

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Regulatory and Regeneration

Planning Committee: 16th February 2022

DC21/244/FUL Proposed residential redevelopment comprising of 140 dwellings at sites at Bardwood Road, Aitkenbar Road, Howatshaws Road, Stoneyflatt Road and Braeside Drive by Caledonia Housing Association

1. REASON FOR REPORT

- 1.1** This application relates to a major development 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** planning permission subject to the conditions detailed in Section 9 of the report.

3. DEVELOPMENT DETAILS

- 3.1** The site is located within the Bellsmyre area of Dumbarton. Part of the site's northern boundary is Howatshaws Road. The westernmost part of the site runs parallel with Barwood Hill and would include the redevelopment of land between Nos. 12 and 20 Barwood Hill. The redevelopment of properties within Auchenreoch Avenue and Aitkenbar Drive is also included in this part of the site. The easternmost boundary of the site runs parallel to Penniecroft Road to the north of Whiteford Avenue. To the south of Whiteford Avenue the eastern extent of the site is Broomhill Drive. Nos. 33-35 Braeside Drive are included in the site along with Nos.8-10 Broomhill Drive which mark the site's southernmost boundary. Whiteford Avenue runs through the middle of the site.
- 3.2** Like much of the Bellsmyre area there is a gradient across the site with the site itself sloping steeply to the south east with a drop of approximately 25m from north-west to the south-east of the site. Two existing sub-stations are also within the site and need to be considered in the layout. Public transport runs through the site along Howatshaws Road and Whiteford Avenue. The site is characterised by post war Local Authority housing stock which also includes some three storey flats.

3.3. Planning permission is sought for the construction of 140 dwellings across the site comprising of houses or cottage flats. The development comprises of a range of dwelling sizes as detailed below;

- * 2No.x2 bedroom wheelchair accessible flats
- * 28No.x1 bedroom cottage flats
- * 26No.x2 bedroom cottage flats
- * 49No.x2 bedroom terraced houses
- * 27No.x3 bedroom terraced houses
- * 8No.x4 bedroom detached houses.

3.4 The redevelopment is to be delivered in three phases with Phase 1 and Phase 2a, being to the north of Whiteford Avenue and comprising of a total of 93 dwellings. To the south of Whiteford Avenue Phases 2b and 3 will provide 47 dwellings with the majority of proposed layout integrating with the existing street layout. Between Barwood Hill and Aitkenbar Drive some of the proposed dwellings are sited to face the proposed linear park. The linear park is a new feature and would be multifunctional providing a setting to the new dwellings, providing pedestrian and cycling links across the site and open space. An area of open space is incorporated in the new layout which will be a central recreational space and will provide green routes through the site and include a piece of artwork related to nature. A number of the new dwellings will also face the newly formed open space, enhancing their outlook and providing passive surveillance to this central feature.

3.5 Phase 2b of the redevelopment is on the southern side of Whiteford Avenue and comprises of 18 cottage flats and two storey houses. The road layout at this part of the site remains the same but the longer blocks of terrace houses in Stoneyflatt Road would be replaced. At the corner of Stoneyflatt Road and Whiteford Avenue there is an existing electricity sub-station that will need to be retained as part of the layout but it is anticipated that this area could accommodate some form of public art and a more sympathetic form of screen to the substation could also be achieved.

3.6 Phase 3 of the redevelopment is between Stoneyflatt Road and Braeside Drive, the proposed road layout is slightly different to accommodate vehicle access to the rear of Nos. 23-29 Stoneyflatt Road which will need to remain. The amended layout to Broomhill Drive will result in houses being in smaller blocks. Open space and off road parking are also being provided in this part of the site. The proposal follows the existing street pattern and some of the older existing properties in Stoneyflatt Road, Whiteford Avenue, Aitkenbar Drive and Auchenreoch Avenue will remain. At the corner of Whiteford Avenue and Stoneyflatt Road improved

landscaping is proposed which will provide a screen for the existing sub-station. All dwelling types have private or communal garden grounds.

