

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 4 April 2007

PLANNING APPLICATION REPORT

**APPLICATION
NUMBER** **DC06/326/FUL**

PROPOSAL: Erection of residential development of 88 flats with
associated car parking and landscaping

SITE: Stanford Street
Clydebank
G81 1RR

APPLICANT: Dawn Homes Ltd/RHI Refractories UK Ltd

AGENT: Design Management

WARD: Dalmuir/central

DATE REGISTERED: 18.10.2006

PUBLICITY:

Category	Published	Expiry	Publication
Neighbour Notification	26.10.2006	09.11.2006	Clydebank Post

REPORT:

A. SITE DESCRIPTION

The site is located to the east of Clydebank Town Centre and on the south side of The Forth and Clyde Canal and towpath and comprises part of the RHI industrial site. The site has large industrial sheds and is relatively flat and is approximately 1.34 hectares. To the south of the site on the opposite side of

Stanford Street is a Council Depot and to the west is the Whitecrook Business Centre on Whitecrook Street.

B. DEVELOPMENT DETAILS

Full planning permission is sought for the erection of 88 two-bedroomed flats contained within 5 separate blocks. Four of the blocks are 4 storeys high and are located to the north of the site with the other block being 3 storey located to the south-west of the site facing onto Stanford Street. The 4 storey blocks are in a L-shape configuration and generally face towards the canal in a similar fashion to the existing flats at Miller Street.

The external materials proposed for the blocks include dry-dash render, reconstituted stone, weatherboarding, stone-effect coping and white UPVC windows. A single ply membrane material is proposed for the roofing which will be of a shallow single pitch.

Vehicular access to the site is proposed off Stanford Street leading to the parking areas. Landscaping would be carried out in the remaining areas. There would be a separate vehicular access to the 3 storey block fronting Stanford Street.

C. CONSULTATIONS

West Dunbartonshire Roads Services	The proposed parking provision is acceptable. A scoping report is required to determine whether a Traffic Impact Assessment is required in order to address the impact of the development on the surrounding roads and junctions.
West Dunbartonshire Environmental Health	Conditions are recommended to protect the amenity of nearby residential properties. A Noise Impact Assessment is required.
West of Scotland Archaeology Service	No substantive archaeological issues raised.
Historic Scotland	No significant impact on the setting of the Forth & Clyde Canal Scheduled Ancient Monument.
British Airports Authority	The development could conflict with aerodrome safeguarding criteria unless conditions are attached to discourage the roosting and nesting of birds on the buildings and in the landscaping.

Scottish Environment Protection Agency	The surface water layout should include details of a Sustainable Urban Drainage system. There is no record of flooding or flood risk for this site.
Scottish Water	No objections however any planning approval does not guarantee a connection to Scottish Water's infrastructure until a satisfactory solution is identified.
Scottish Power	Object to the proposed development as there is an operational substation and underground cables within the vicinity.
British Waterways Scotland	Object regarding the detailed design and layout of the buildings and car parking arrangement and their relationship to the Canal. The development fails to link into the existing towpath and Canal.

D. REPRESENTATIONS

Four objections have been received from Clydebank Rebuilt, Clydebelt, Scottish Power and British Waterways (the last two of which are addressed in Section C above). Their grounds of objection are as follows:

Clydebelt

1. The 88 flats proposed is in excess of the 75 indicated within the West Dunbartonshire Local Plan (Consultative Draft)
- Response The figure of 75 units is a nominal one and a higher number is considered to be acceptable subject to appropriate layout, density, design and parking provision.
2. Hedges and trees should be planted to bound the site along with protective fencing.
- Response It is intended to have the proposed site as open as possible towards the Canal. Boundary treatments will however be dealt with by appropriate conditions.
3. No footpath links are proposed from the site to the Canal.

Response This matter was raised with the applicant resulting in the opening up of the boundary onto the Canal together with a footpath link up to the boundary.

Clydebank Re-built

1. The requirements for sites adjacent to the Forth and Clyde Canal as laid out in the documents 'Animating the Canal Study 2005' and British Waterways 'Lowlands Canal Nodal and Moorings Strategy' for interaction between the site and the Canal/towpath have not been met.

Response The applicant did approach British Waterways in relation to the installation of pontoons onto the Canal adjacent to the site in line with the above mentioned two documents but decided not to proceed on the grounds of cost and maintenance. The Canal and towpath are outwith the application site and the applicant cannot demonstrate land ownership of the Canal in order to carry out these works.

