shall be landscaped in accordance with a scheme which shall be submitted to and approved by the Director of Housing, Regeneration and Environmental Services before development commences on site. The scheme shall indicate the siting, numbers, species and heights (at the time of planting) of all trees, shrubs and hedges to be planted and the extent of any areas of earthmounding. Any trees or shrub species proposed to be planted on the site shall be of locally native origin. The landscaping scheme shall ensure:-**
 - (a) completion of the scheme during the planting season next following the completion of the building(s), or such other date as may be agreed in writing with the Director of Housing, Regeneration and Environmental Services,**

- (b) the maintenance of the landscaped areas for a period of five years or until established, whichever may be longer. Any trees or shrubs removed, or which in the opinion of the Director of Housing, Regeneration and Environmental Services, are dying, being severely damaged or becoming seriously diseased within three years of planting, shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

The landscaping scheme shall be implemented as approved.

7. Prior to the commencement of development full details of the foul and surface water drainage system shall be submitted for the written approval of the Director of Housing, Regeneration and Environmental services. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and shall be implemented as approved.
8. No dwellinghouse shall be occupied until the vehicle parking spaces and turning area have been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.
9. During the period of construction, all external works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed by the Director of Housing, Regeneration and Environmental Services shall be carried out only between 8am and 6pm Mondays to Saturdays and not at all on Sundays or Public Holidays.
10. The presence of any previously unsuspected or unencountered contamination that becomes evident during the development of the site shall be brought to the attention of the Director of Housing, Regeneration and Environmental Services immediately and at this stage, if requested by the Director of Housing, Regeneration and Environmental Services, a comprehensive contaminated land investigation shall be carried out. All actions arising from this investigation shall be implemented within the timescale to be agreed by the Director of Housing, Regeneration and Environmental Services.
11. Details of binstores proposed for the site shall be submitted to the Director of Housing, Regeneration and Environmental Services for written approval, prior to any consent existing on site and shall be implemented as approved.
12. During the period of construction, the vehicular access to the site shall be from Beardmore Place only and at no time shall the Forth and Clyde Canal towpath be used for vehicular access or the storing of any materials related to the application site.

13. The existing trees and shrubs on site shall not be lopped, topped, felled, lifted, removed or disturbed in any way without the prior written consent of the Director of Housing, Regeneration and Environmental Services.
14. No development shall commence on the site until the trees marked for retention on the approved plans, have been protected by suitable fencing erected around the extremities of the crowns of these trees. Details of this fencing shall be submitted for written approval of the Director of Housing, Regeneration and Environmental Services prior to commencement of works on the site and shall be implemented as approved.
15. During all construction works on site, including the provision of services, any excavation works through root areas shall only be undertaken by hand.
16. Any felling/cutting back of trees or scrub within the site shall be undertaken outwith the bird breeding season (March to June inclusive) and details of such works should be submitted to the Director of Housing, Regeneration and Environmental Services for approval, prior to any development commencing on site and shall be implemented as approved.
- N.B. The applicant is reminded that should any Japanese Knotweed be found on site that it is required to be removed by using the appropriate herbicide and removed in accordance with accepted practice. Further advice can be sought from SNH. There may be a requirement to obtain a Waste Management Licence and further advice may be sought from SEPA.
- N.B. The applicant shall undertake any necessary gas protection measures if undertaking any investigation of the site.

Irving Hodgson
Acting Director of Housing, Regeneration and
Environmental Services (Housing and Regeneration Services)
17 January 2007

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Appendices: None

Wards Affected: 2

Background Papers:

1. Planning application forms 25/11/05
2. Planning application plans 25/11/05/
3. Neighbour Notification Certificate 25/11/05.
4. Ownership certificate 25/11/05/
5. Screening Opinion.
6. Consultations responses from:
 - i. West of Scotland Archaeology Service 15/12/05
 - ii. Health and Safety Executive 14/12/05
 - iii. Scottish Natural Heritage 25/1/06, 14/7/06, 8/9/06
 - iv. British Waterways 23/1/06
 - v. Scottish Water 10/1/06, 10/7/06, 20/6/06
 - vi. Historic Scotland 9/1/06
 - vii. Scottish Environmental Protection Agency 16/2/06, 24/7/06, 27/9/06, 09/01/07
7. Sixty five letters of representation were received in relation to the application.
8. Glasgow & Clyde Valley Joint Structure Plan 2000.
9. Clydebank Local Plan, adopted 15/9/04.
10. West Dunbartonshire Local Plan, Consultative Draft, December 2005.
11. Animating the Canal Study.