- 3.7** To support these dwellings 154 car parking spaces are provided which includes 8 accessible spaces and 14 of spaces are for visitors. Car parking is provided in curtilage or on road in formed spaces. Cycle stands are also provided across the site for wider public use.
- 3.8** The proposed dwellings will all be two storeys and feature a range of roof forms with various roof angles to create more interest to the streetscapes. Feature gables are also proposed to be integrated in the house design and these will face on to key green spaces or at prominent corner spots. The inclusion of feature gables will add visual interest and passive surveillance and will create 'local' landmarks within the proposed layout. The dwellings will be finished in facing brick with grey concrete roof tiles. A feature brick will be limited to houses that are located at key corners or gateways in the site and these will act as local landmarks within the scheme and provide a welcomed contrast to the main facing brick type. With respect to the detailing, it is proposed to incorporate soldier coursing at entrance doors as well as the use of protruding brick features to animate elevations and add visual interest. The protruding brick feature has successfully been used at the Muir Road site nearby. The dwellings will also feature simple porch canopies and protruding boxed window features. Solar panels will also be incorporated in the roofs.
- 3.9** The applicant advises that this development is the second stage of the wider Bellsmyre Regeneration scheme with the first phase being under construction at Muir Road which is close to the application site. More recent redevelopments are also complete at the former Aitkenbar Primary school site on Howatshaws Road. In order to achieve the further regeneration aspirations, there have been a number of demolitions since 2011 and a further 47 dwellings are to be demolished which are currently underway.
- 3.10** Supporting technical information includes a Design and Access Statement, a Pre-application Consultation Report and a drainage layout.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service have no objections to the proposed development in terms of road safety or flooding responsibilities.

4.2 West Dunbartonshire Council Environmental Health Service have no objections subject to conditions requiring a comprehensive site investigation and remediation scheme, piling statement, hours of working and a dust control scheme.

4.3 West Dunbartonshire Council Biodiversity Officer recommends a preliminary ecological appraisal is carried out and that biodiversity friendly designs such as hedgehog holes in fencing, swift/bat bricks are incorporated into the development as well as all protected species concerns to be addressed.

4.4 Scottish Water have no objections and there is current capacity to service the development.

5. REPRESENTATIONS

5.1 There are no representations to the proposed development.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Adopted Local Plan 2010

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

6.2 Policy R2 specifies the open space provision required for all developments. Assessment of open space requirements has been undertaken against the more updated "Our Green Network" Planning Guidance (2015) in Section 7 below.

6.3 Policy T1 and T4 requires sites to integrated with sustainable travel and Policy E5 relates to trees and requires new development proposals to consider impacts on trees and incorporate suitable tree planting. Policies F1 and 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. The proposal complies with the policies of the adopted local plan and is assessed fully in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (LDP1) Proposed Plan

- 7.1** On 27 April 2016, the Planning Committee took a final decision not to accept the Local Development Plan Examination Report recommended modification in respect of including the Duntiglennan Fields site in Clydebank as a housing development opportunity, and therefore, as a result of the Scottish Ministers' Direction, the Local Development Plan has remained unadopted but continues to be a material consideration in the determination of planning applications.
- 7.2** The consideration of policies DS1, GN2, SD1, DS6 and GN3 and GN5 with regards to new residential development, green network, transport, flooding and drainage and protected species and trees are similar to that of the Adopted Plan. DS7 requires any potential site contamination issues to be addressed and DS3 requires significant travel generating uses to be located within 400 metres of a public transport network. DS1 seeks to ensure a high design quality in housing and being suitable for a mix of occupants.
- 7.3** The Residential Development: Principles of Good Design Guidance applies to all developments of more than 3 units and has been taken account of in the proposed design and site layout. The proposed development is assessed against the Proposed Plan and the Residential Development Guidance in Section 7 below.