2. The presentation of gable walls of the proposed buildings and walls/railing closing off the site towards the Canal

Response The applicant was approached on these matters resulting in windows being introduced into gables and the removal of the majority of the wall/railings from the site boundaries.

E. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Clydebank Local Plan

The site is identified within the Clydebank Local Plan as a Redevelopment Opportunity Site for residential/industry/business use and under Policy GD1 any development would be expected to provide a high standard of building and landscape design and contribute to environmental quality and enhance the amenity of the surrounding area.

Policy UR2 promotes the redevelopment of underused vacant and derelict land. Policy RD1 gives preference to residential development on brownfield sites within the urban area and also requires a high standard of design and enhancement of the amenity of the surrounding area within any submission.

Policy H4 requires appropriate layout and density of development to avoid overdevelopment as well as high quality of design along with adequate open space and roads and car parking provision

The use of the site for residential purposes is compatible with the policies contained within the adopted Local Plan. The site is strategically important, located next to the Canal and within walking distance of Clydebank Shopping Centre and is the first residential development along this particular edge of the Canal.

It is important that the development does not turn its back on the Canal but seeks to integrate with it. The 4 storey flats are angled to the Canal to achieve vistas along the Canal, as opposed to elevations parallel to the Canal. This results in a less imposing development along the canal and introduces communal landscaped areas between the buildings and the north boundary. This boundary of the site can also be appropriately landscaped. The application originally proposed walls/railings along the northern boundary of the site closing off access to the Canal. However discussions with the applicant resulted in the removal of the majority of this barrier, although low level railings with pedestrian linkages would be appropriate in this location. The acceptability of the design of the proposed development is assessed in Section F.

It is considered that flatted development is appropriate at this location taking into account the characteristics of the site and the surrounding area. The development would involve the removal of a very large industrial shed and would in general terms improve the visual amenity of the area.

F. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

The principal material considerations relevant in the determination of the application are the West Dunbartonshire Local Plan (consultative draft 2005), consultation responses and representations made and PAN 67 Housing Quality

West Dunbartonshire Local Plan (Consultative Draft)

In terms of the West Dunbartonshire Local Plan (Consultative Draft) the site is identified as an opportunity for private housing with a notional capacity of 75 units. This reflects that flatted development is appropriate for the site. The principle of the development therefore accords with this policy.

Consultation Responses and Representations

The consultations and representations received have been fully assessed in Sections C & D of the report. The concerns of the consultees and objectors can either be addressed by attaching conditions to any grant of planning permission conditions and by further discussions with the applicant to improve various design elements of the proposed development.

PAN 67 Housing Quality

Designing Places published in November 2001 sets out the Scottish Executive's aspirations for design and the role of the planning system in delivering them. PAN 67 promotes the application of high standards of design to new housing developments. The contribution of urban design to town centre regeneration is widely recognised. In such settings the intensity of urban life is seen as a positive quality and maintaining a robust urban fabric is acceptable as a way of supporting that intensity. All development has the potential to contribute to a sense of neighbourhood and what are thought of as urban qualities such as

public spaces. Too many new homes look as if they could be anywhere. Thoughtlessly chosen housing design and inappropriate materials look disconcertingly out of place. The quality of development can be spoilt by poor attention to detail. Important aspects include building styles, the detailed design of features such as doors, windows and porches and the texture, colour, pattern of materials.

Whilst the principle of residential use and the general layout of the development are considered acceptable there are a number of design details which require to be improved to achieve a much more contemporary quality development which reflects its Canal location. A high standard of design is essential as this is the first residential development along this side of the Canal and therefore it will set a benchmark for any future developments.

The proposed improvements centre on the roof design, window detail, entrance features, balcony features, materials and improved links to the Canal and towpath. It is recommended that these alterations be further discussed with the applicant if the Committee are minded to approve the development.

G. CONCLUSION

The principle of residential development is considered to be an acceptable form of development for this location and is in accordance with the policies of the development plan and the consultative draft plan the most recent policy statement. The design matters that require to be altered will allow the development to meet the requirements of PAN 67 and will provide an important and enduring addition to Clydebank's built environment. The development will remove an underused industrial site and replace it with a well designed modern housing development. Given that the date of the next Planning Committee meeting is unknown It is recommended that the Committee are minded to approve the development subject to agreement between the Acting Director of Housing, Regeneration and Environmental Services and the applicant regarding the proposed improvements detailed in Section F above. If there is no agreement reached the application should be returned to the next available Planning Committee for consideration.