West Dunbartonshire Local Development Plan (LDP2) Proposed Plan

- 7.4** The modified LDP2 was approved by the Council in August 2020 and the Council then advised the Scottish Ministers of its intention to adopt the Plan. The Scottish Government issued a direction to the Council on 18th December 2020 requiring modifications to the housing parts of LDP2. None of the policies considered in the determination of these applications is affected by the Direction. LDP2 is therefore the Council's most up to date policy position and has significant weight in the assessment and determination of planning applications at this time.
- 7.5** Similarly to Policy DS1 of LDP 1, Policy CP1 seeks to ensure that housing is of a high quality, adaptable and is designed to be suitable for a mix of occupants. It indicates that all new development will be expected to contribute towards creating successful places by having regard to the six qualities of a successful place (distinctive, adaptable, resource efficient, easy to get to/move around, safe and pleasant, and welcoming).
- 7.6** Policy GI2, BE1, FCC1, ENV1, ENV4, ENV5 and ENV6 are similar to the green network, built heritage, tree, water environment and flooding policies of the Adopted and LDP 1 policies, albeit that Policy GI2 sets a higher open space standard to that of the adopted Local Plan and LDP 1.

Policies CP2 requires the integration and consideration of green infrastructure from the outset of the design process through to its maintenance and stewardship of the resource.

- 7.7** Policy CON1 requires that significant travel generating uses are designed to encourage sustainable transport and Policy CON4 sets out a need for all developments to install sufficient broadband provisions. Policy ENV8 requires developments to address air quality, lighting and noise as part of the planning process, whilst policy ENV9 requires all potentially contaminated sites to be remediated where necessary to ensure that the site is suitable for the intended use. It is considered that the proposals comply with the above policies as discussed below.

Principle of Development

- 7.8** The site is within a well established residential area and the development has required the demolition of some post war housing stock that are in need of replacement, although a number of existing housing are unaffected. The housing stock is laid out in a more traditional housing estate layout and the construction of new dwellings on a site previously used for residential purposes is therefore acceptable in principle and does not conflict with the land use policies of the adopted and Proposed Plans. The site is surrounded by residential properties and accordingly the proposal is wholly compatible with its surroundings.

Site Layout, Design and Appearance

- 7.9** The layout has been the subject to extensive pre-application discussion with suggested layout changes having been incorporated into the final layout and with new houses proposed to sit alongside existing houses on the existing road network. Working with the existing street layout, a creative layout has resulted whereby the greenspaces and the linear walkways to facilitate pedestrian movement dominate the proposal. In assessing the interaction with the dwellings to be retained, the proposed layout is considered to be acceptable and will not result in any loss of amenity to the occupants of existing dwellings. The dwelling designs are all two storeys and different house types are proposed. A range of roof types are also incorporated which introduces lots of interest to the streetscape. The dwelling designs feature active gables at key locations and at spaces overlooking green spaces. Full height windows are provided in living rooms and bedrooms which are welcomed from a design perspective and will provide light and bright internal spaces for future residents.
- 7.10** The brick materials proposed are of good quality and will be compatible to the local area. The use of brick features on the key corners and gables, soldier coursing and protruding brick features will all add interest and

quality to the houses and overall development. The dwellings will also feature simple porch canopies and protruding boxed window features. The proposed layout has been restricted by utilising the existing road layout in part and the topography but what is proposed successfully integrates into the wider residential area. The proposal will create a well-designed and integrated 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 alongside the Residential Development Design Guidance.

Open Space and Landscaping

- 7.11** As detailed above the layout provides a total of 10.336 sqm. overall which equates to more than 30sqm.person required by Policy G12 of the Local Development Plan. The open space provision takes a number of different forms that are distributed evenly across the development. These spaces are also well connected and linked by the proposed linear park running from Barwood Hill to the central open space area. The linear park is one of the key greenspace attributes of the development with the new houses orientated to face the linear park and the central open space area. It is envisaged that the linear park will also accommodate natural play equipment such as hop-scotch and sensory paths as well as seating and some SUDS infrastructure. The largest green central open space will be a central focus area for residents and will accommodate a more formal structured play area as well as seating and strong footpath connections to link with existing networks and green spaces and beyond together with artwork structure. There will be the need for retaining walls at this part of the site which will add interest to this open space and will be incorporated in to the landscape proposal. The linear park route continues through the development to the south to Penniccroft Avenue. To the rear of the new dwellings proposed along Penniccroft Avenue and Howatshaws Road an area of open space is shown (1224 sqm.) and it is anticipated that this could be a dedicated allotment for future residents to use which would be welcomed.
- 7.12** All open spaces will be treated with a variety of plants, flowers and trees to encourage wildlife and biodiversity to the site. Variety is also proposed to the hard landscaped areas with a mix of materials. It is envisaged that 16 trees will require to be felled however these will be replaced by new trees and planting and a tree report is required by condition. The landscaping also includes the provision of swales, raingardens and bioswales all of which will contribute to the proposed site drainage strategy. The quality and range of open spaces will all contribute to the overall success of the Bellsmyre transformation.

Roads, Parking, Access and Permeability

- 7.13** The wider site is well served by public transport as there are bus stops on Howatshaws Road and Whiteford Avenue. Across the site 110% parking is provided across the development (154 car parking spaces) with an allowance for an additional 15% parking (21 car parking spaces) if required in the future. In terms of pedestrian movements the linear park ensures that excellent pedestrian links are provided throughout the site and beyond. Where pedestrian routes meet roads within the development layout speed tables are proposed except on Whiteford Avenue where speed cushions will be installed. The speed tables and will act as traffic calming measure to allow the continuous and uninterrupted movement for pedestrians traveling through the site using the linear park. The development also includes wider public footpaths to allow these spaces to be shared by pedestrians and cyclists. 10% cycle stand provision across the site for general public use is deemed acceptable and the introduction of sheltered cycle sheds within the rear gardens of the cottage flats with the provision for 1 bike per dwelling. All of these measures are welcomed and will help to ensure that pedestrian movements are prioritised and are acceptable to the Council's Roads Service. Electric charging points/ units and ducting will also be installed as part of the development and are required by condition.

Technical Matters

- 7.14** The Council's Environmental Health Service have requested a site investigation report including remediation and mitigation measures. These matters alongside other matters regarding dust mitigation and construction activity can be addressed as planning conditions. With respect to drainage the Design & Access Statement identifies that collected surface water is to be treated and attenuated by using rain gardens, swales, permeable paving and some below ground storage tanks. Whilst the formation of a SUDS pond would have been preferable the inclusion of the aforementioned SUDS technology within the development is welcomed and will add interest across the wider site. As there is a gradient across the site there is the need for retaining walls which will also be evident in some of the landscape areas.
- 7.15** An ecological appraisal is currently being prepared and this may suggest specific surveys are required. The ecological appraisal will assist in proposing biodiversity friendly designs such as hedgehog holes in fencing, swift/bat bricks that can be incorporated throughout the development as well as demonstrating that all protected species specific concerns have been addressed and that good practice with positive effects for biodiversity have been considered throughout the development. This will be addressed by condition.

Pre-application Consultation /Elected Member Briefing

- 7.16** As the proposal constitutes a major development, statutory pre-application consultation was carried out prior to the submission of the application. The applicant has submitted a Public Consultation Report which identifies that two virtual events were held on the 28th October 2020 and 4th November 2020 and local Community Councils, MPs and Councillors were contacted about the proposal. A statutory notice was published in the local press advertising the event and submission of the Proposal of Application Notice and additional consultation was undertaken by the applicant. The applicant has submitted a pre-application consultation report which highlights that 26 people participated in the online Proposal of Application Notice events and 32 questionnaires were also received. Feedback comments related to the timescale for works, allocation of new homes and that participants were in favour of the house type and sizes.
- 7.17** A pre application elected member briefing took place on 2nd September 2021 and members were supportive of the redevelopment and were pleased that the 3 storey flats were being demolished. They encouraged replanting of trees if trees were being removed, reducing the carbon footprint in terms of building construction, the use of more colour and further clarity on drainage requirements. All these matters were taken into account within the submitted development proposals.