H. RECOMMENDATION

It is recommended that the Committee indicates that it is minded to grant the application subject to the following conditions with authority being delegated to the Acting Director of Housing, Regeneration and Environmental Services to reach agreement on detailed design matters.

I. CONDITIONS

- 1. The development hereby approved shall commence within a period of 5 years from the date of this consent.**

2. Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services prior to any work commencing on site and shall be implemented as approved.
3. Prior to the commencement of works, full details of all hard surfaces shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services and implemented as approved.
4. Prior to the commencement of works, full details of the design and location of all walls and fences (including retaining walls) and the treatment of boundaries adjacent to Stanford Street and the Canal which shall encourage pedestrian links to the Canal towpath and Stanford Street shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services and implemented as approved.
5. The development shall be constructed in accordance with the proposed ground levels as shown on drawing number(s) 1410-30 revision A to the satisfaction of the Director of Housing, Regeneration and Environmental Services. Any alterations to these levels shall be agreed in writing with the Director of Housing, Regeneration and Environmental Services.
6. Prior to the commencement of development details of the design and location of the bin stores shall be submitted for the further written approval of the Director of Housing, Regeneration and Environmental Services and thereafter 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 and shall be implemented as approved. The drainage system shall incorporate the principles of Sustainable Urban Drainage Systems within its design and thereafter implemented as approved.
8. Prior to the commencement of any development on site a Noise Impact Assessment, in accordance with the advice in PAN 56, shall be submitted for the written approval of the Director of Housing, Regeneration and Environmental Services. Thereafter any agreed mitigation measures shall be fully implemented, prior to the occupation of any residential unit.
9. 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 earthmounding, and ensure:

- (a) completion of the scheme during the planting season immediately following the completion of the development, or such other dates 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 is the 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.
- (c) that the scheme is in compliance with the requirements of British Airport Authority in that it will not endanger the safe operation of aircraft through the attraction of birds.

Thereafter the agreed landscaping scheme shall be implemented as approved.

10. Following demolition of the existing buildings on site and prior to any construction works, a contaminated land report for the areas that are not already covered by the Johnson, Poole and Bloomer report dated March 2006 shall be submitted for the written approval of the Director of Housing, Regeneration and Environmental Services. Thereafter any remediation of the site shall be carried out in accordance with an approved remediation plan prior to the occupation of any residential units.

11. Prior to any development commencing on site a Bird Hazard Management Plan which complies with the requirements of British Airports Authority shall be submitted to the Director of Housing, Regeneration & Environmental Services for his written approval. Thereafter any agreed measures shall be implemented as approved prior to the occupation of any residential units.

12. The developer shall ensure that the method of working and the use of constructional plant shall not cause the noise level at adjacent residential dwellings or other noise sensitive properties to exceed the levels to be agreed in writing with the Director of Development and Environmental Services prior to any development taking place on site.

13. During the construction period, all works and ancillary operations which are audible at the site boundary or at such other places to be approved by Director of Development and Environmental Services, shall be carried out only between the hours of 0800 and

1800 Monday to Saturday inclusive, and not at all on Sundays or Public Holidays.

14. No residential unit shall be occupied until the vehicle parking spaces have been provided within the site in accordance with the approved plan. The spaces shall thereafter be kept available for parking at all times.

15. Details of the barrier/gates proposed at the private access located to the west of the site shall be submitted to the Director of Housing, Regeneration and Environmental Services for his written approval and they shall be located a minimum of 5.0 metres off the public road and incorporate collapsible bollards and shall be installed on site prior to the occupation of any residential unit.

16. Prior to the commencement of any development on site a Traffic Analysis shall be submitted for the written approval of Director of Housing, Regeneration & Environmental Services. This Analysis shall consider the impact of the development at this location and in the surrounding roads network and shall include proposals for traffic calming, visibility sightlines, junction alterations and on street parking. Thereafter any agreed works shall be carried out prior to the occupation of any of the residential units.

Irving Hodgson

Acting Director of Housing, Regeneration and Environmental Services
(Housing & Regeneration Services)

Date: 27 March 2007

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Appendix:	None
Wards affected:	2
Background Papers:	Planning Application Forms and Plan Consultation Responses Four letters of representation Clydebank Local Plan West Dunbartonshire Local Plan Consultative Draft December 2005

PAN 67 Housing Quality