8. CONCLUSION

- 8.1** The redevelopment of this part of Bellsmyre for residential purposes complies with local planning policies which promotes the re-use of brownfield sites. The proposals have been subject to extensive discussions with officers at the pre-application stage and the design of the site has clearly evolved through and been informed by the feedback provided through this pre-application process and separate Elected Member Briefing. The development will provide high quality housing with excellent open space provision and connections to the surrounding area and wider green network.
- 8.2** New housing developments within the immediate surroundings are transforming the area and contributing to the longer term redevelopment/regeneration of the area and providing quality affordable housing. The current application will build on the success of previous developments in the vicinity and will play a significant part in the ongoing re-imagining of the Bellsmyre area and the delivery of new homes.

9. CONDITIONS

1. Prior to the commencement of development on site, exact details, specifications and samples of all proposed external materials to be used for the dwellings and associated hard landscaping, to include boundary treatments, facing stone to the retaining walls and external waste storage facilities shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall be completed in accordance with the approved material details and palette.
2. The development hereby approved shall be constructed in accordance with the finished site levels and finished floor levels as shown on approved plans. Any alterations to these finished site and floor levels shall first be agreed in writing with the Planning Authority.
3. Prior to the first occupation of the cottage flats hereby approved the cycle storage and refuse/recycling stores shall be installed and the constructed cycle stores and refuse/recycling stores shall be maintained for the lifetime of the development unless otherwise agreed by the Planning Authority.
4. Prior to works commencing on the development hereby approved a planting schedule in association with the proposed soft landscape arrangements approved under drawing 'Concept Design Option 3' shall be submitted for the written approval of the Planning Authority. The approved landscaping shall be implemented no later than the next available planting season or after occupation of the 30th property or an alternative timescale to be agreed with the Planning Authority. Any trees, shrubs or plants forming part of the approved landscape scheme which die, are removed or become seriously damaged or diseased, within a period of 5 years from the date of their planting, shall be replaced in the next planting season with others of similar sizes and species unless the Planning Authority gives written approval to any variation. The landscaping arrangements as approved shall thereafter be maintained in accordance with these details for the lifetime of the development unless otherwise agreed by the Planning Authority.
5. Prior to works commencing on the development hereby approved details of the proposed play equipment and art work shall be submitted for the written approval of the Planning Authority. These details shall incorporate the use of more natural play equipment. The works shall be installed in accordance with the approved scheme and in a timescale to be agreed and shall thereafter be retained for the lifetime of the development unless otherwise agreed by the Planning Authority.

6. No dwelling shall be occupied within the site until the vehicle parking spaces associated with that house unit have been constructed provided within the site. The aforementioned parking shall thereafter be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
7. Twelve months after the full occupation of the dwellings hereby approved a Transport Statement and survey findings shall be submitted for the approval of the Planning Authority. The required submissions shall detail the use of the approved car parking provision and if necessary shall provide details of additional spaces to include location and a timescale for their implementation. Thereafter the additional parking, if constructed, shall be retained and be capable of use at all times and shall not be removed or altered without the prior written approval of the Planning Authority.
8. Prior to the commencement of development with the site, details of the location and design of an electric charging points/units and associated ducting to serve the development shall be submitted to and approved in writing by the Planning Authority. The approved car charging points/units/ducting and associated infrastructure shall thereafter be installed in accordance with the approved details at a timescale agreed by the Planning Authority and maintained as such thereafter.
9. Prior to the occupation of the first house within the site, the developer shall install the necessary infrastructure to enable the full development and all associated 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.
10. No development shall commence on site until such time as a noise control method statement for the construction period has been submitted to and approved in writing by the Planning Authority. This statement shall identify likely sources of noise (including specific noisy operations and items of plant/machinery), the anticipated duration of any particularly noisy phases of the construction works, and details of the proposed means of limiting the impact of these noise-sensitive properties. The construction works shall thereafter be carried out in accordance with the approved method statement unless otherwise approved in writing by the Planning Authority.
11. During the period of construction, all external works including piling and ancillary operations shall be carried out between the following

hours and at no other time, unless otherwise agreed in writing by the Planning Authority:

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

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 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.
13. No development shall commence on site until details for the storage and the collection of waste arising from the development and the location of grit bins shall be submitted to and approved in writing by the Planning Authority. The agreed details shall be in place prior the occupation of the first housing unit/property within the site and thereafter maintained for the lifetime of the development.
14. No development (other than investigative work) shall take place until such time as a comprehensive site investigation completed by a suitably qualified person has been carried out to the appropriate Phase level and submitted to and approved in writing by the Planning Authority. If the Phase 1 investigation indicates any potential pollution linkages, a Conceptual Site Model shall be formalised and these linkages shall be subjected to risk assessment. If a Phase 2 investigation is required, then a risk assessment of all relevant pollution linkages will require to be submitted. If the risk assessment identifies any unacceptable risks, a detailed remediation strategy/plan shall be submitted to and approved in writing by the Council's Planning Authority and implemented as approved.
15. Remediation of the site shall be carried out in accordance with the approved remediation scheme prior the approved development being brought into use. Any amendments to the approved remediation scheme shall not be implemented unless otherwise approved in writing by the Planning Authority. On completion of the remediation works the developer shall submit a verification report to the Planning Authority,

confirming that the works have been carried out in accordance with the approved remediation scheme and that the works have successfully reduced the risks to acceptable levels.

16. If the remediation plan requires it, 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 by the Planning Authority in consultation with Environmental Health. 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 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.
18. If there is a requirement to either re-use site won material or to import material then the assessment criteria and sampling frequency that would adequately demonstrate its suitability for use shall be submitted to and approved by the Planning Authority prior to any material being re-used or imported. In addition to this and in accordance with BS3882:2015 and BS8601:2013, material to be used in the top 300mm shall be free from metals, plastic, wood, glass, tarmac, paper and odours. On completion of the works, the developer shall submit a validation report for the approval in writing of the Planning Authority and it shall contain details of the source of the material and associated test results to demonstrate its suitability for use. Thereafter the development shall be undertaken in accordance with the approved details.
19. 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 and take into account the following:
 - The impact of the piling on surrounding properties.
 - Detail any procedures which are required to minimise the impact of noise and vibrations on the occupants of surrounding properties.

This statement as submitted shall be prepared by a suitably qualified person and shall take into account the guidance contained in BS6472:1984 'Evaluation of Human Response to Vibration of Buildings'. The piling works shall thereafter be carried out in accordance with the approved method statement until they are completed on site.

20. Prior to the commencement of development on site maintenance details of the Sustainable Urban Drainage System (SUDS) to be installed shall be submitted for the written approval of the Planning Authority and shall be maintained in accordance with the approved details. The SUDS shall be designed to ensure that contaminants present on the site are not mobilised and that pollution pathways are not created.
21. No development shall commence on site until a preliminary ecological appraisal has been submitted to and approved by the Planning Authority. Any surveys arising from the appraisal shall be implemented within a timescale agreed with the Planning Authority. Any recommended biodiversity friendly designs shall be incorporated throughout the development and shall be approved by the Planning Authority.
22. No development shall commence on site until a tree report shall be submitted to and approved by the Planning Authority. Any recommendations and actions of the tree report including replacement tree planting shall be undertaken within a timescale to be agreed by the Planning Authority.

Peter Hessett

Chief Officer – Regulatory and Regeneration

Date: 16th February 2021

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Appendix: Location Plan

Background Papers: 1. Application forms and plans;

2. Consultation responses;
3. West Dunbartonshire Local Plan 2010;
4. West Dunbartonshire Local Development Plan Proposed Plan;
5. West Dunbartonshire Local Development Plan 2 Proposed Plan.
6. 'Our Green Network' Guidance
7. Residential Development Design Guidance

Wards affected: 2